

FOR LEASE // 304 FEDERAL ROAD, UNIT 312, BROOKFIELD CT



PROPERTY DESCRIPTION

Light and Bright second floor office space on Federal Road (Route 7). Open floor plan with large windows. Ideal for any professional or medical office use. Landlord willing to demise unit for long term lease!

PROPERTY HIGHLIGHTS

- Open Floor Plan
- Heat Pump
- Central AC
- Well/City Sewer
- Easy Access to I-84
- Landlord will demise space for long term lease

OFFERING SUMMARY

Lease Rate:	\$695.00 per month (Gross)
Available SF:	569 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,045	33,924	83,298
Total Population	2,716	93,381	228,879
Average HH Income	\$131,266	\$96,892	\$103,073



JOE DIMYAN

Broker

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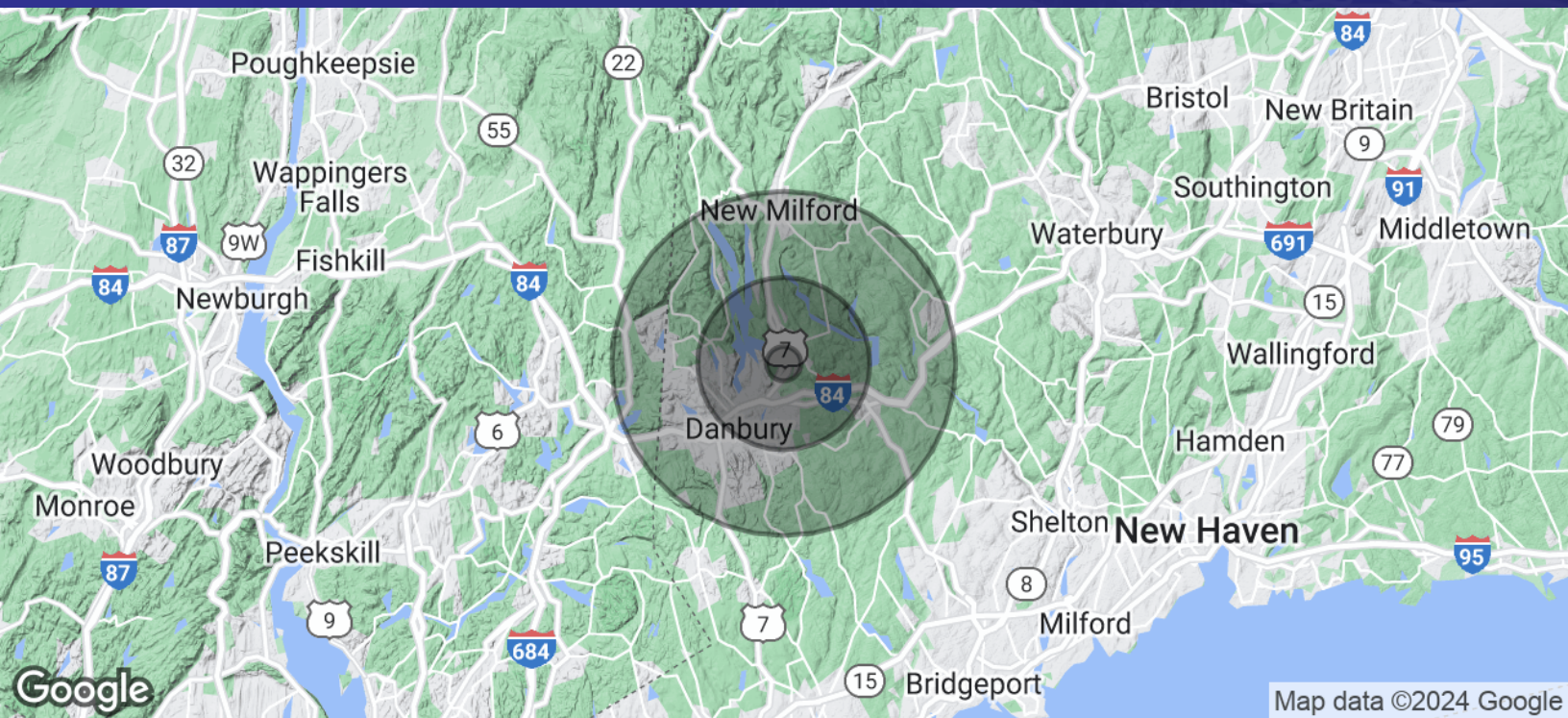
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,716	93,381	228,879
Average Age	41.0	38.8	39.7
Average Age (Male)	37.2	37.9	38.8
Average Age (Female)	43.9	39.7	40.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,045	33,924	83,298
# of Persons per HH	2.6	2.8	2.7
Average HH Income	\$131,266	\$96,892	\$103,073
Average House Value	\$423,310	\$420,655	\$440,167

* Demographic data derived from 2020 ACS - US Census



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