

**FOR SALE OR LEASE // 246 FEDERAL RD # C26, BROOKFIELD CT**



**PROPERTY DESCRIPTION**

Ideal ground level end unit at the Brookfield Commons! Fantastic location just north of Costco with easy access to I-84. Potential uses include: Professional Office, Medical/Dental, Rehab/PT, Spa/Beauty, showroom, retail, or laboratory space. Large windowed office with waiting/ reception area and private bathroom.

**PROPERTY HIGHLIGHTS**

- Wall Unit AC/ Heat
- City Sewer, Well Water
- C-1 Zone (Office, Medical, Retail)
- Private Bath
- Large Windowed Office
- Waiting/ Reception

**OFFERING SUMMARY**

Lease Rate:	\$1,000.00 Month + Util.
Sale Price:	\$89,000
Available SF:	615 SF
Common Charges:	\$156.17
Taxes:	\$2,057.16

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	207	434	1,306
Total Population	438	969	3,096
Average HH Income	\$140,220	\$147,905	\$157,653



**JOE DIMYAN**

Broker

203.313.3920

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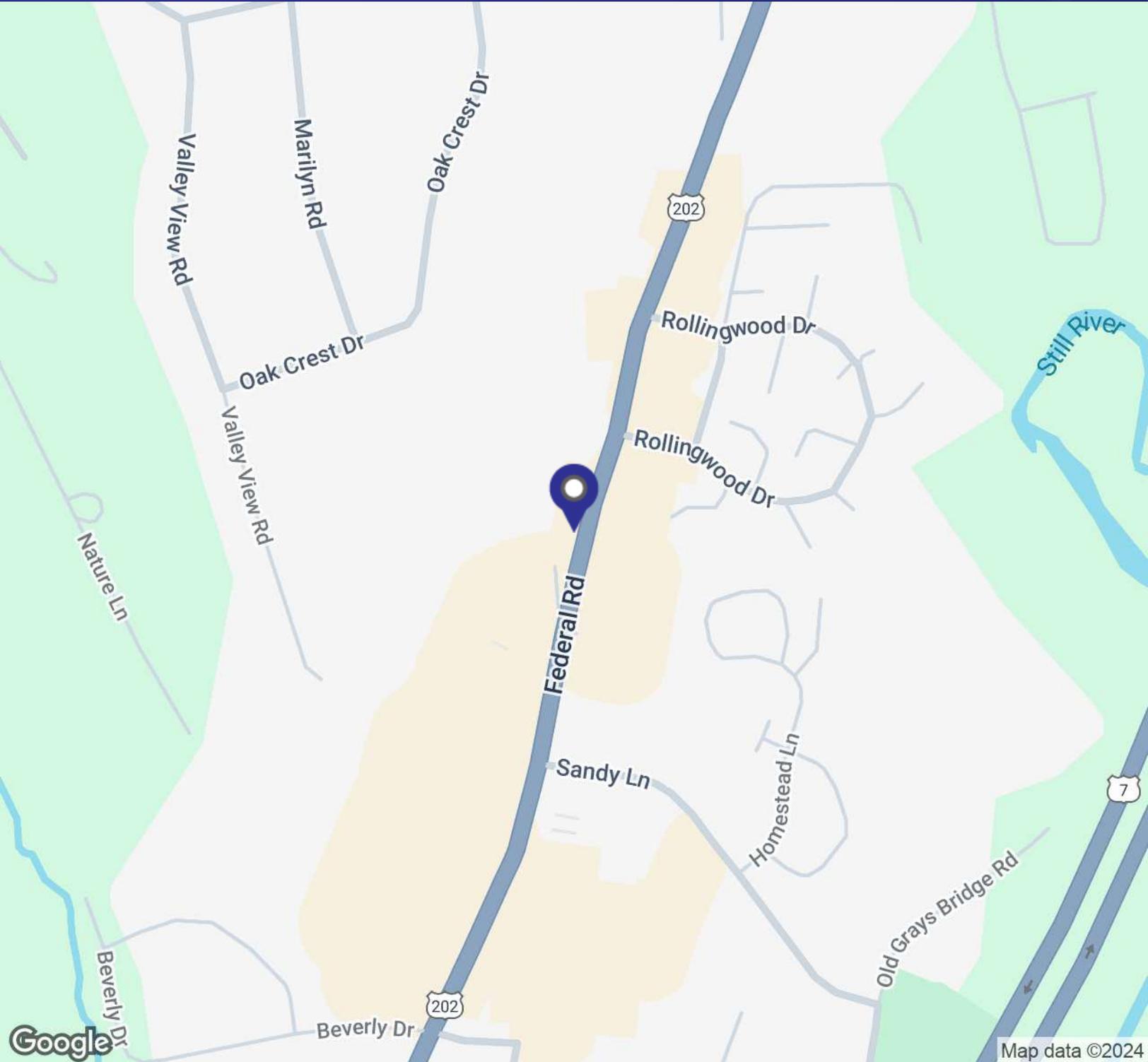
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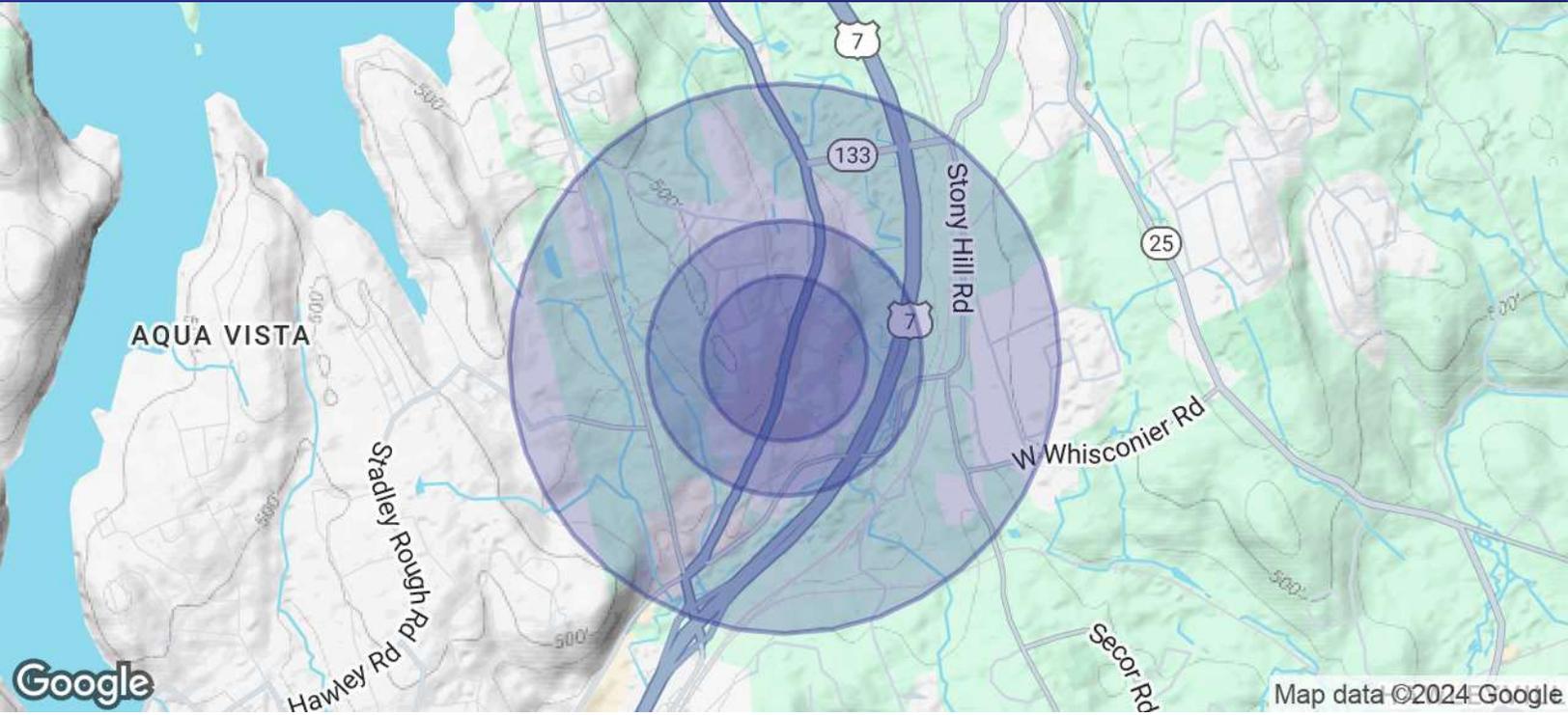
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	438	969	3,096
Average Age	45	45	45
Average Age (Male)	42	42	42
Average Age (Female)	47	47	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	207	434	1,306
# of Persons per HH	2.1	2.2	2.4
Average HH Income	\$140,220	\$147,905	\$157,653
Average House Value	\$417,309	\$435,929	\$468,211

Demographics data derived from AlphaMap



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