

FOR SALE // 246 FEDERAL RD, SUITE C22, BROOKFIELD, CT



PROPERTY DESCRIPTION

Ideal ground level unit at the Brookfield Commons! Fantastic location just north of Costco with easy access to I-84. Potential uses include: Office, Medical/Dental, Rehab/PT, Spa/Beauty, showroom, retail, or laboratory space.

PROPERTY HIGHLIGHTS

- ELECTRIC HEAT PUMP
- CENTRAL A/C
- CITY SEWER, WELL WATER
- C-1 ZONE (OFFICE, MEDICAL, RETAIL)
- PRIVATE BATH
- HANDICAP ACCESSIBLE
- TAXES: \$3,977 Per Year
- COMMON CHARGES: \$387.21 Per Month
- LAYOUT - 5 PRIVATE OFFICES, CONFERENCE ROOM, PRIVATE ROOM AND STORAGE ROOM .

OFFERING SUMMARY

Sale Price:	\$199,000
Unit Size:	1,530 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,389	13,176	39,180
Total Population	3,168	32,969	99,196
Average HH Income	\$122,025	\$116,895	\$100,327



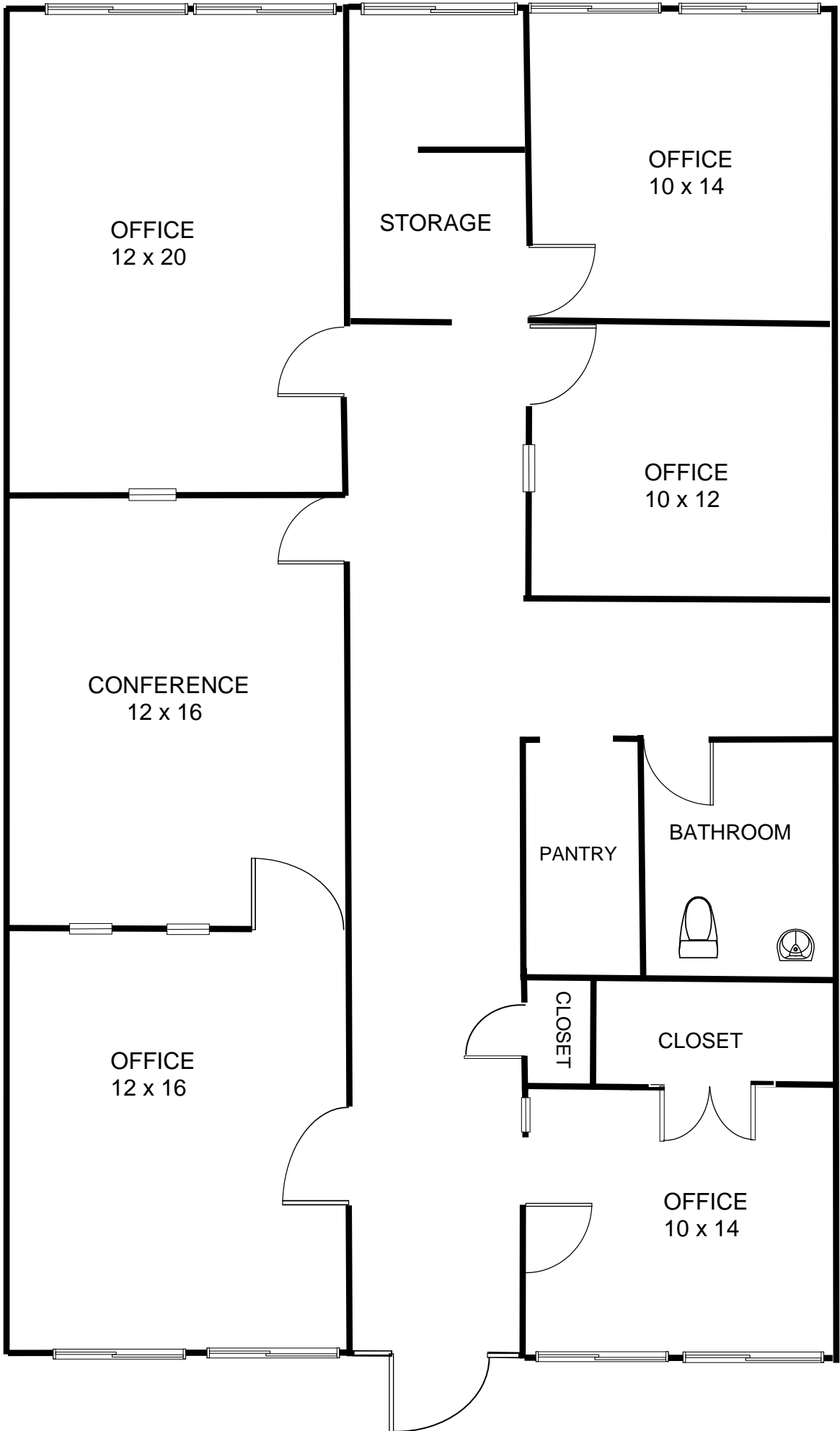
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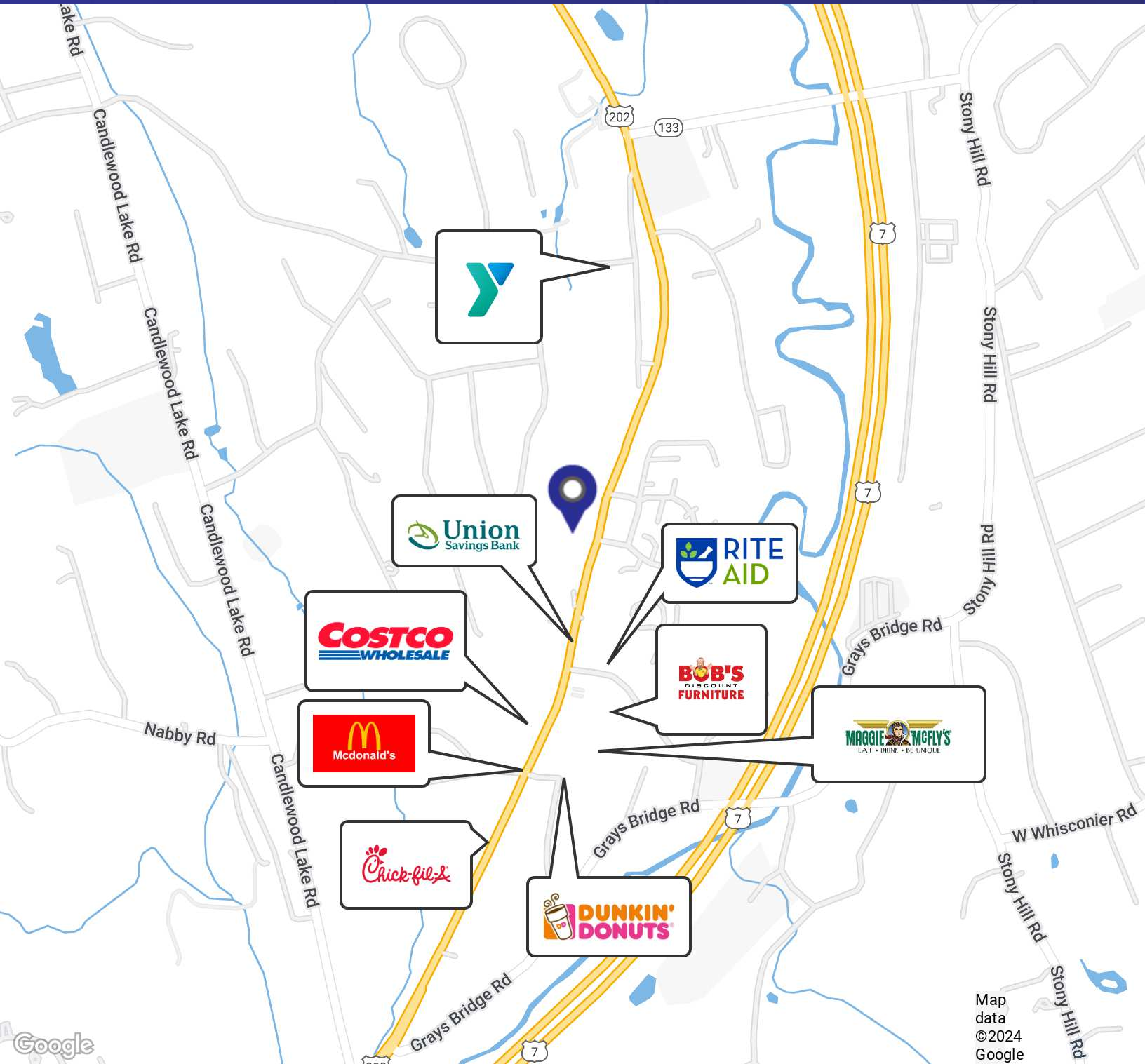
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UNIT C-22

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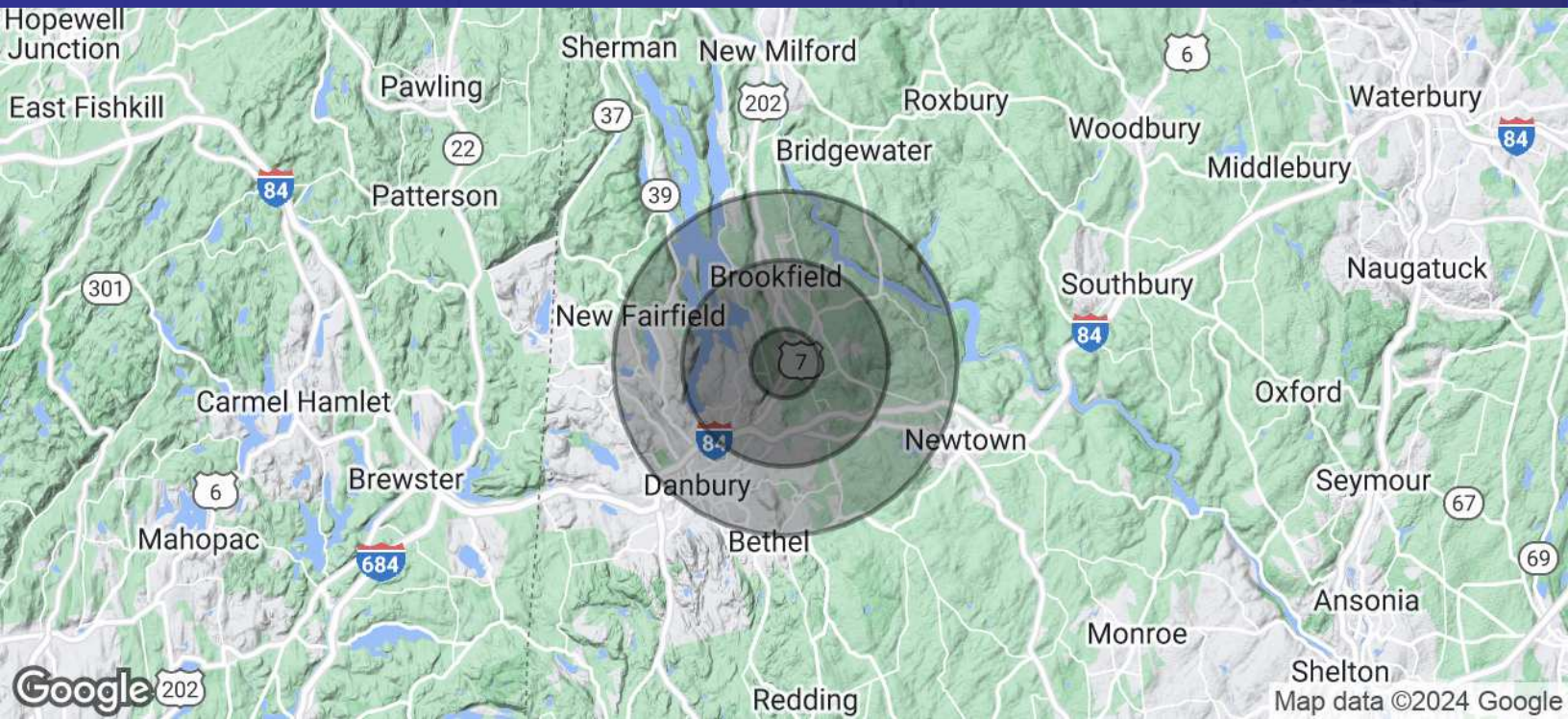
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,168	32,969	99,196
Average Age	43.9	43.6	41.9
Average Age (Male)	40.0	41.3	40.3
Average Age (Female)	44.9	44.5	42.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,389	13,176	39,180
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$122,025	\$116,895	\$100,327
Average House Value	\$319,164	\$347,583	\$301,150

2020 American Community Survey (ACS)



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