

**FOR LEASE // 117 OLD STATE RD, SUITE 101, BROOKFIELD, CT**



**PROPERTY DESCRIPTION**

First Floor End Unit with Great Parking Ideal for Office, Retail, Medical, Fitness/Dance Studios, Light Assembly and Storage. Easy Access to Rt. 7 and I-84!

**PROPERTY HIGHLIGHTS**

- Layout: Two Private Offices, Large Open Area, Break Room and Two Storage Rooms.
- 2 Baths
- 10' Ceilings
- Electric Heat Pump and Full AC
- Zone: I-1 (Industrial)

**OFFERING SUMMARY**

Lease Rate:	\$8.95 SF/yr (NNN)
Nets	+/- \$4.25
Available SF:	4,168 SF
Building Size:	20,780 SF

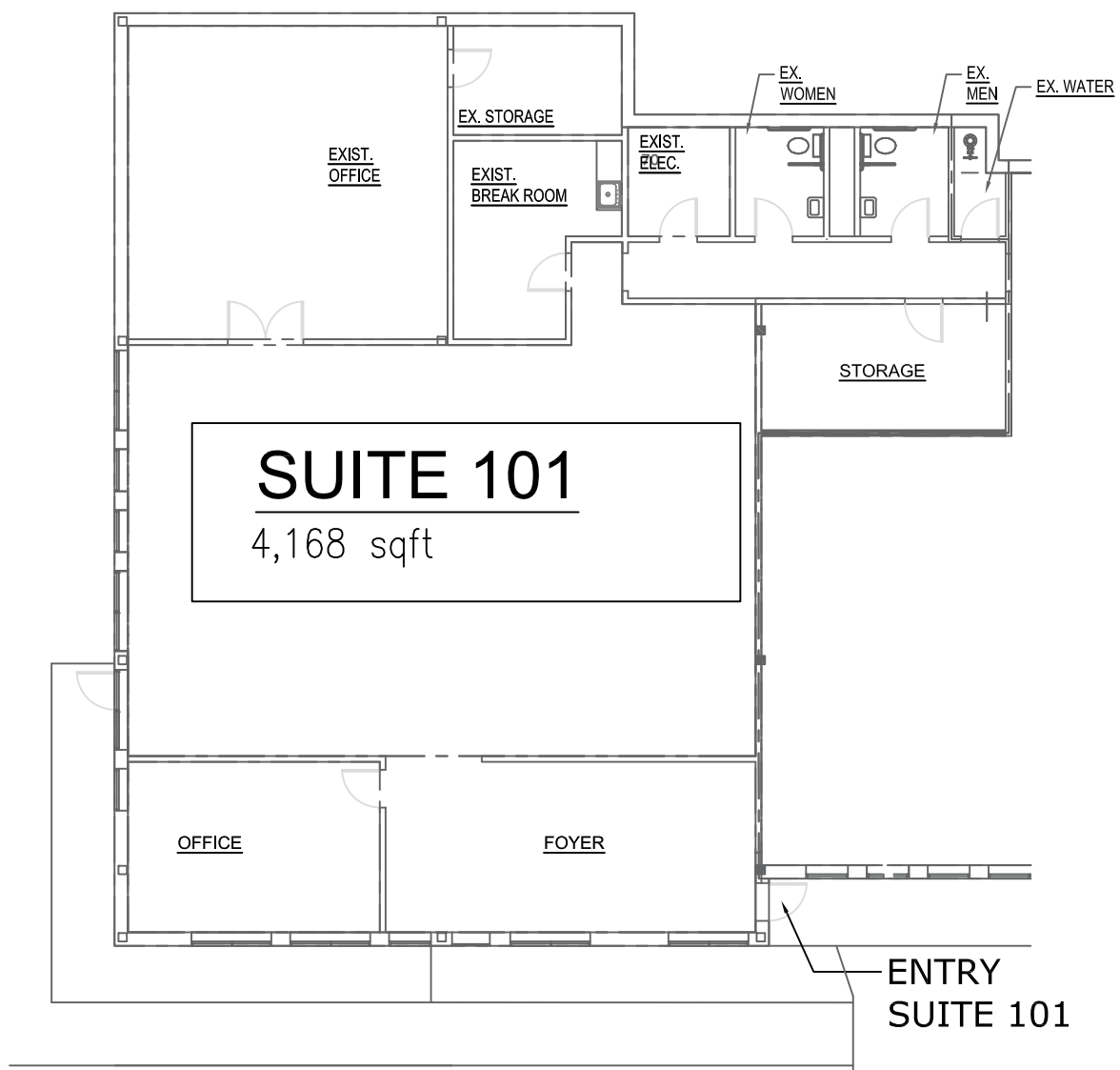
DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	334	1,514	3,753
Total Population	719	3,156	7,835
Average HH Income	\$114,284	\$116,113	\$115,460



**MICK CONSALVO**  
*Broker*  
 203.241.5188  
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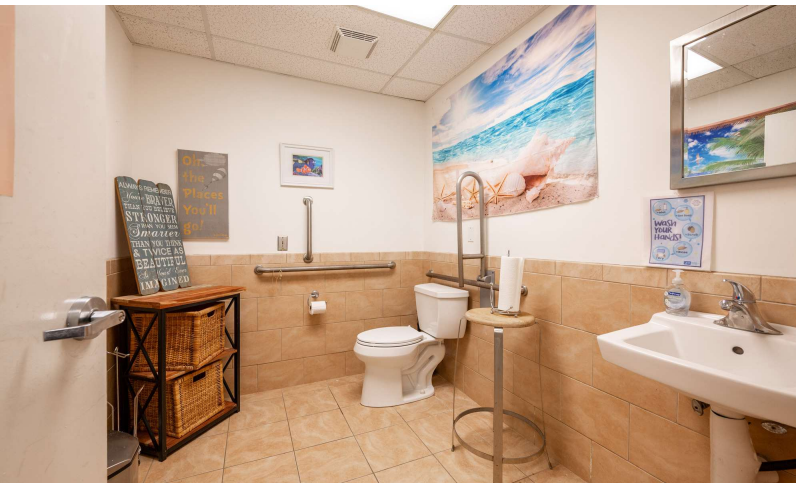
**MICHAEL DIMYAN**  
*Broker*  
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 mdimyan@towercorp.com



DRAWING SUBJECT TO FIELD VERIFICATION-ALL DIMENSIONS ARE APPROXIMATE Jan. 27, 2025

**117 OLD STATE ROAD LLC - SUITE 101**  
117 OLD STATE ROAD, BROOKFIELD, CT 06804

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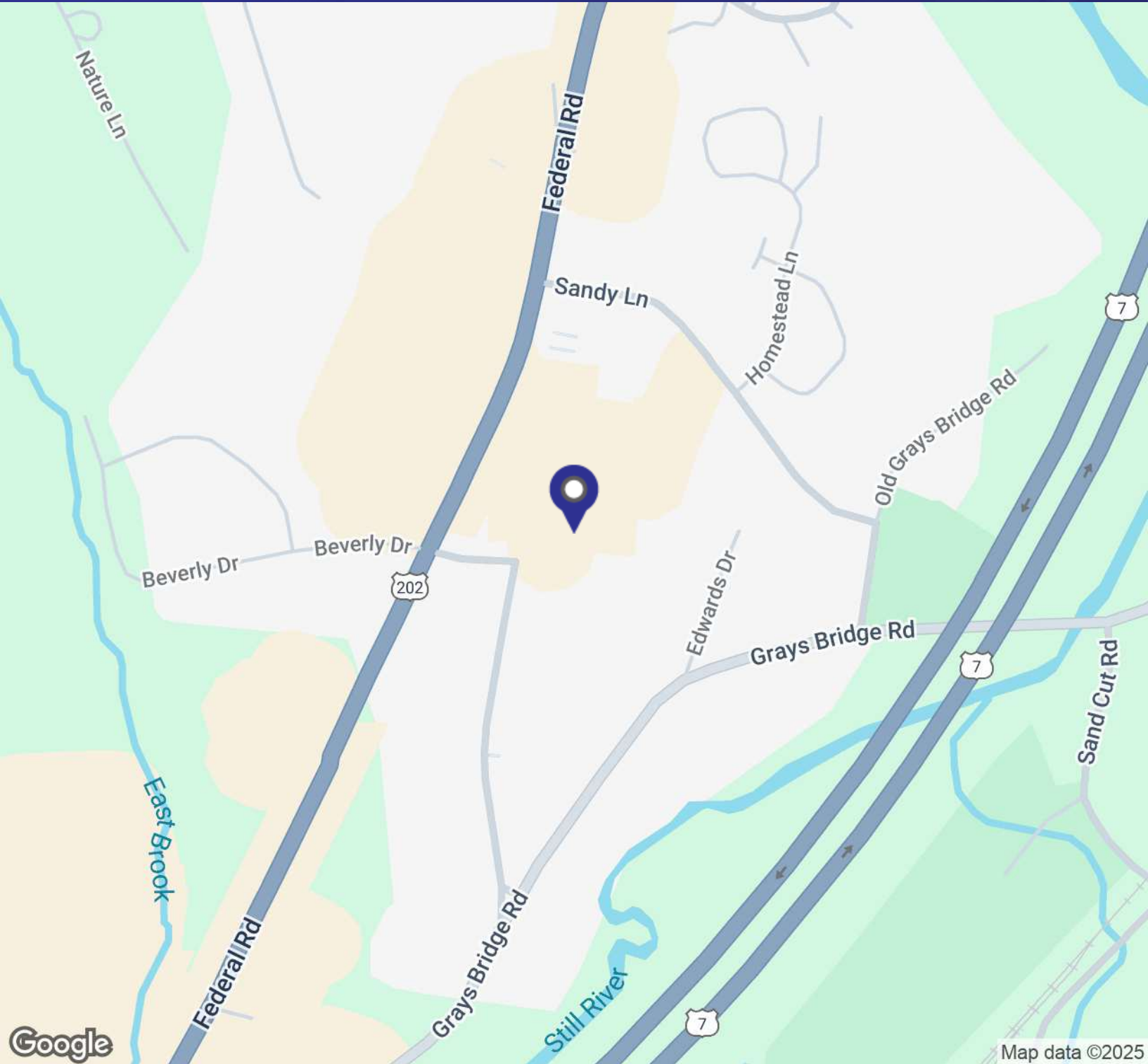


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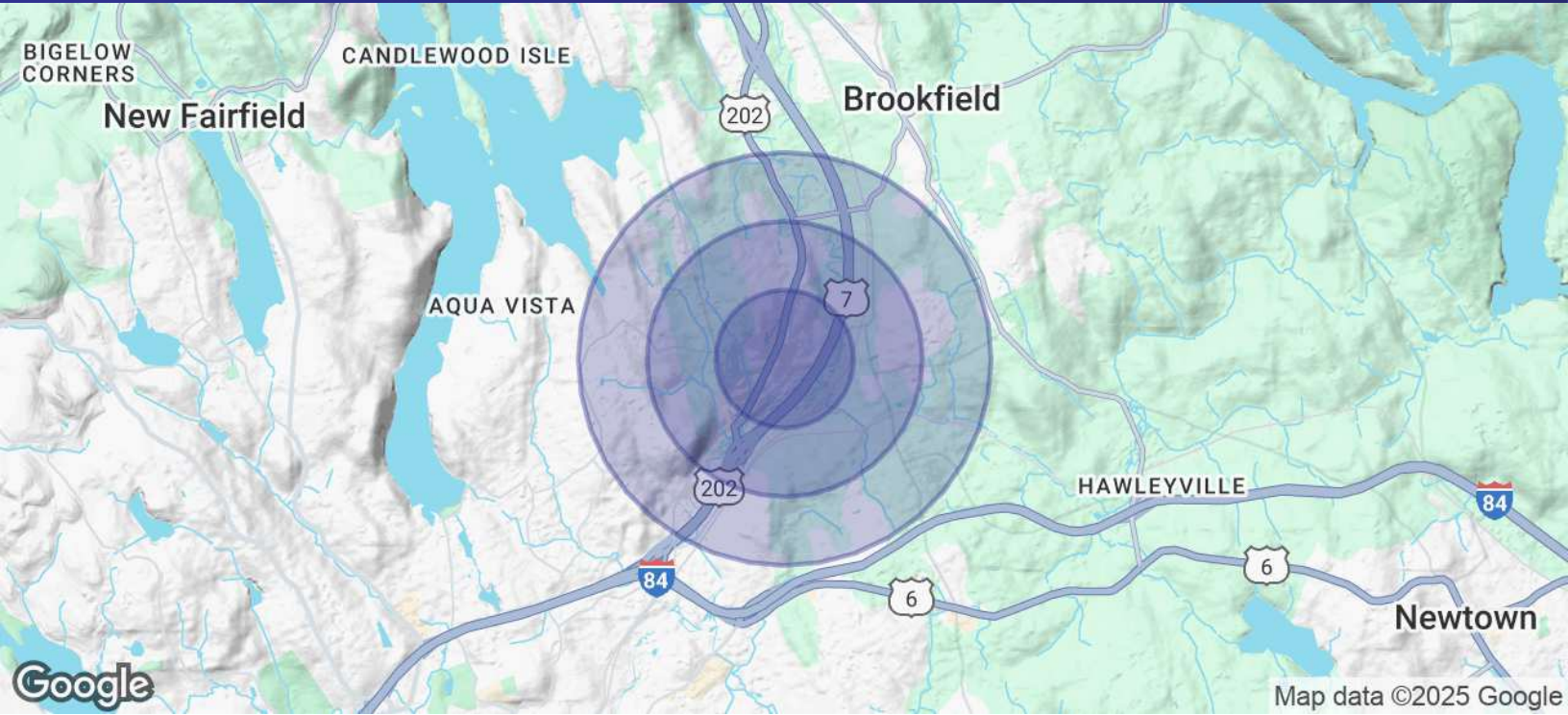
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	719	3,156	7,835
Average Age	44.6	45.8	47.4
Average Age (Male)	41.3	43.2	45.2
Average Age (Female)	45.8	46.4	47.5

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	334	1,514	3,753
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$114,284	\$116,113	\$115,460
Average House Value	\$294,694	\$305,164	\$315,947

2020 American Community Survey (ACS)



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