

FOR LEASE // 940 FEDERAL RD, BROOKFIELD, CT



PROPERTY DESCRIPTION

First floor medical office space with reception, eight exam rooms, three private offices, private baths, kitchenette, reception areas, and lots of parking! Easy access to Route 7 and I-84.

PROPERTY HIGHLIGHTS

- Layout: Reception Areas, Multiple Windowed Offices, Exam Rooms, Break Room
- Zone: IRC 80/40
- Year Built: 1981
- Utilities: Well; Sewer
- Plumbing: 2 Baths
- Heating: Electric Heat Pump
- Cooling: Central A/C

OFFERING SUMMARY

Lease Rate:	\$12NNN
Available SF:	1,600 - 3,200 SF
Building Size:	9,810 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	945	3,622	6,680
Total Population	2,456	9,437	17,425
Average HH Income	\$164,618	\$171,108	\$172,187



MICK CONSALVO

Broker

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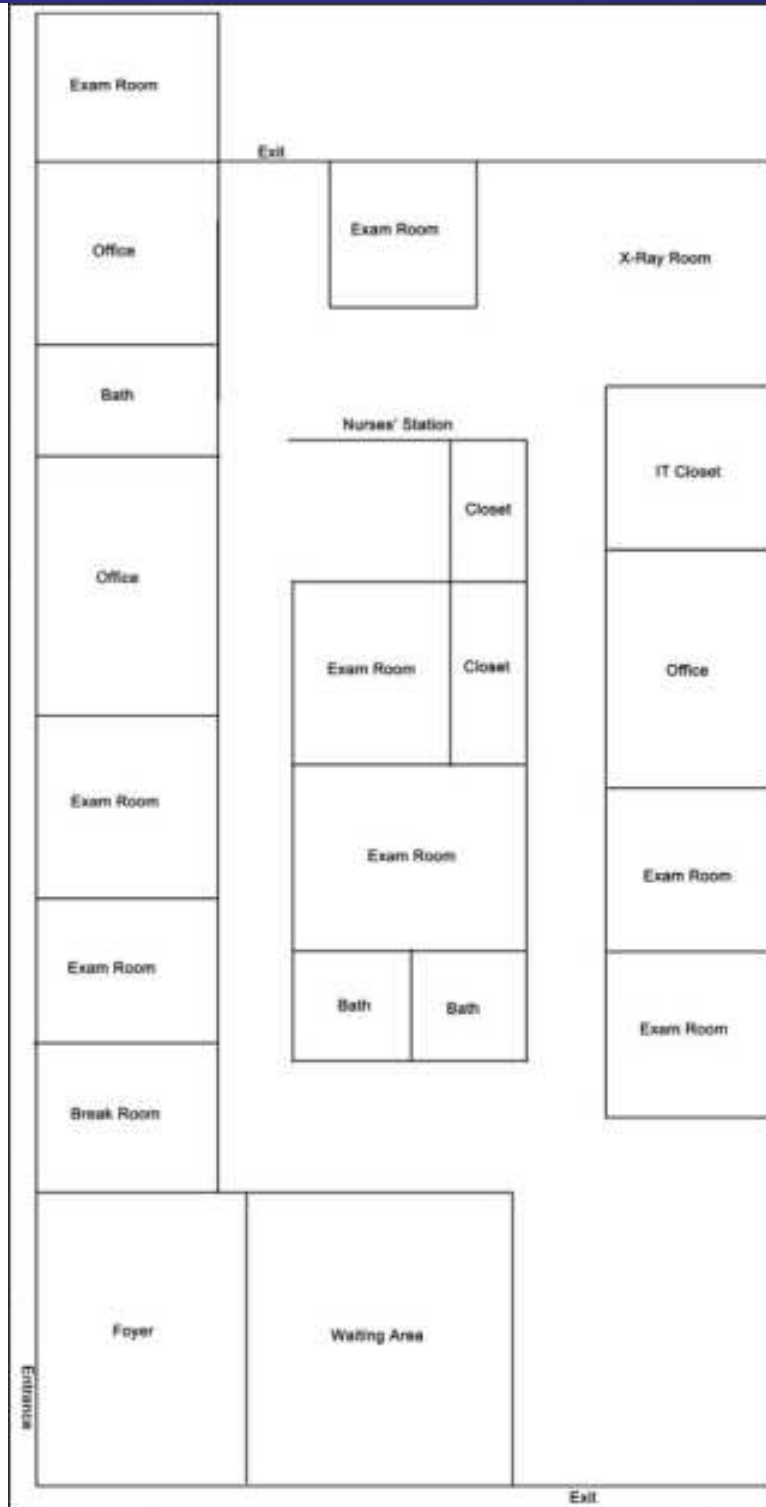


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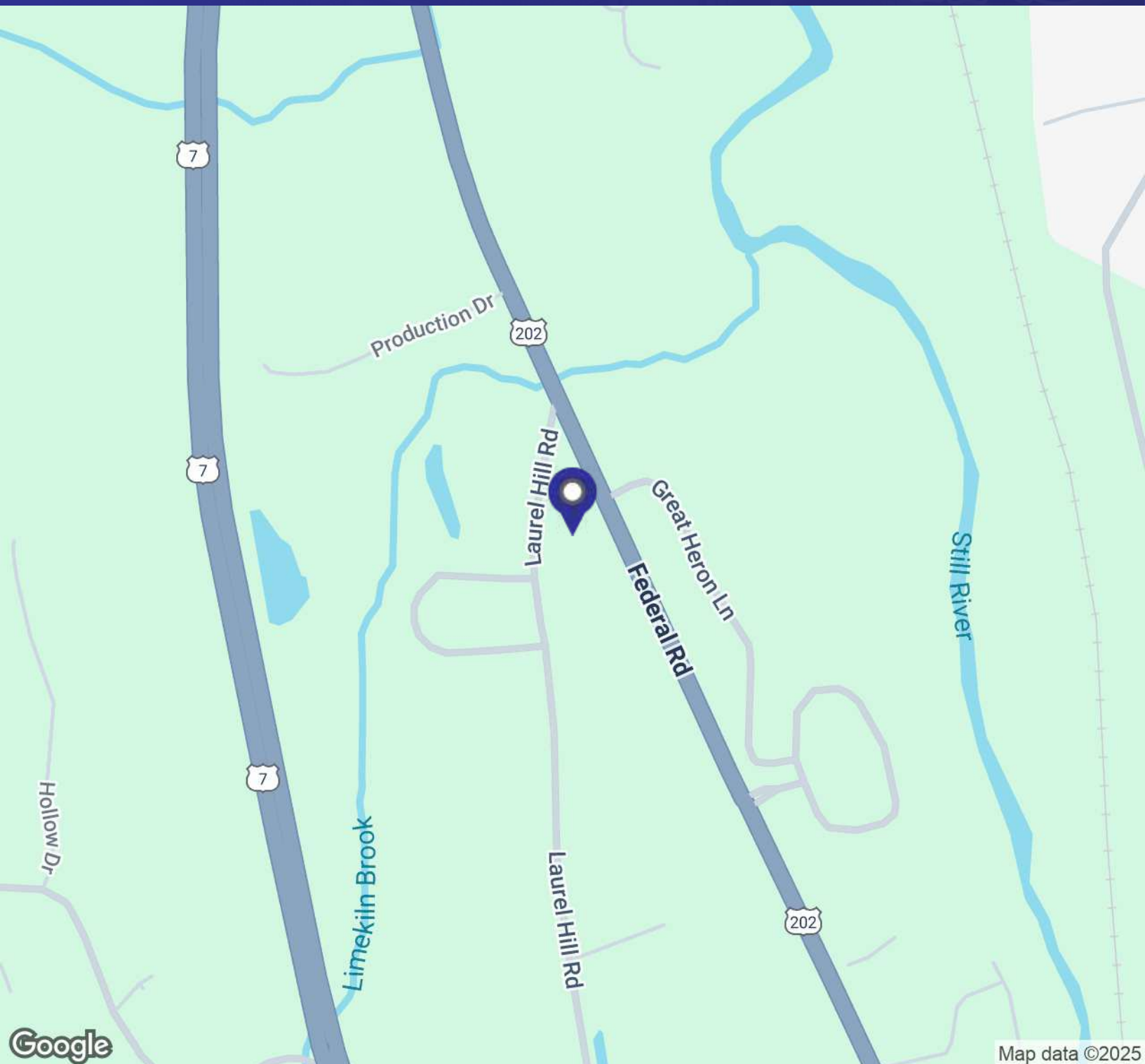


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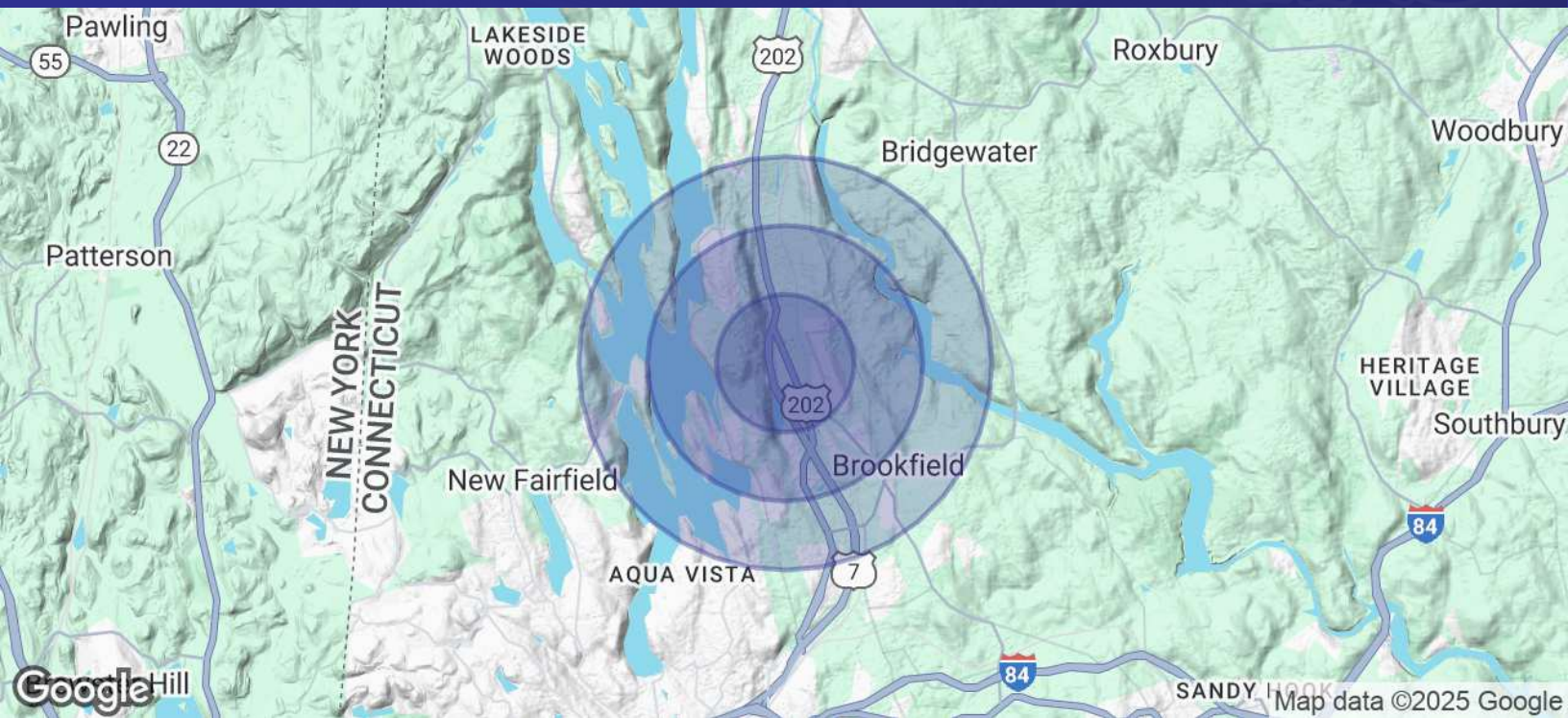
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,456	9,437	17,425
Average Age	43	44	44
Average Age (Male)	43	43	43
Average Age (Female)	44	45	45

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	945	3,622	6,680
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$164,618	\$171,108	\$172,187
Average House Value	\$530,789	\$546,326	\$552,381

* Demographic data derived from 2020 ACS - US Census



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