

FOR LEASE // 67 FEDERAL ROAD, UNIT A1, BROOKFIELD CT



PROPERTY DESCRIPTION

Ideal retail, medical or office location with amazing exposure in the heart of Federal Road. Be neighbors with BJ's, Kohls, Raymour and Flanigan, Bed Bath and Beyond, CVS, Michaels, Costco, Starbucks, and other major retailers. Easy Access to Super 7 and I-84 Exit 7 on/off ramps.

PROPERTY HIGHLIGHTS

- Built 1989
- 150 Parking
- Central A/C
- Propane Heat
- City Water and Sewer
- Traffic Count: +/- 32,744 Vehicles (2024)
- Approximate Nets: \$5.75 PSF

OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (NNN)
Available SF:	3,500 SF
Building Size:	10,000 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,536	42,630	83,994
Total Population	3,809	115,612	231,285
Average HH Income	\$110,235	\$90,179	\$105,564



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LOCATION INFORMATION

Street Address	67 Federal Road
City, State, Zip	Brookfield, CT 06804
County	Fairfield

BUILDING INFORMATION

Lease Rate	\$14 SF/Yr (NNN)
Available Size	+/- 3,500 SF

PROPERTY HIGHLIGHTS

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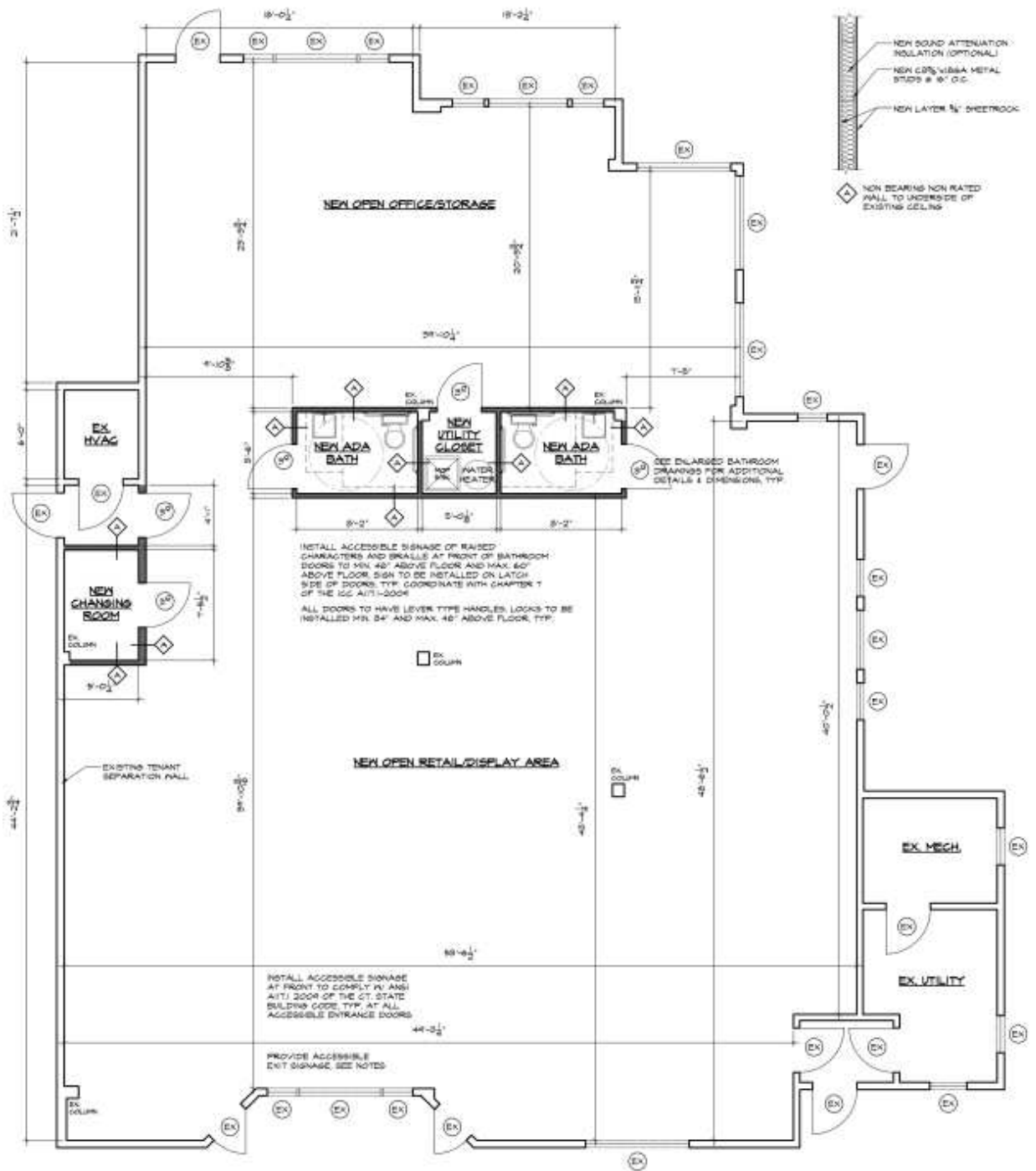


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1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

Elevated Design Wor



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MICK CONSALVO

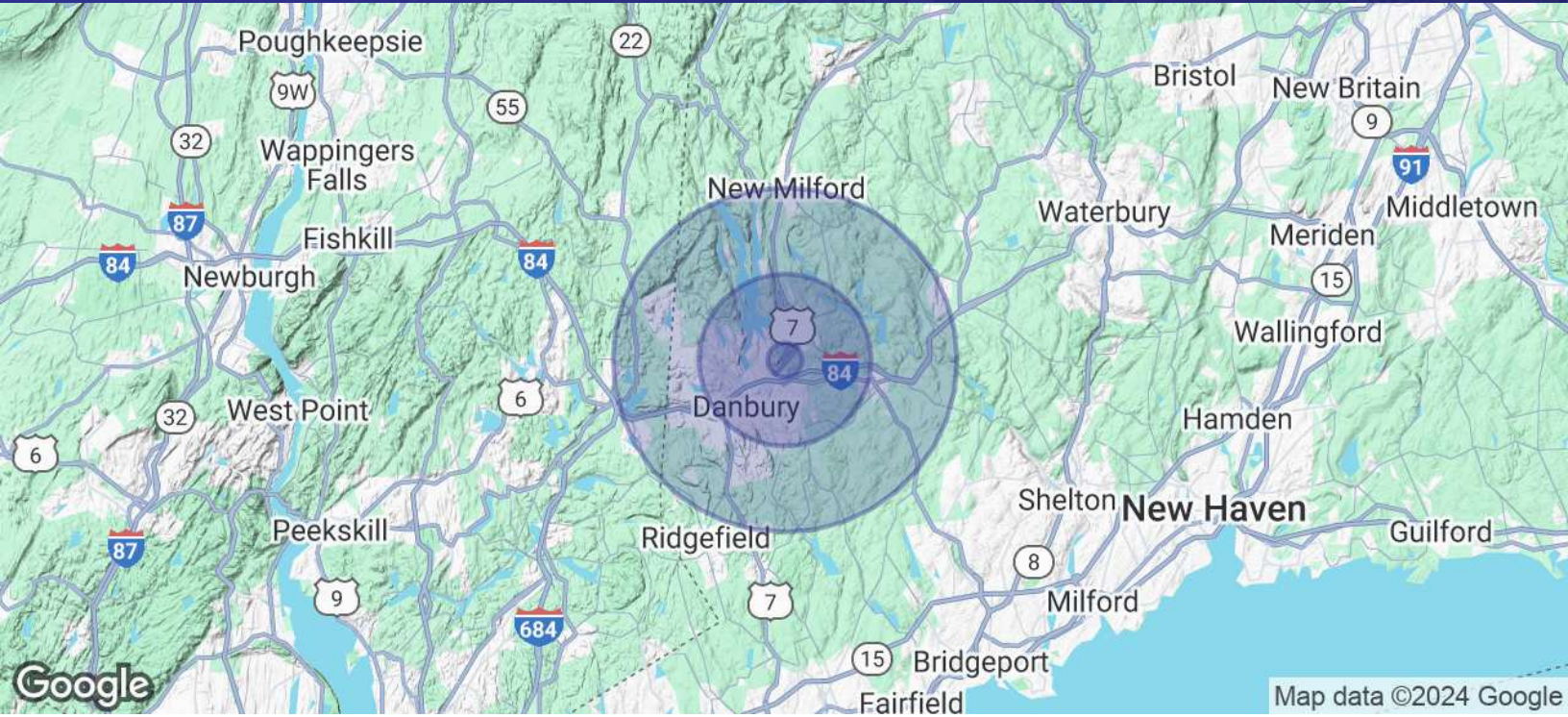
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,809	115,612	231,285
Average Age	42.4	38.2	39.8
Average Age (Male)	39.9	37.4	38.9
Average Age (Female)	44.7	39.0	40.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,536	42,630	83,994
# of Persons per HH	2.5	2.7	2.8
Average HH Income	\$110,235	\$90,179	\$105,564
Average House Value	\$386,940	\$410,278	\$450,076

* Demographic data derived from 2020 ACS - US Census



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