

FOR SALE // 14 FAIRFIELD DR, BROOKFIELD, CT



PROPERTY DESCRIPTION

Freestanding Office Building in Park-like Setting! Building features: 28 Windowed Offices, Conference Rooms, Gym Area, Lunch Room and +/- 49 Car Parking. All this on 1.9 Wooded Acres with Easy access to Rt.6, Rt. 7, and I84! Seller would consider a lease back of the first floor.

OFFERING SUMMARY

Sale Price:	\$1,840,000
Lot Size:	+/- 1.9 Acres
Building Size:	+/- 13,000 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	210	894	2,107
Total Population	555	2,300	5,671
Average HH Income	\$133,455	\$123,641	\$127,836



MICK CONSALVO

Broker

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PROPERTY HIGHLIGHTS

- Size: +/- 13,000 Sq. Ft. Freestanding
- Land: +/- 1.9 Acres
- Features: 28 Windowed Offices
- • Cat-5 Wiring
- • T1 Line
- • Skylight
- • Board Room
- • Conference Rooms
- • 2 Kitchenettes
- • Fully Alarmed
- • 2-Zone Heating/Cooling System (External Offices Have
- Individual Heat & A/C Units)
- • DSL & Cable Available
- Zone: IR80 (Commercial)
- Heating/Cooling: Gas & Electric Heat, Fully Air Conditioned
- Utilities: Well; Septic
- Baths: 2 Mens; 2 Ladies; and 1 Private
- Parking: +/- 49 Spaces



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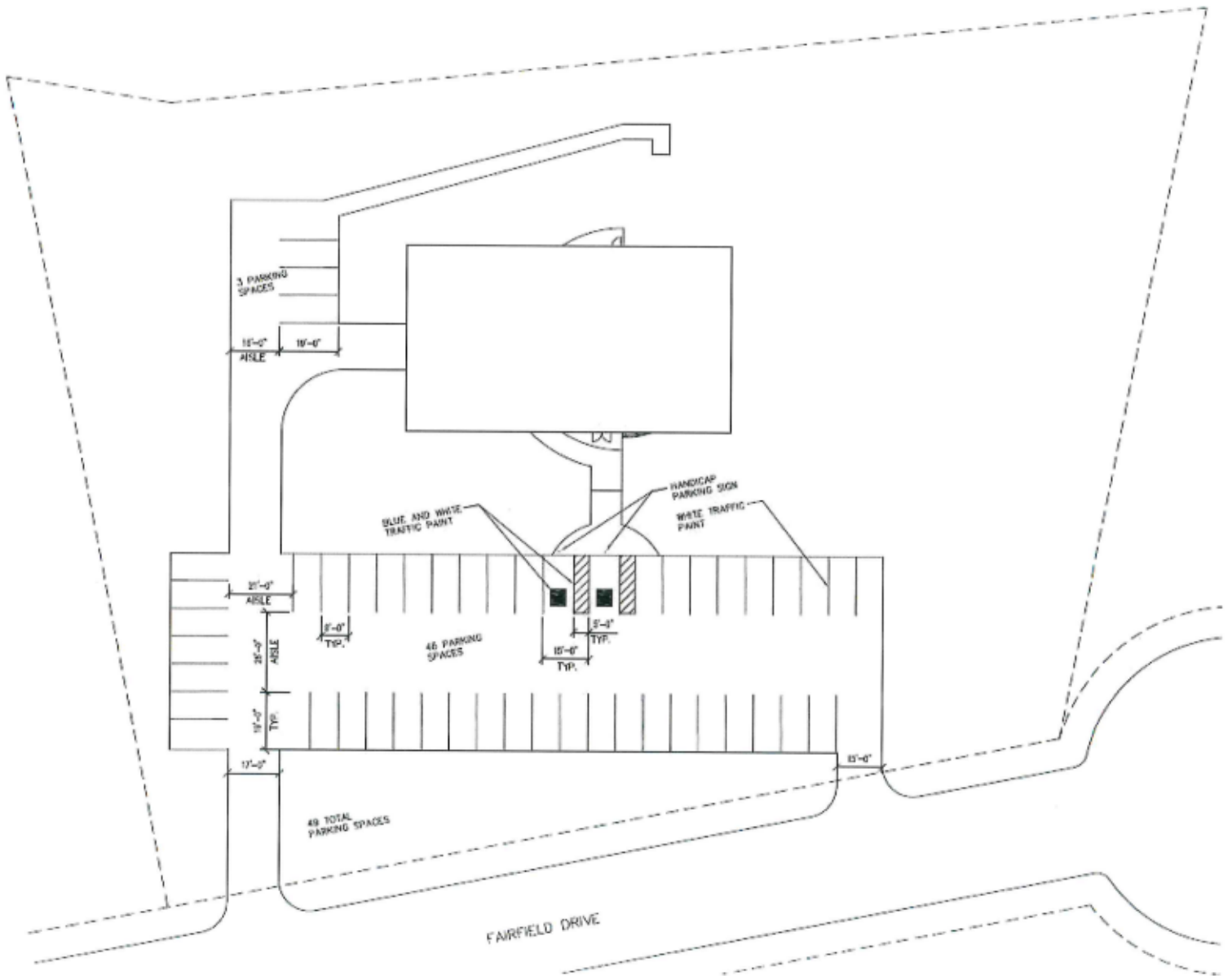
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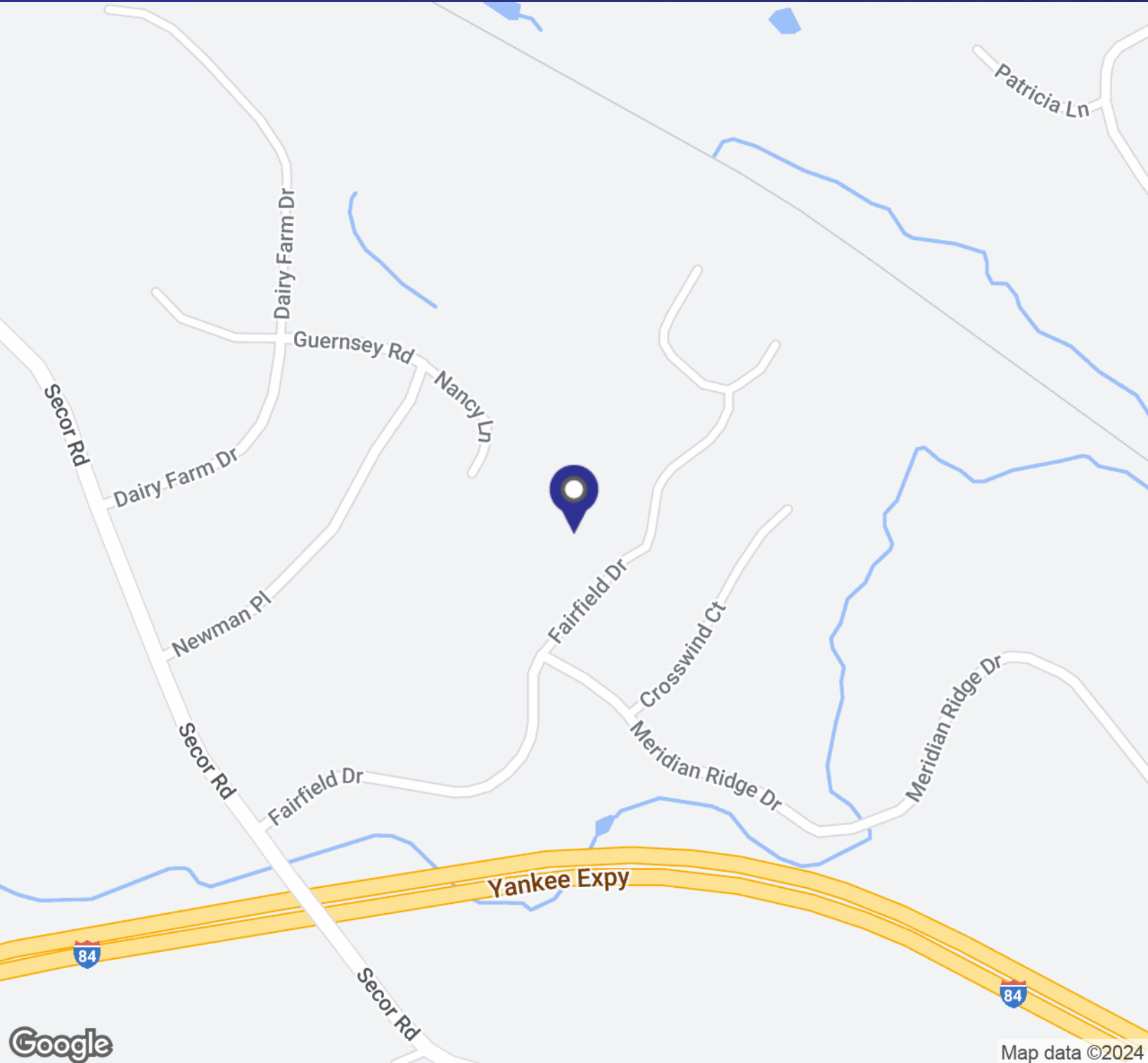


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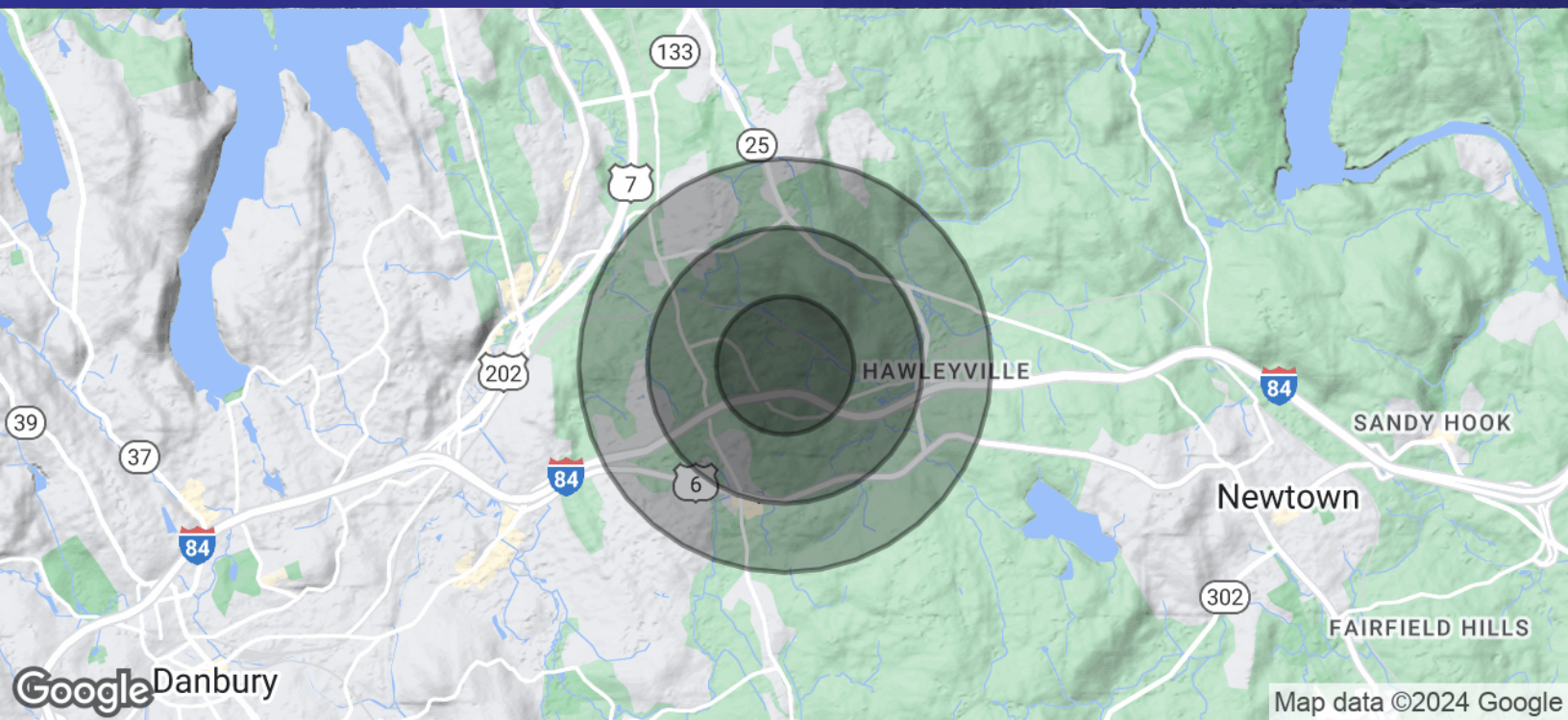
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	555	2,300	5,671
Average Age	48.5	48.5	46.2
Average Age (Male)	47.3	47.9	45.7
Average Age (Female)	49.0	48.8	47.0

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	210	894	2,107
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$133,455	\$123,641	\$127,836
Average House Value	\$472,874	\$424,468	\$392,461

* Demographic data derived from 2020 ACS - US Census



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