

FOR LEASE // RETAIL/OFFICE SPACE



PROPERTY DESCRIPTION

Brand new from top to bottom less three years ago. Space offers front porch, parking, two renovated baths and storage. Please contact Michael Dimyan or Mick Consalvo for more information!

PROPERTY HIGHLIGHTS

- TCD (Town Center District)
- Fully Renovated Three Years Ago
- Clean and Bright Space Ideal for any Retail/Office Space
- Former used as a Bakery Space
- Retail Parking in Front, Employee Parking in Rear
- Two Baths
- Road Signage
- Easy Access to Rt. 7 & I-84

18 OLD RT. 7, BROOKFIELD, CT

Lease Rate:	\$1,800/month (Gross) + Utilities
Available SF:	1,000 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,111	4,570	9,178
Total Population	2,956	11,228	21,797
Average HH Income	\$117,635	\$133,728	\$129,305



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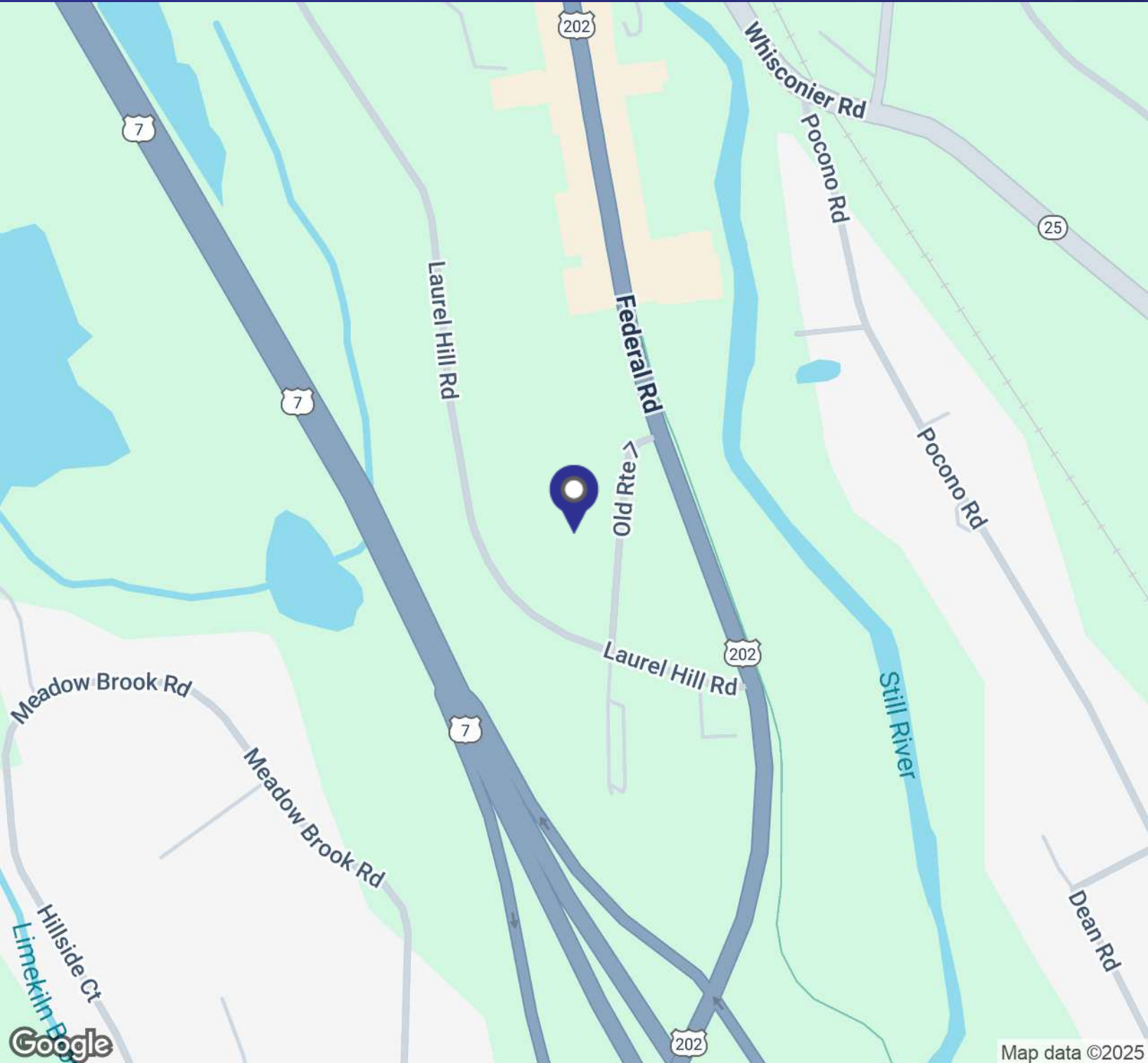
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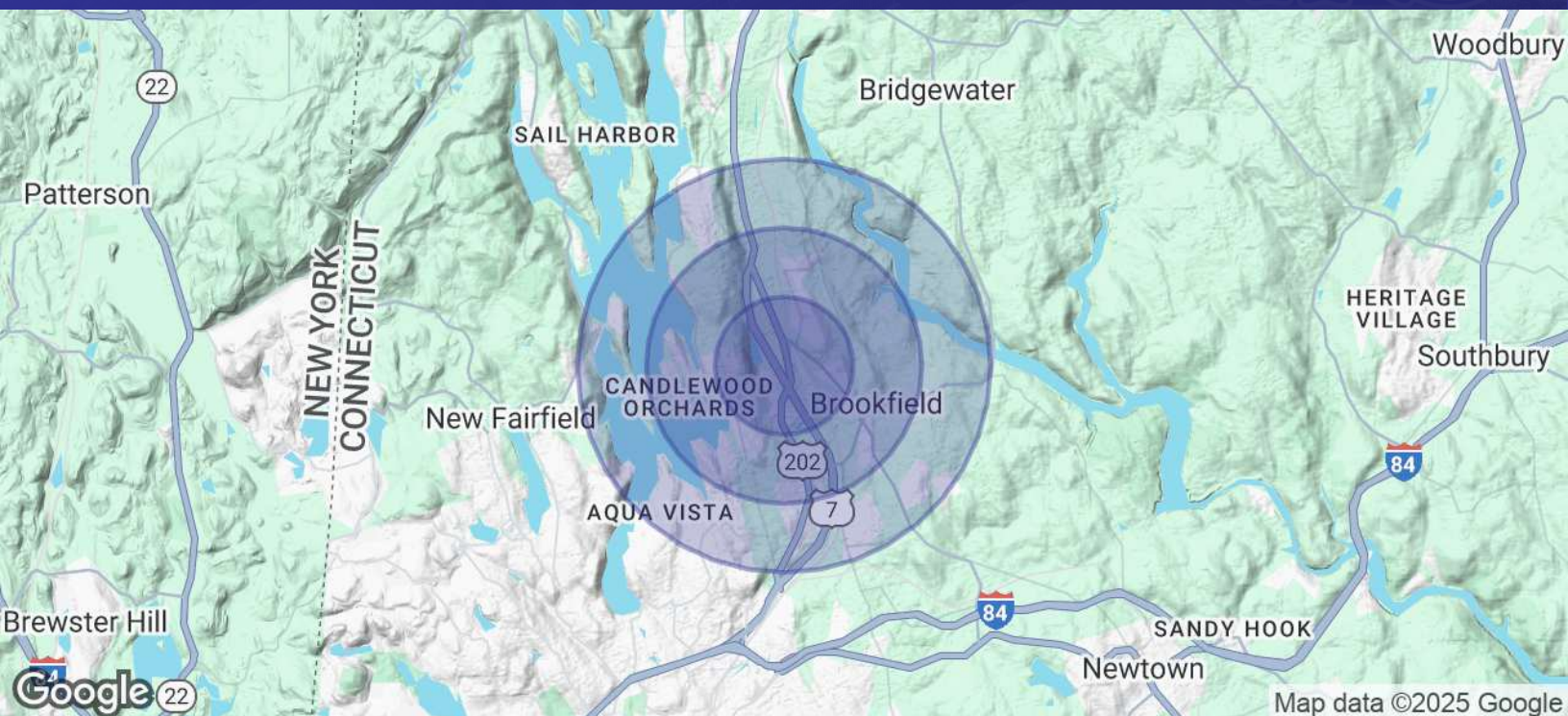
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,956	11,228	21,797
Average Age	41.1	43.7	44.4
Average Age (Male)	40.2	41.9	43.6
Average Age (Female)	40.9	43.6	43.9

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,111	4,570	9,178
# of Persons per HH	2.7	2.5	2.4
Average HH Income	\$117,635	\$133,728	\$129,305
Average House Value	\$378,408	\$381,900	\$379,477

* Demographic data derived from 2020 ACS - US Census



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