

FOR SALE AND LEASE // 1ST FLOOR OPEN FLOORPLAN OFFICE SUITE

PROPERTY DESCRIPTION

First floor office unit at Brookfield Office Park. Unit has open floor plan with common baths. Ideal for any professional or medical office use. Great location just north of Costco with easy access to I-84.

PROPERTY HIGHLIGHTS

- Layout: Open Floor Plan
- Year Built: 1974
- Plumbing: Common Baths on Each Floor
- Utilities: Well/City Sewer
- Electric Split Unit for Heat + A/C
- Wall to Wall Carpet
- 110 Electric Outlets Throughout
- Common Charges: \$282/month
- Taxes: \$881 per Year

304 FEDERAL, #111, BROOKFIELD, CT

Sale Price:	\$54,900
Lease Rate:	\$695/month + utilities
Available SF:	+/- 546 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	215	508	1,318
Total Population	479	1,137	3,169
Average HH Income	\$147,484	\$148,354	\$164,265


MICK CONSALVO

Broker

203.241.5188

mconsalvo@towercorp.com


TOMMY CONSALVO

Broker

203.482.5792

tconsalvo@towercorp.com

FOR SALE AND LEASE // 1ST FLOOR OPEN FLOORPLAN OFFICE SUITE



MICK CONSALVO

Broker

203.241.5188

mconsalvo@towercorp.com



TOMMY CONSALVO

Broker

203.482.5792

tconsalvo@towercorp.com

FOR SALE AND LEASE // 1ST FLOOR OPEN FLOORPLAN OFFICE SUITE



MICK CONSALVO

Broker

203.241.5188

mconsalvo@towercorp.com



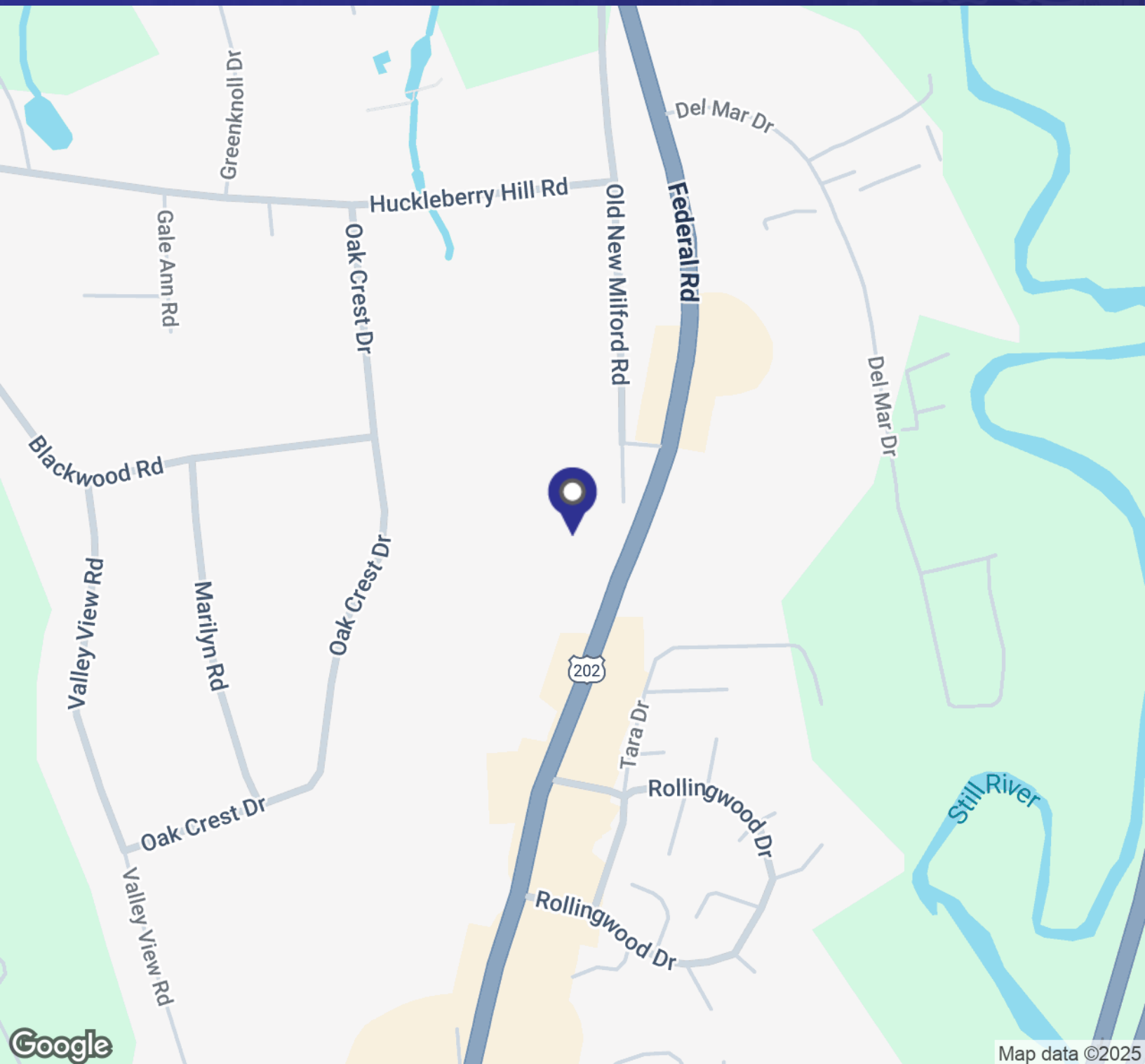
TOMMY CONSALVO

Broker

203.482.5792

tconsalvo@towercorp.com

FOR SALE AND LEASE // 1ST FLOOR OPEN FLOORPLAN OFFICE SUITE



MICK CONSALVO

Broker

203.241.5188

mconsalvo@towercorp.com



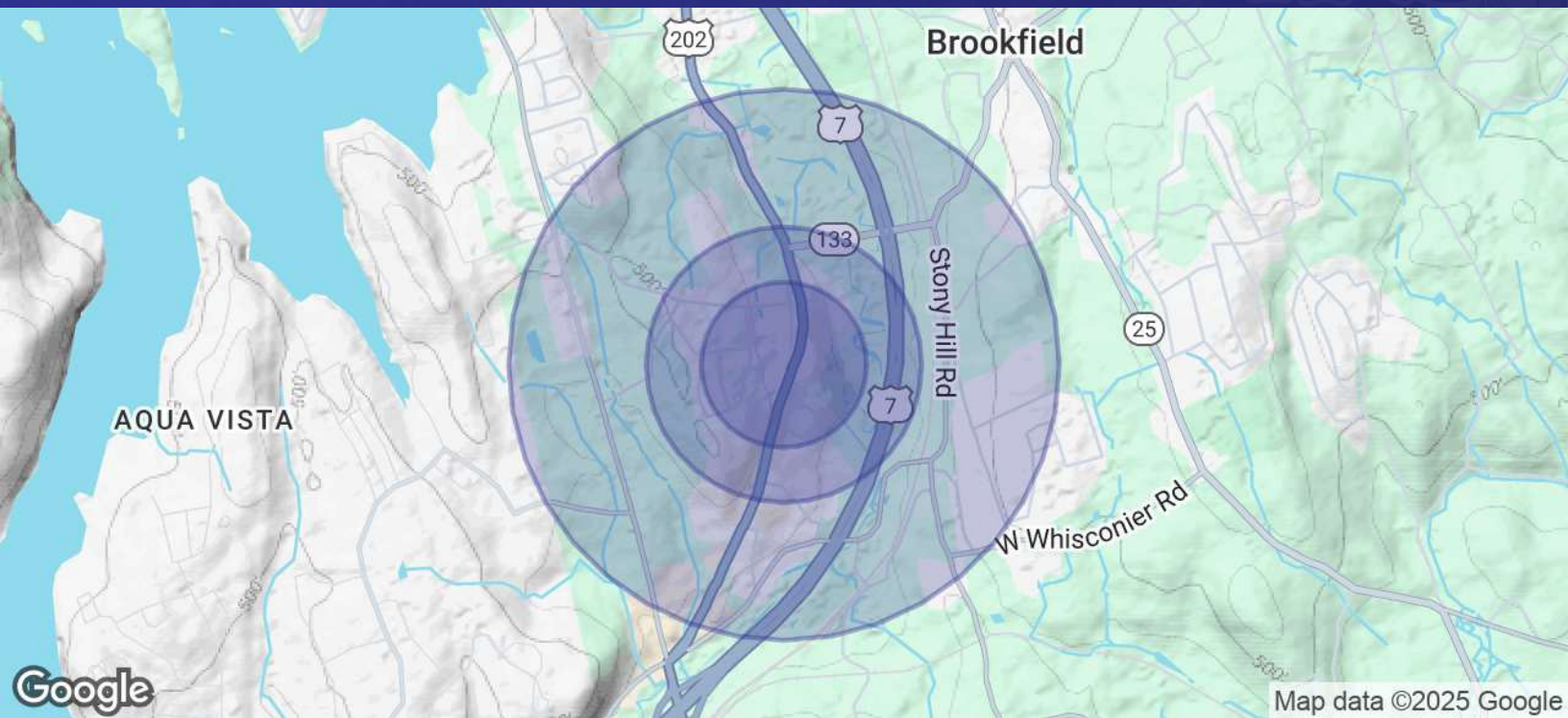
TOMMY CONSALVO

Broker

203.482.5792

tconsalvo@towercorp.com

FOR SALE AND LEASE // 1ST FLOOR OPEN FLOORPLAN OFFICE SUITE



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	479	1,137	3,169
Average Age	45	45	44
Average Age (Male)	42	42	42
Average Age (Female)	47	47	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	215	508	1,318
# of Persons per HH	2.2	2.2	2.4
Average HH Income	\$147,484	\$148,354	\$164,265
Average House Value	\$434,908	\$437,021	\$491,351

Demographics data derived from AlphaMap



MICK CONSALVO

Broker

203.241.5188

mconsalvo@towercorp.com



TOMMY CONSALVO

Broker

203.482.5792

tconsalvo@towercorp.com