

FOR LEASE // 604 FEDERAL ROAD (RTE. 7), UNIT 1A, BROOKFIELD, CT


PROPERTY DESCRIPTION

First floor office space with private office, large open area, shared baths and kitchenette. Suite 1B has it own private bathroom and kitchen. Suite 1A has a shared bathroom and kitchen (upstairs). Offices can be leased separately or together. Offices have lots of windows, easy access to Super 7 and I-84, great parking and signage on Route 7. Ideal setting for any professional use!

PROPERTY HIGHLIGHTS

- Large Open Area, Private Office, Shared Baths and Kitchenette
- Zone: C-GS (Commercial)
- Suite 1A Heating: Electric heat pump
- Suite 1B Heating: Gas heat and Electric heat pump
- Cooling: Central A/C
- Utilities: Well; Sewer
- File Storage Available On Site At No Charge

OFFERING SUMMARY

Lease Rate:	\$14 PSF (Gross) + Utilities
Available SF:	1A: +/- 1,330 SF 1B: +/- 2,100 SF Combined: +/- 3,430 SF
Building Size:	+/- 50,000 SF

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	1,333	5,221	10,769
Total Population	3,212	12,538	25,118
Average HH Income	\$122,009	\$127,959	\$126,126


MICK CONSALVO
Broker

203.241.5188

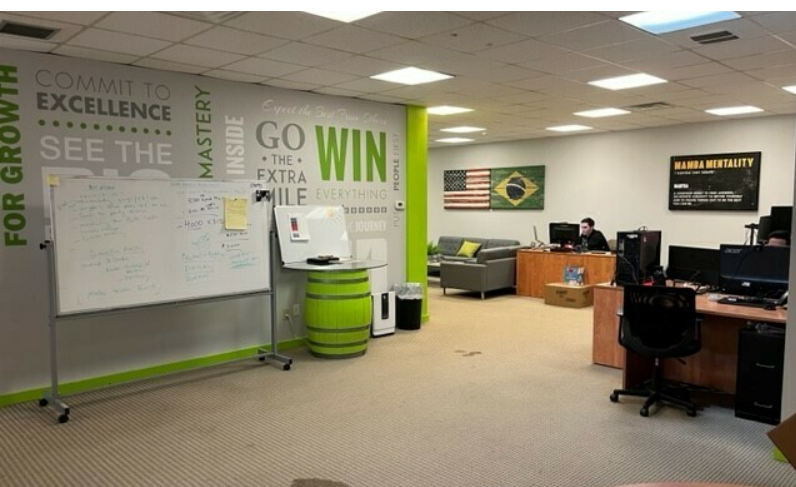
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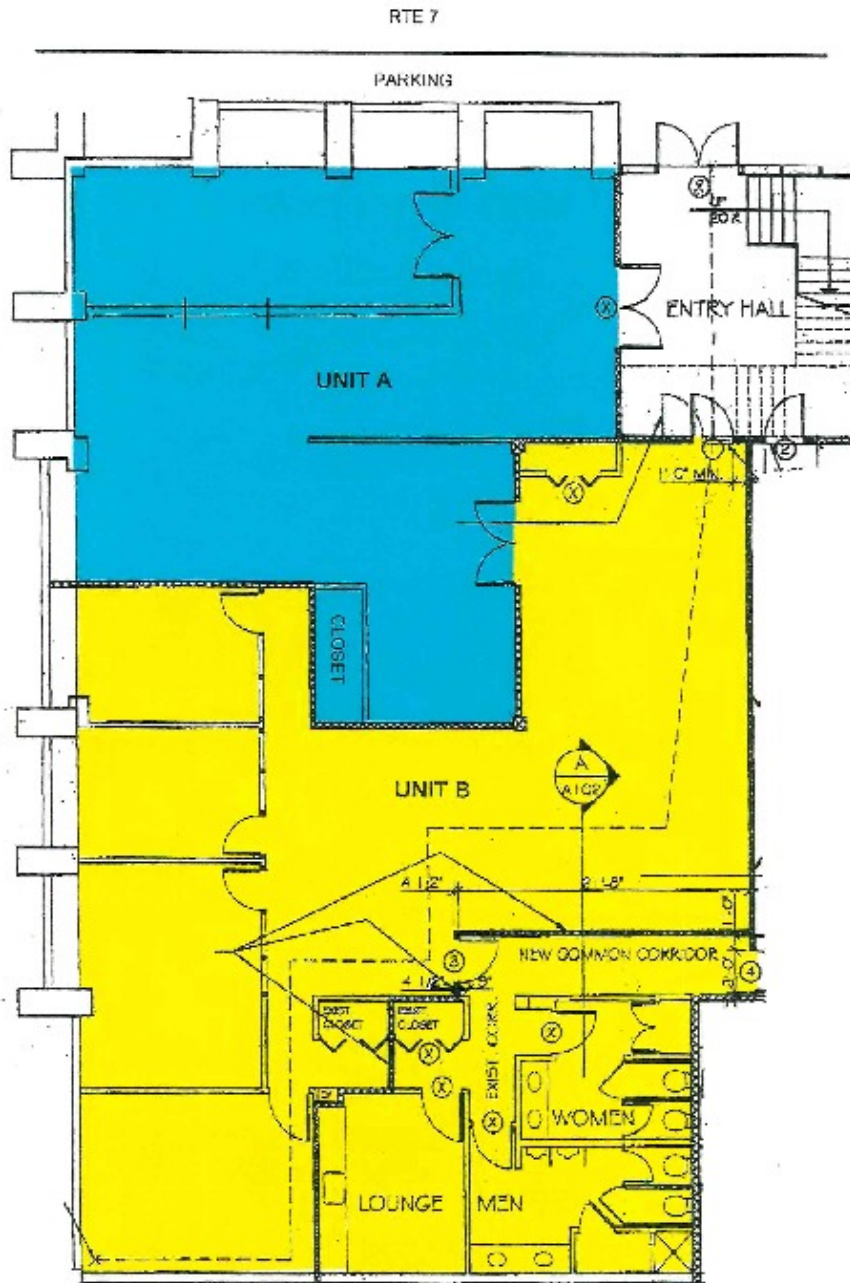


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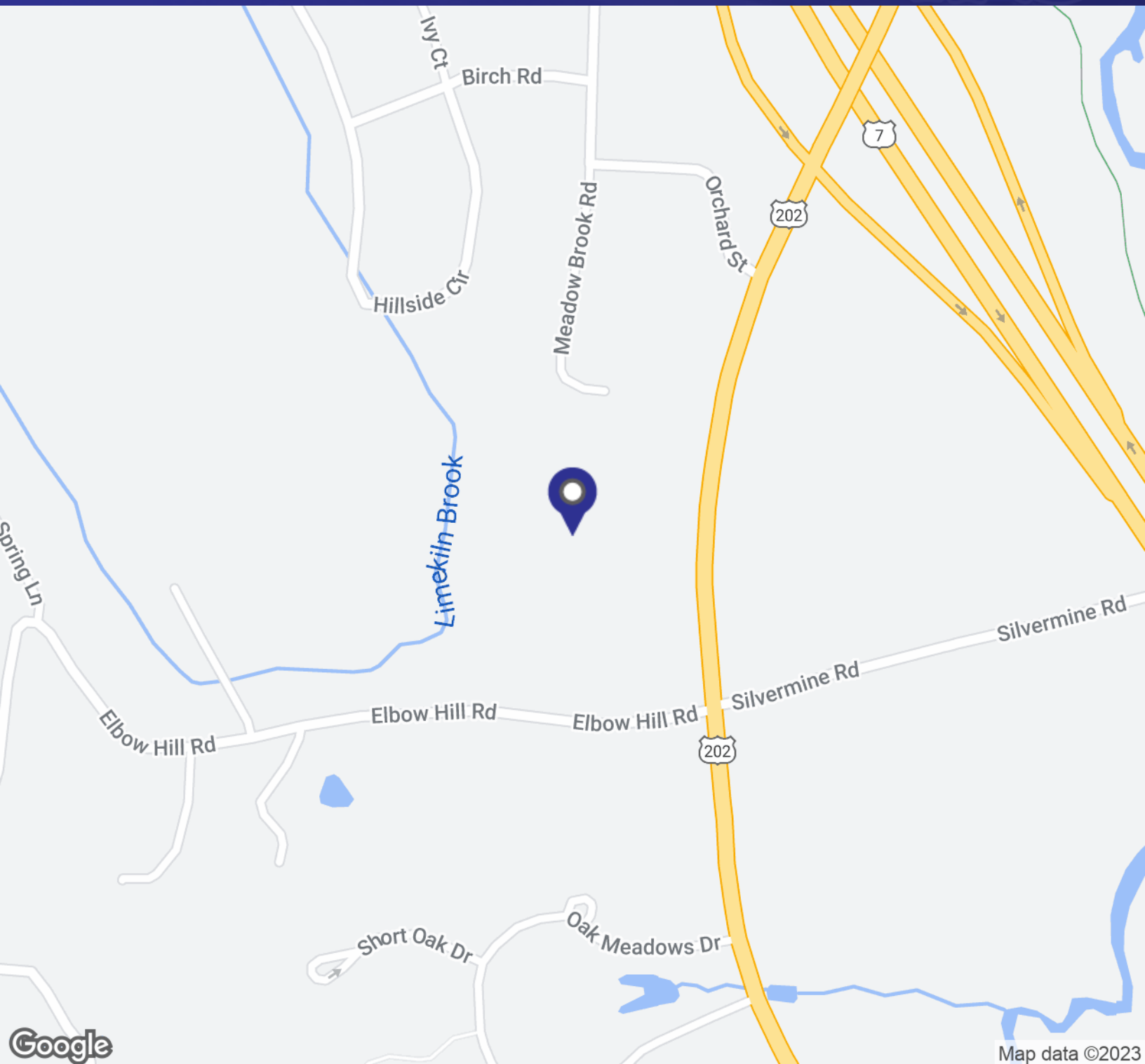


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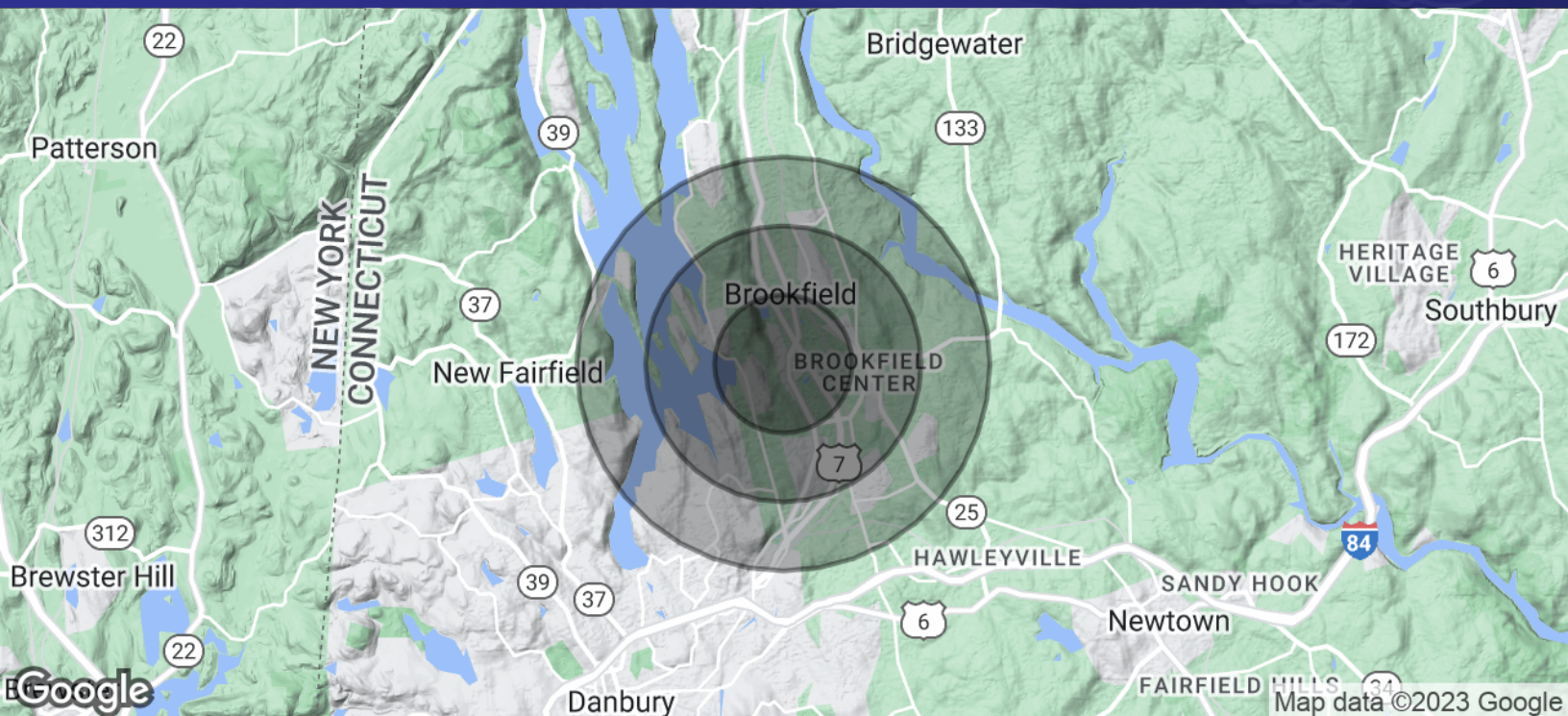
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,212	12,538	25,118
Average Age	42.0	44.3	45.3
Average Age (Male)	39.8	42.3	44.3
Average Age (Female)	42.4	44.0	44.9

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,333	5,221	10,769
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$122,009	\$127,959	\$126,126
Average House Value	\$362,049	\$364,301	\$371,397

* Demographic data derived from 2020 ACS - US Census



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