

FOR SALE AND LEASE // 304 FEDERAL RD, UNIT 212-213, BROOKFIELD, CT


PROPERTY DESCRIPTION

First floor office suite with four private offices, reception area, conference room, private bath with shower, and kitchenette. Unit is separately metered for heat, A/C and electric. Building has great parking in front and in rear of property. Easy access to I-84. Ideal for any professional or medical office use.

PROPERTY HIGHLIGHTS

- Layout: Four private offices, reception area, conference room, private bath with shower, and kitchenette
- Plumbing: Private Bath W/ Shower + Common Bath in Hallway
- Utilities: Well/City Sewer
- Heating: Electric Heat Pump
- Kitchenette w/ Sink
- Cooling: Central A/C
- Common Charges: \$530/month
- Taxes: \$2,502 Per Year

OFFERING SUMMARY

Sale Price:	\$129,900
Lease Rate:	\$1,575/month + utilities
Available SF:	1,264 SF
Building Size:	50,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	215	508	1,318
Total Population	479	1,137	3,169
Average HH Income	\$147,484	\$148,354	\$164,265


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Broker

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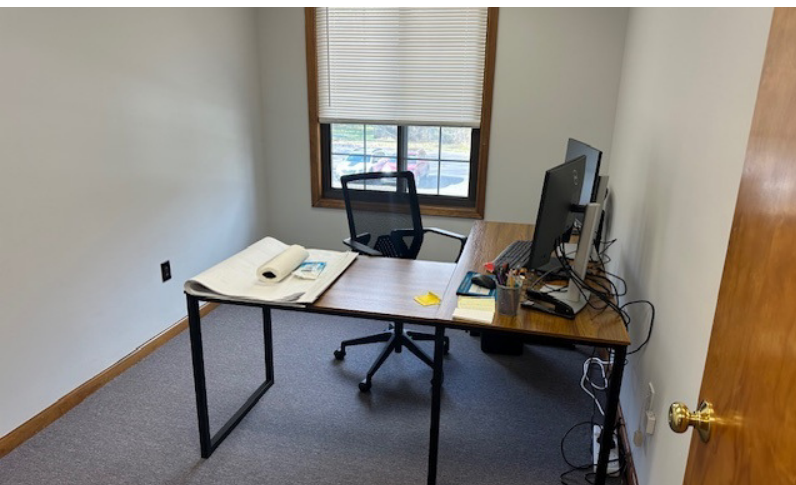
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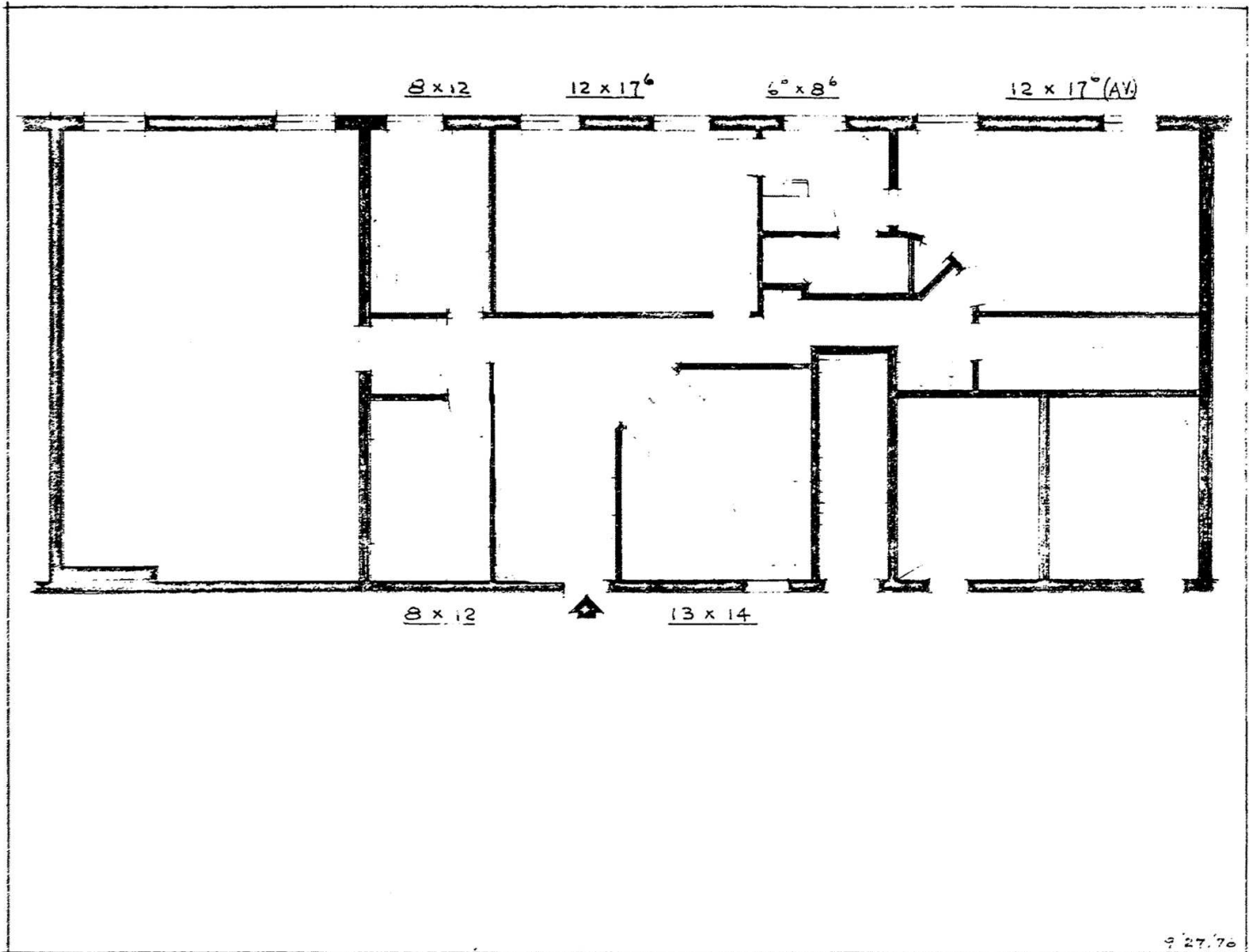


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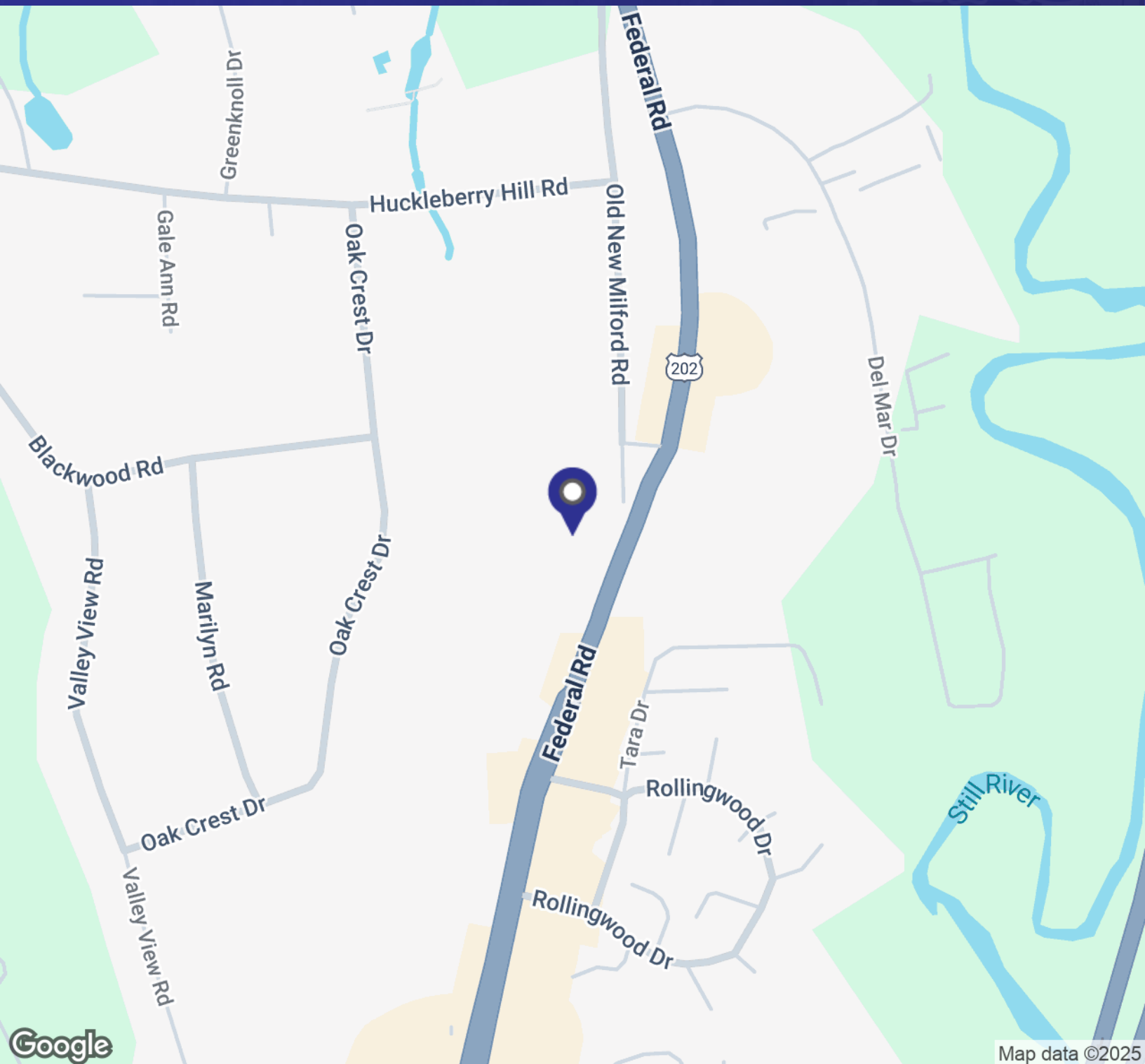
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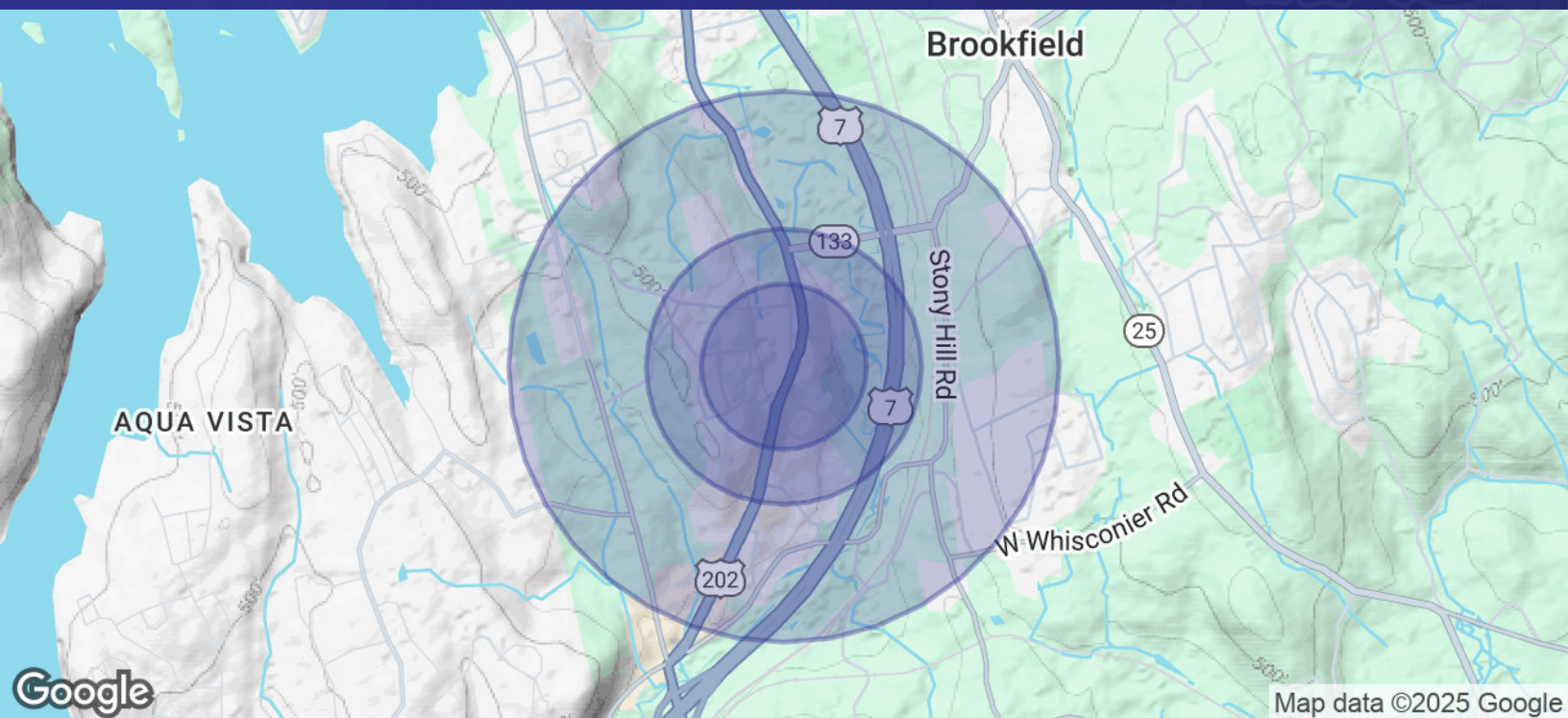


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	479	1,137	3,169
Average Age	45	45	44
Average Age (Male)	42	42	42
Average Age (Female)	47	47	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	215	508	1,318
# of Persons per HH	2.2	2.2	2.4
Average HH Income	\$147,484	\$148,354	\$164,265
Average House Value	\$434,908	\$437,021	\$491,351

Demographics data derived from AlphaMap


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