

FOR LEASE // OFFICE/MEDICAL/WELLNESS



PROPERTY DESCRIPTION - PRIME RT. 7 LOCATION!

Former Pilates Studio. This Space has an Open Floor Plan. Ideal for any Office, Medical, or Individual Training Use! Building Offers Common Baths. Property Has Easy Access to Rt.7 and I-84!

Be Neighbors with Maggie McFlys, AutoZone, Iron Factory Gym and Salon Centric!

PROPERTY HIGHLIGHTS

- Gas Heat
- Central AC
- City Water, Sewer and Gas
- C-1 Zone (Neighborhood Commercial)
- Common Baths

195 FEDERAL RD, STE 206, BROOKFIELD, CT

Lease Rate:	\$1,800/month + utilities
Available SF:	1,269 SF
Building Size:	10,000 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,056	38,072	83,387
Total Population	2,745	103,527	229,424
Average HH Income	\$130,655	\$92,939	\$104,093



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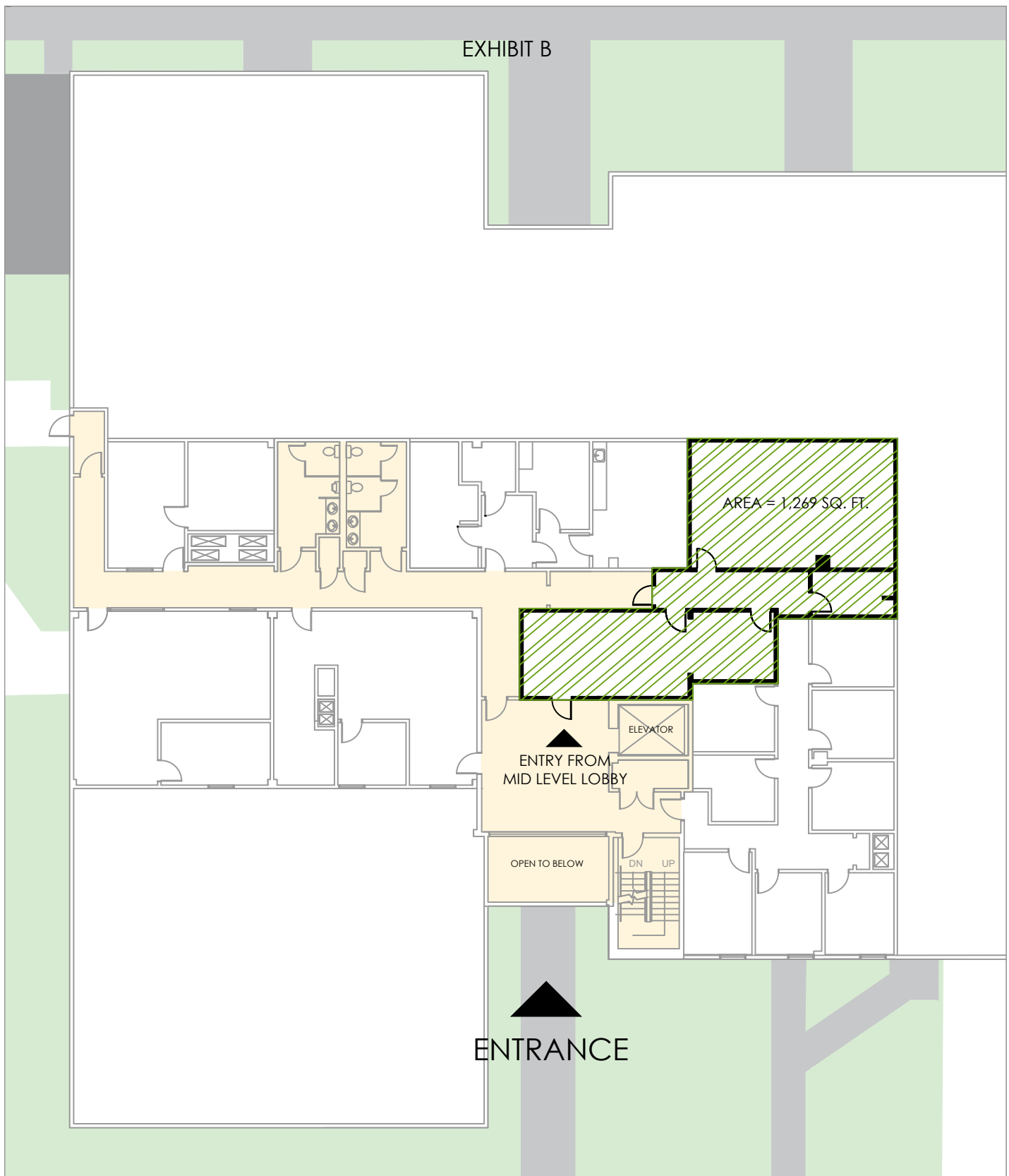
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195 Federal Rd, LLC

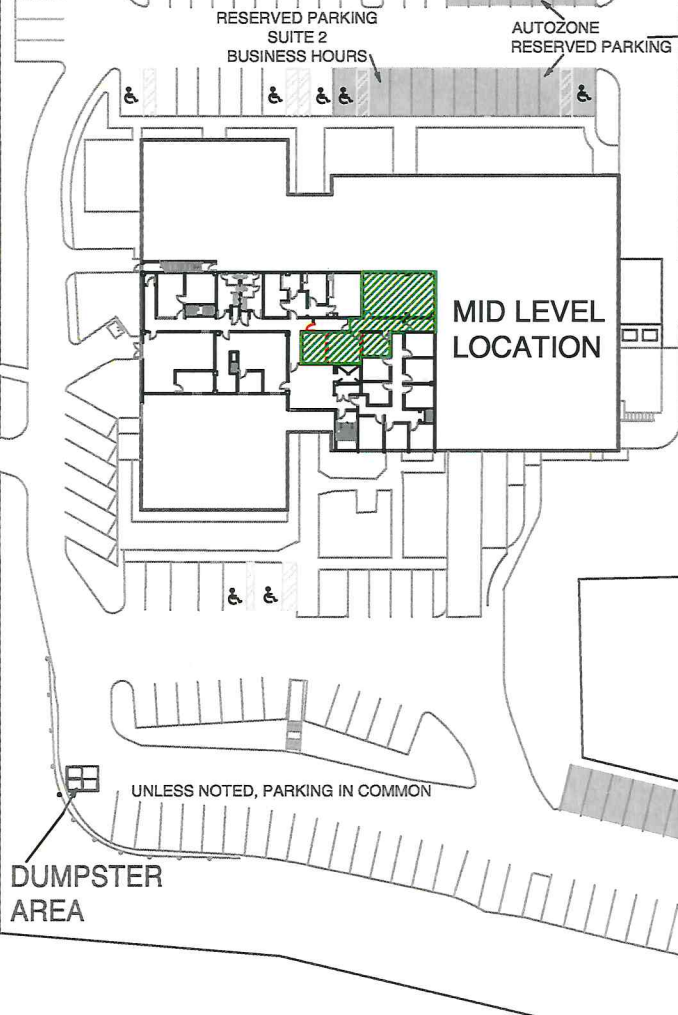
SUITE 5D MID LEVEL 195 FEDERAL ROAD, BROOKFIELD CT
1,269 SQ.FT.

GREEN SPACES

COMMON AREAS

LEASE REFERS TO HATCHED
AREA ONLY

FEDERAL ROAD

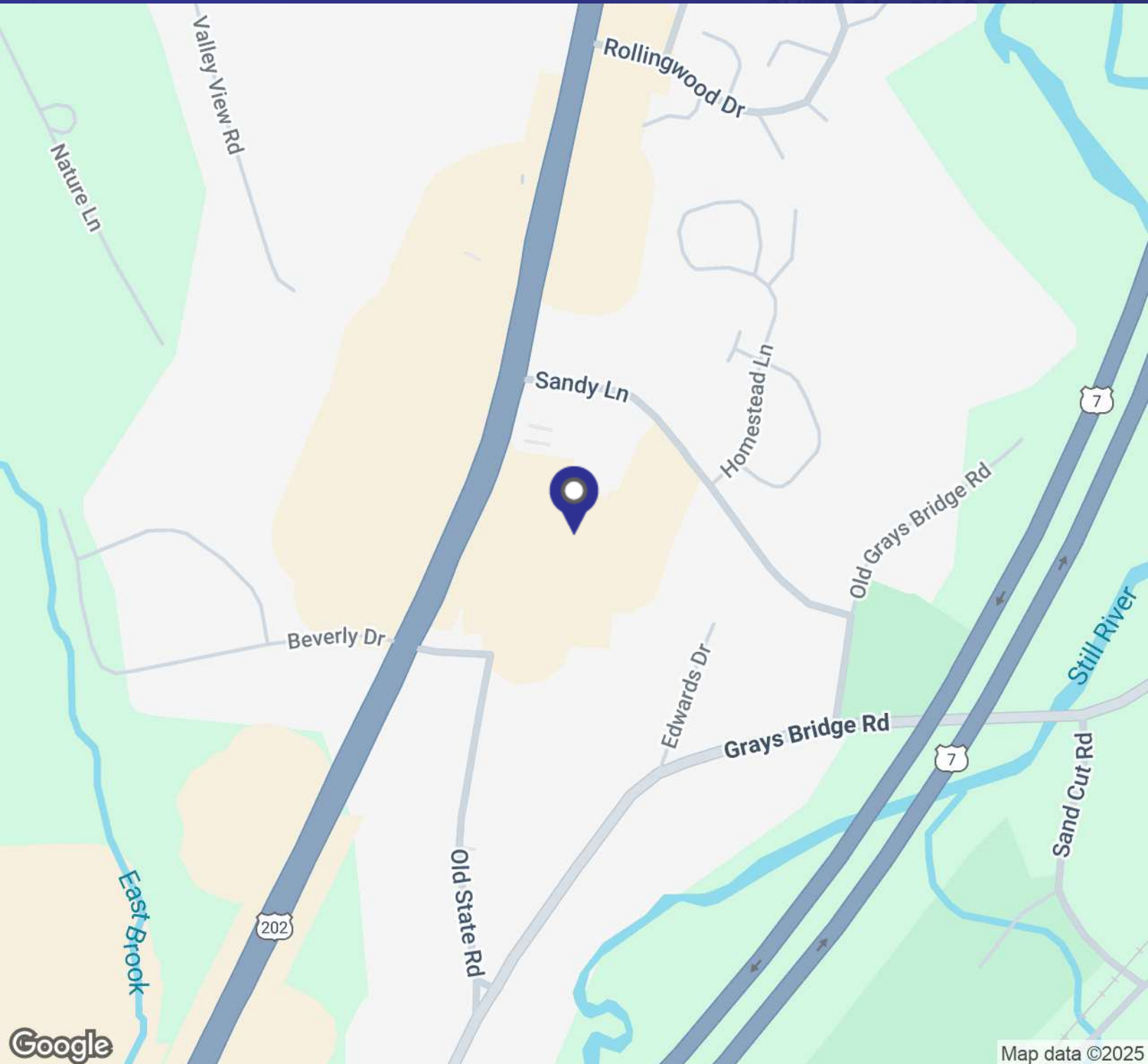


SITE PLAN



195 FEDERAL ROAD LLC

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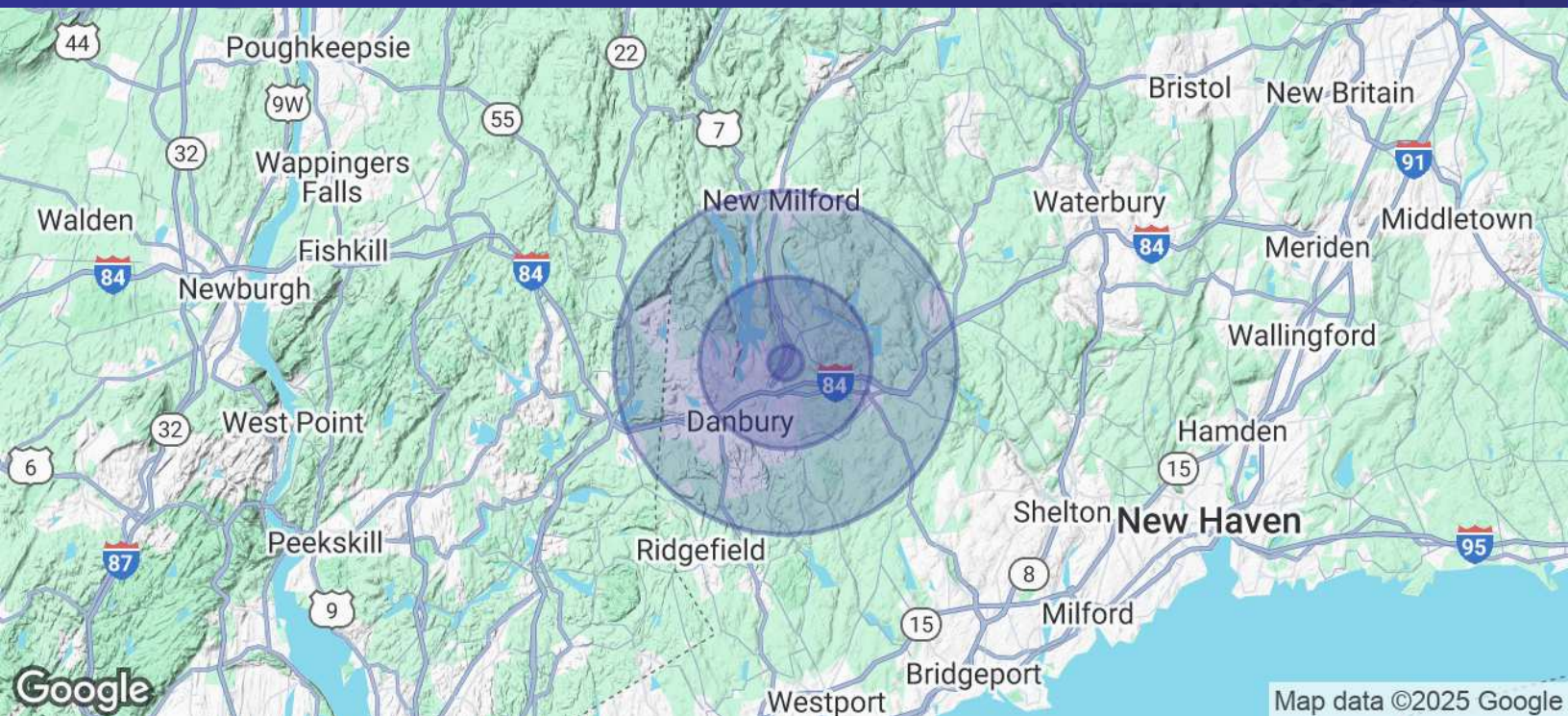
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,745	103,527	229,424
Average Age	41.1	38.6	39.7
Average Age (Male)	37.3	37.7	38.8
Average Age (Female)	44.0	39.3	40.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,056	38,072	83,387
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$130,655	\$92,939	\$104,093
Average House Value	\$422,554	\$418,386	\$443,399

2020 American Community Survey (ACS)



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