

FOR SALE AND LEASE // 353 CANDLEWOOD LAKE RD, BROOKFIELD CT

PROPERTY DESCRIPTION

Free standing 6,240 Sq Ft on Two levels on desirable Candlewood Lake Road. Building has ample parking with handicap accessibility, 6 private offices, 2 conference rooms and a kitchenette. ideal location for sale or lease.

PROPERTY HIGHLIGHTS

- Free Standing Office Building
- 11 Parking Spaces
- Variance in place for 4 more parking spaces
- Zone MC
- City Water and Septic
- Central AC
- Forced Hot Air
- 6 Private Offices
- Kitchenette
- 2 Conference Rooms
- 3 Baths

OFFERING SUMMARY

Sale Price:	\$675,000
Lease Rate:	\$11.00 SF/yr (NNN)
Available SF:	6,240 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	373	1,312	2,957
Total Population	794	2,784	6,331
Average HH Income	\$131,203	\$124,893	\$123,094


JOE DIMYAN
Broker

203.313.3920

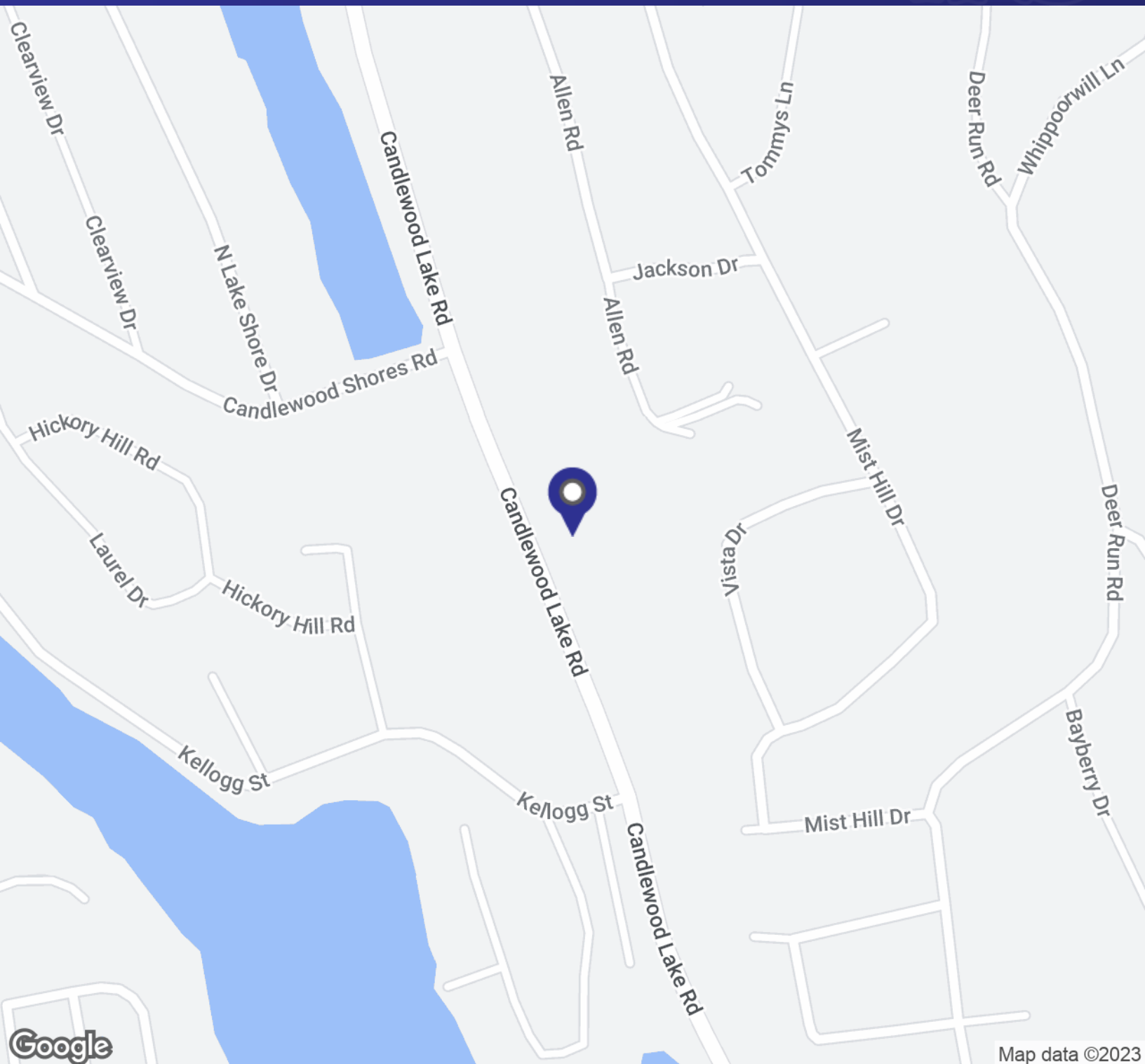
jdimyan@towercorp.com

CRAIG FROELICH
Broker

203.775.2500

froballs@aol.com

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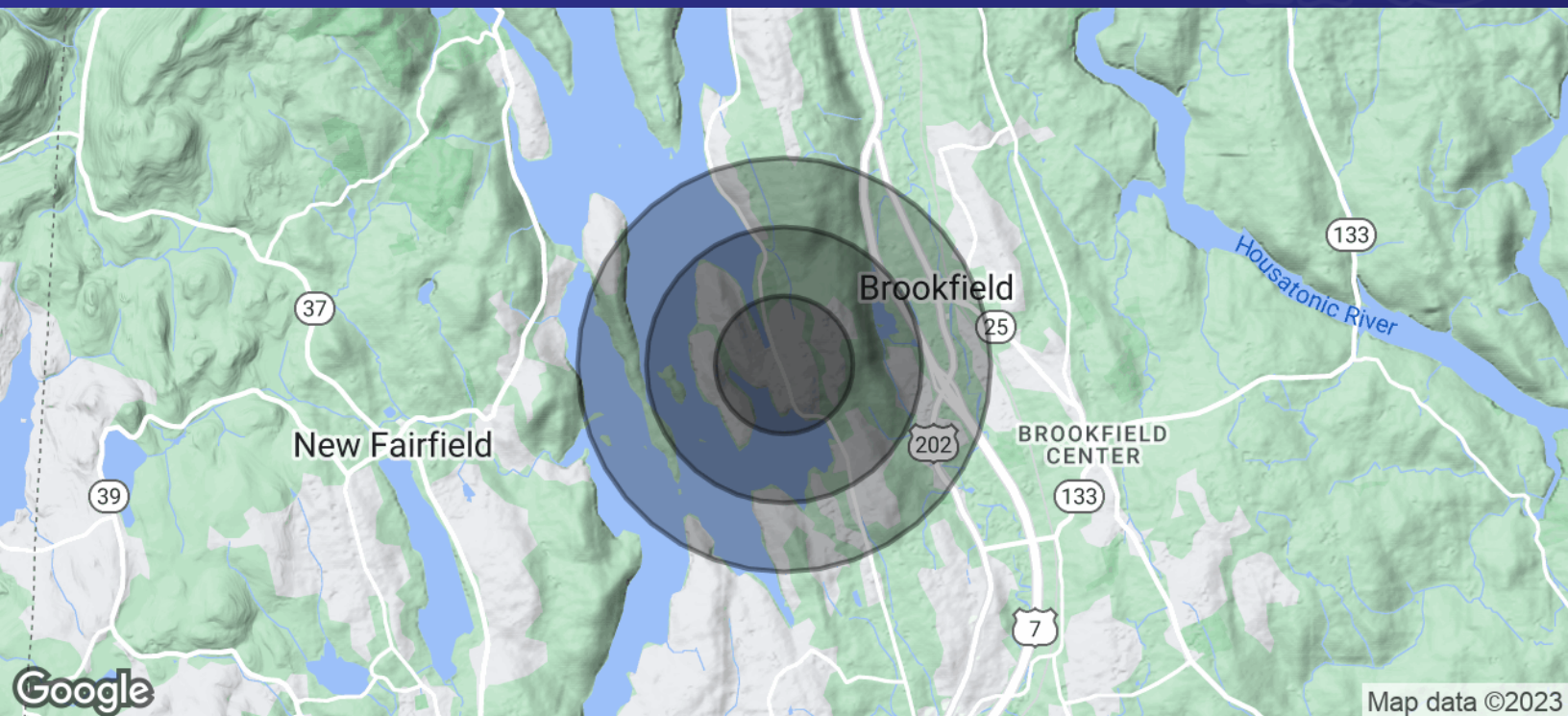
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	794	2,784	6,331
Average Age	45.4	44.5	44.9
Average Age (Male)	42.4	41.6	41.6
Average Age (Female)	46.5	44.4	44.7

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	373	1,312	2,957
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$131,203	\$124,893	\$123,094
Average House Value	\$408,530	\$391,138	\$377,438

* Demographic data derived from 2020 ACS - US Census



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