

FOR LEASE // OFFICE // MEDICAL - 2 OLD NEW MILFORD RD, BROOKFIELD CT



PROPERTY DESCRIPTION

Location! Location! Beautiful 1,250 Sq Ft office space in secured building with lots of windows, 104 car parking in an excellent complex. Convenient to shopping, restaurants and easy access to I-84. Ideal for any professional office or medical use.

PROPERTY HIGHLIGHTS

- Two Private Offices
- Two Coffee Bars
- Large Bullpen
- C-2 Zone
- Built 1989
- Electric Heat Pump
- Central A/C
- Private Water; Sewer
- 104 Car Parking

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Number of Units:	20
Available SF:	1,250 SF
Unit:	1B

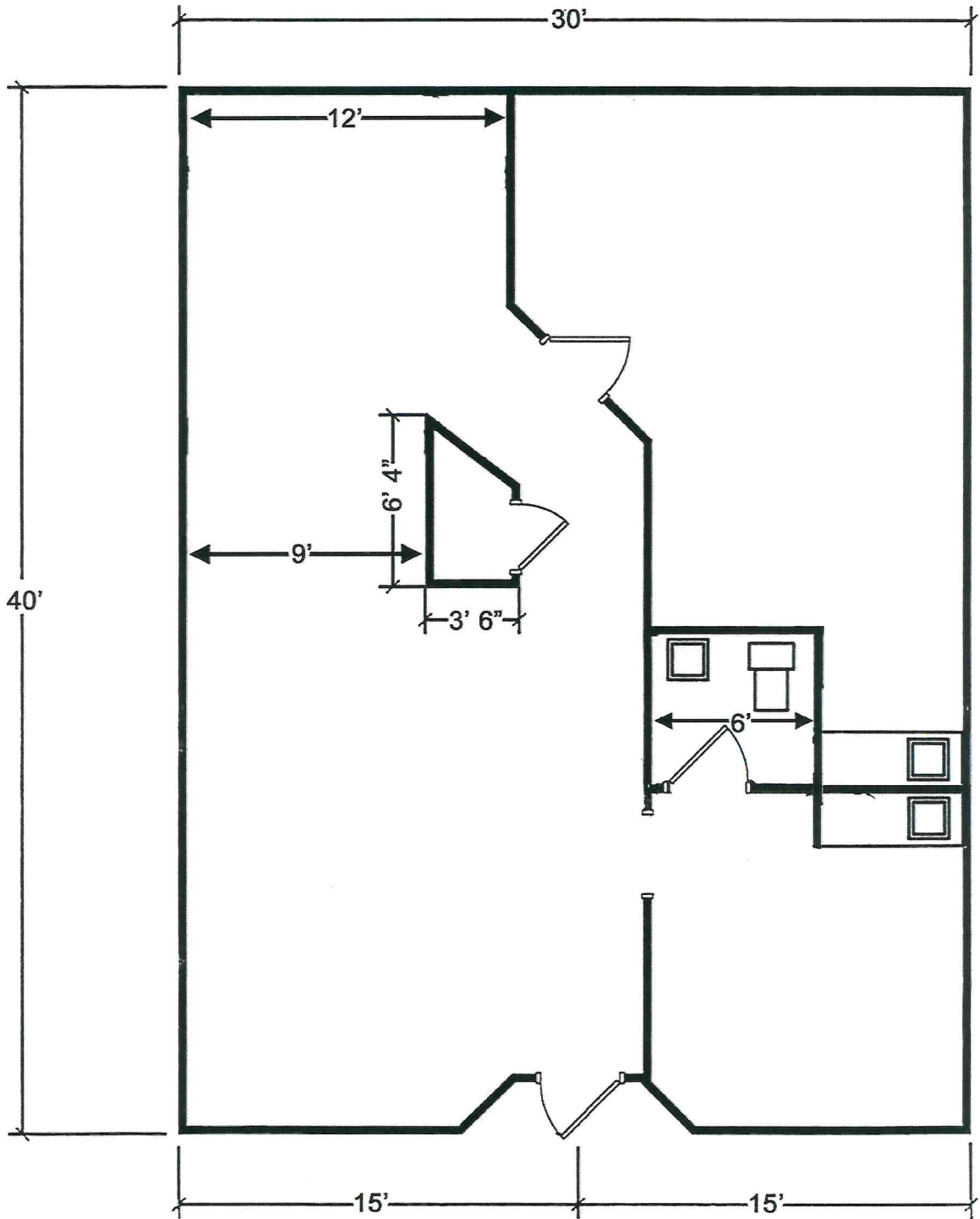
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	213	508	1,379
Total Population	481	1,144	3,328
Average HH Income	\$149,395	\$149,093	\$164,066



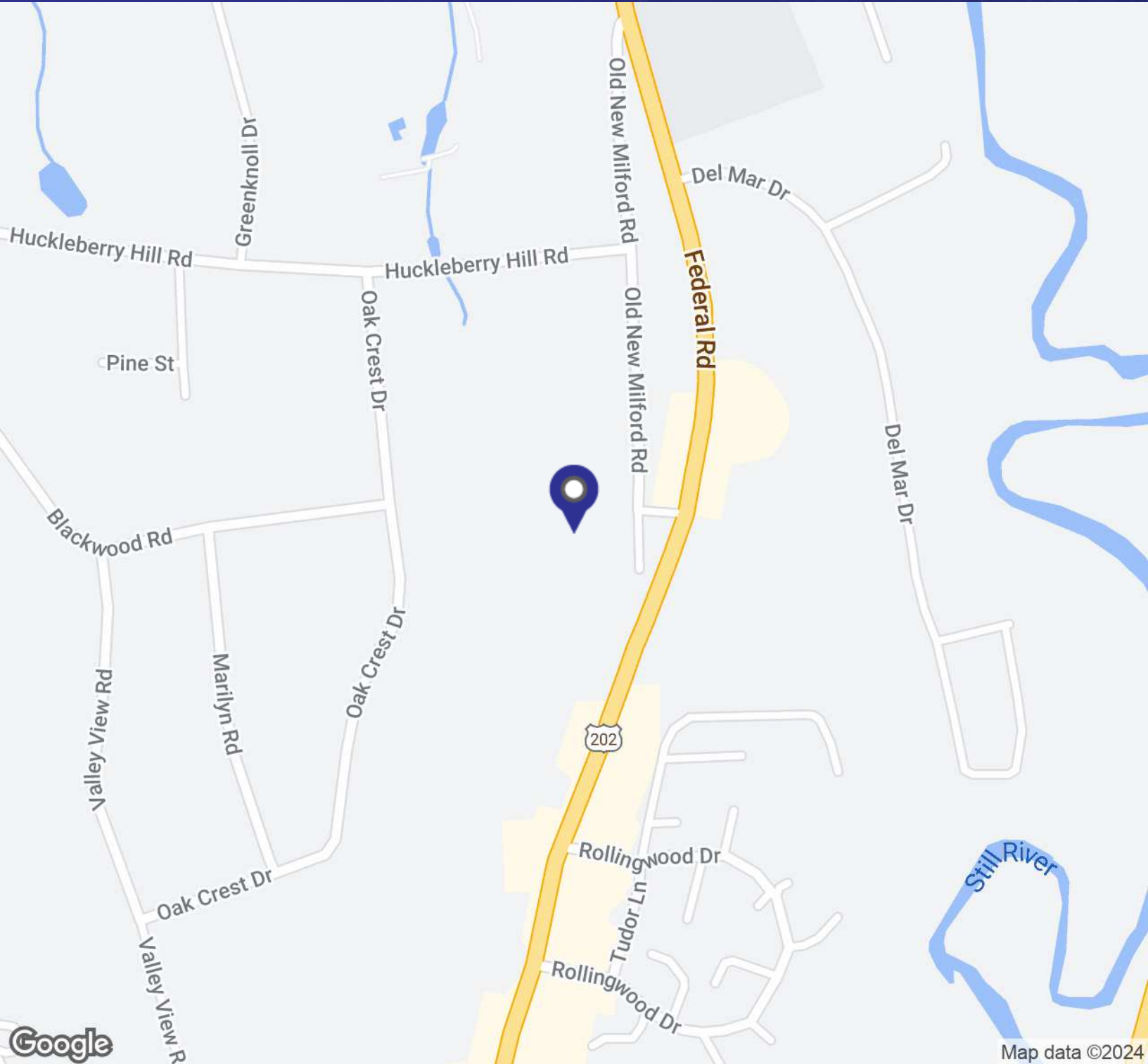
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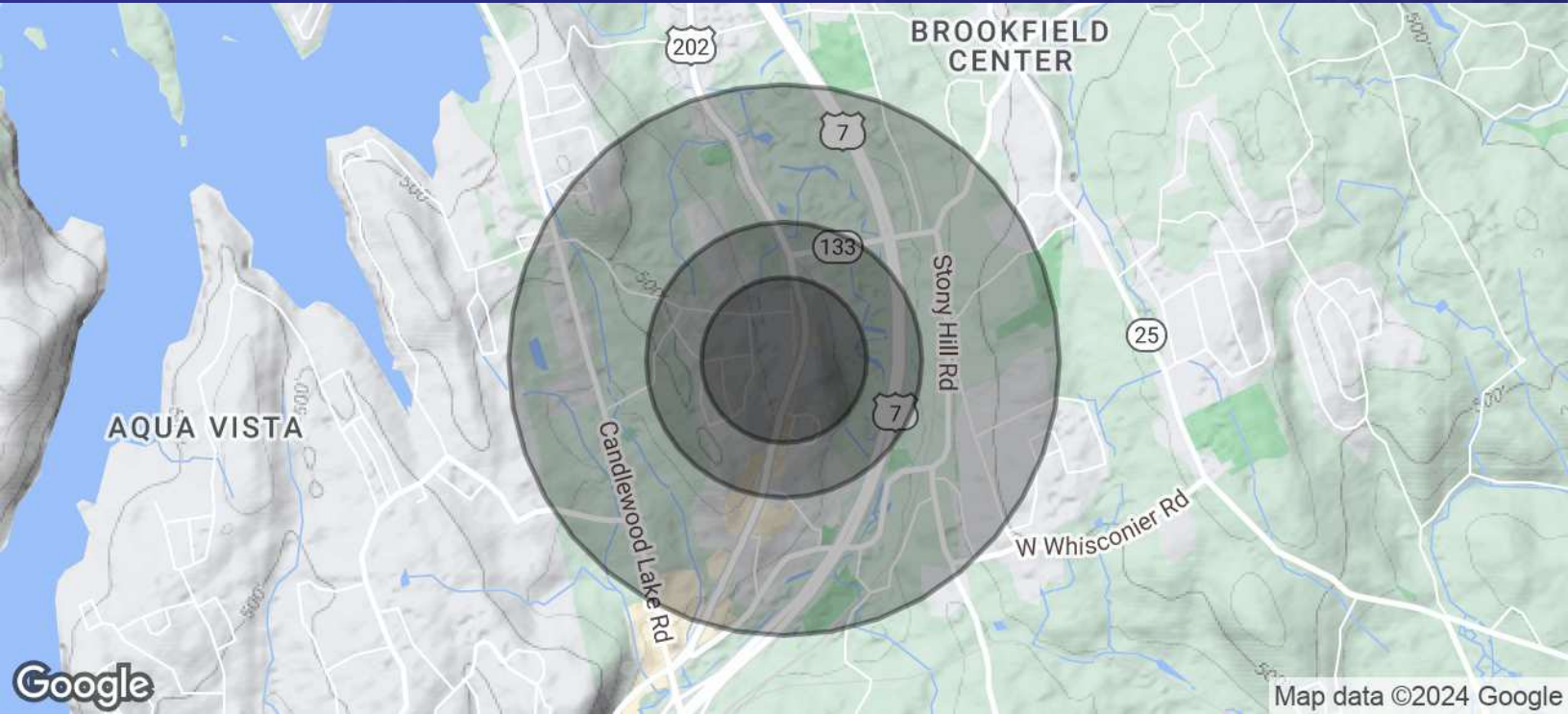
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	481	1,144	3,328
Average Age	45	45	44
Average Age (Male)	42	42	42
Average Age (Female)	47	47	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	213	508	1,379
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$149,395	\$149,093	\$164,066
Average House Value	\$439,538	\$438,807	\$490,670

Demographics data derived from AlphaMap



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