

FOR SALE // 304 FEDERAL RD, UNITS 207-208, BROOKFIELD, CT



PROPERTY DESCRIPTION

Unique Opportunity To Own Your Salon Space! This Main Floor Suite Includes: 4 Washing Stations, 4 Cutting Stations, 5 Drying Stations, Waiting Room, Supply Closet, Private Bath + Kitchenette. This Light & Bright Space Can Also Be Used As Medical Space or Professional Office. Ideal Location on Rt. 7 Near I-84!

PROPERTY HIGHLIGHTS

- Fully Equipped Salon
- Includes All Equipment: 4 Washing Stations, 4 Cutting Stations, and 5 Drying Stations
- Private Bath
- Fully Appliance Kitchenette
- Fully Air Conditioned
- Utilities - City Sewer, Well Water
- Common Charges - \$575 Per Month
- Taxes - \$1,685 Per Year

OFFERING SUMMARY

Sale Price:	\$115,000
Available SF:	+/- 1,003 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	349	1,342	3,261
Total Population	786	3,112	7,263
Average HH Income	\$121,532	\$125,250	\$120,352



MICK CONSALVO
Broker
 203.241.5188
 mconsalvo@towercorp.com



TOMMY CONSALVO
Broker
 203.482.5792
 tconsalvo@towercorp.com

FOR SALE // 304 FEDERAL RD, UNITS 207-208, BROOKFIELD, CT

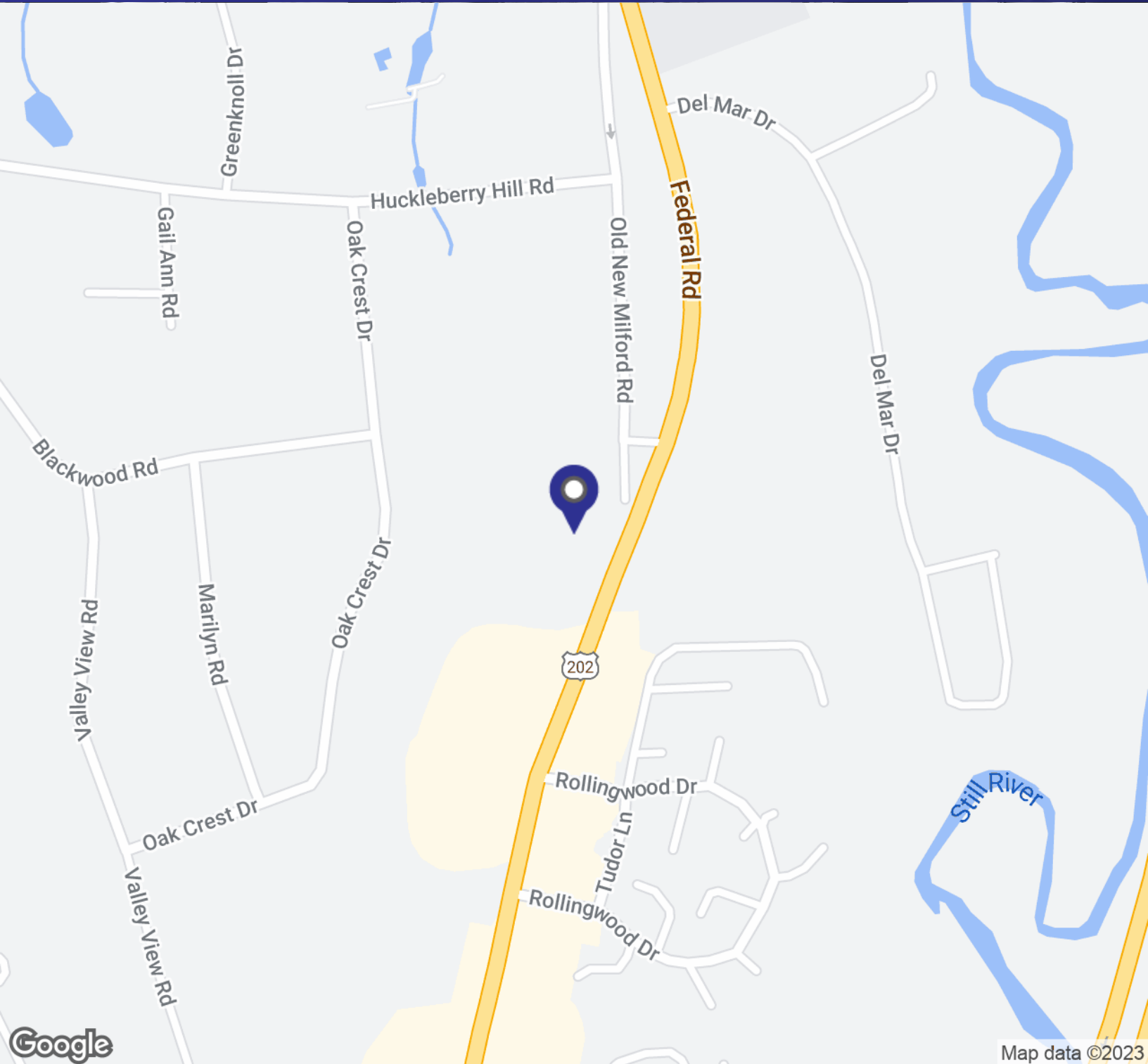


MICK CONSALVO
Broker
203.241.5188
mconsalvo@towercorp.com



TOMMY CONSALVO
Broker
203.482.5792
tconsalvo@towercorp.com

FOR SALE // 304 FEDERAL RD, UNITS 207-208, BROOKFIELD, CT



MICK CONSALVO

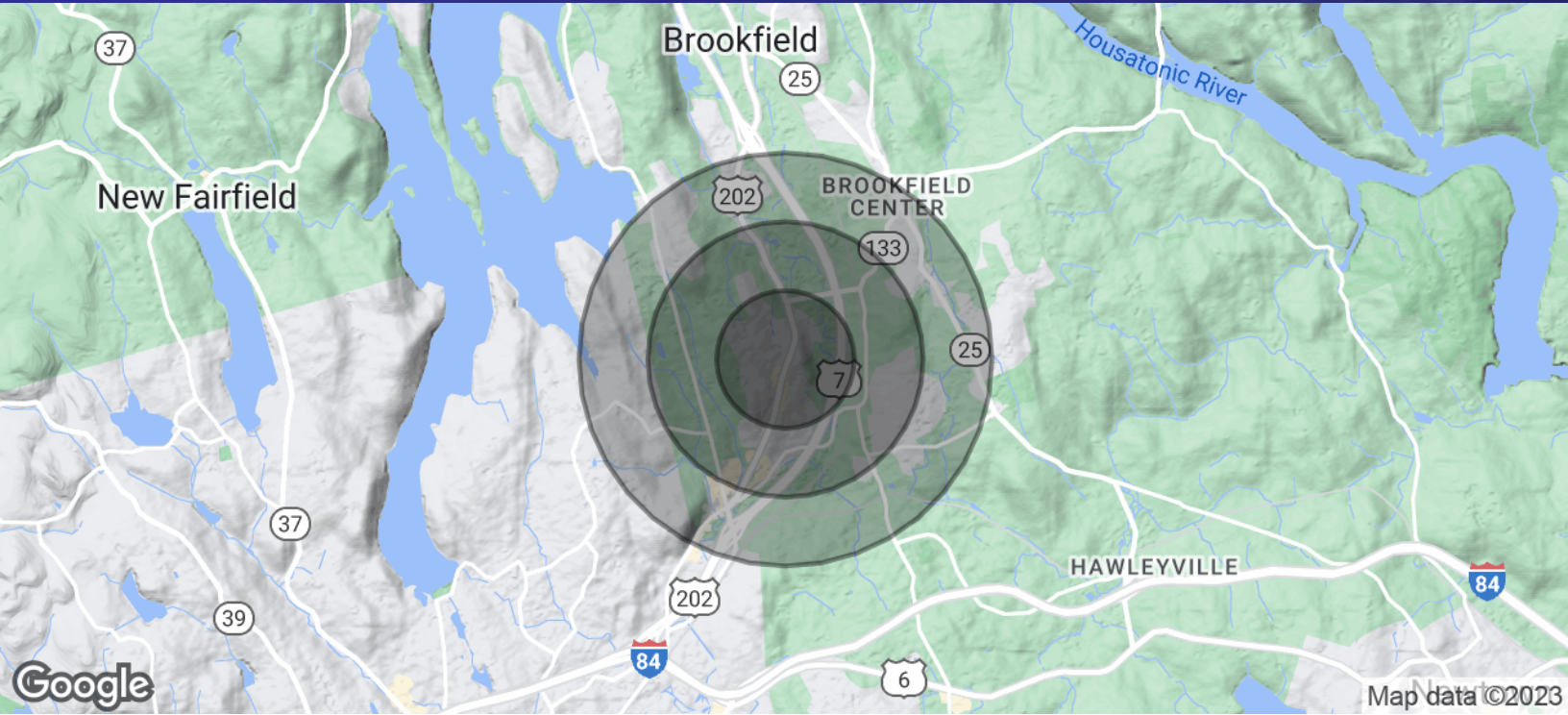
Broker
203.241.5188
mconsalvo@towercorp.com



TOMMY CONSALVO

Broker
203.482.5792
tconsalvo@towercorp.com

FOR SALE // 304 FEDERAL RD, UNITS 207-208, BROOKFIELD, CT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	786	3,112	7,263
Average Age	43.0	43.9	46.1
Average Age (Male)	38.5	39.7	44.0
Average Age (Female)	44.6	45.2	46.0

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	349	1,342	3,261
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$121,532	\$125,250	\$120,352
Average House Value	\$314,579	\$337,539	\$319,305

* Demographic data derived from 2020 ACS - US Census



MICK CONSALVO
Broker
 203.241.5188
 mconsalvo@towercorp.com



TOMMY CONSALVO
Broker
 203.482.5792
 tconsalvo@towercorp.com