

# FOR LEASE // 195 FEDERAL ROAD, BROOKFIELD CT



## PROPERTY DESCRIPTION - PRIME RT. 7 LOCATION!

Recently updated office suite on RT. 7 with fresh paint and new tile floor. Layout: Large room with private office. Easy to access to 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

## OFFERING SUMMARY

Lease Rate:	\$925 + Utilities
Available SF:	+/- 788 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



### MICK CONSALVO

Broker

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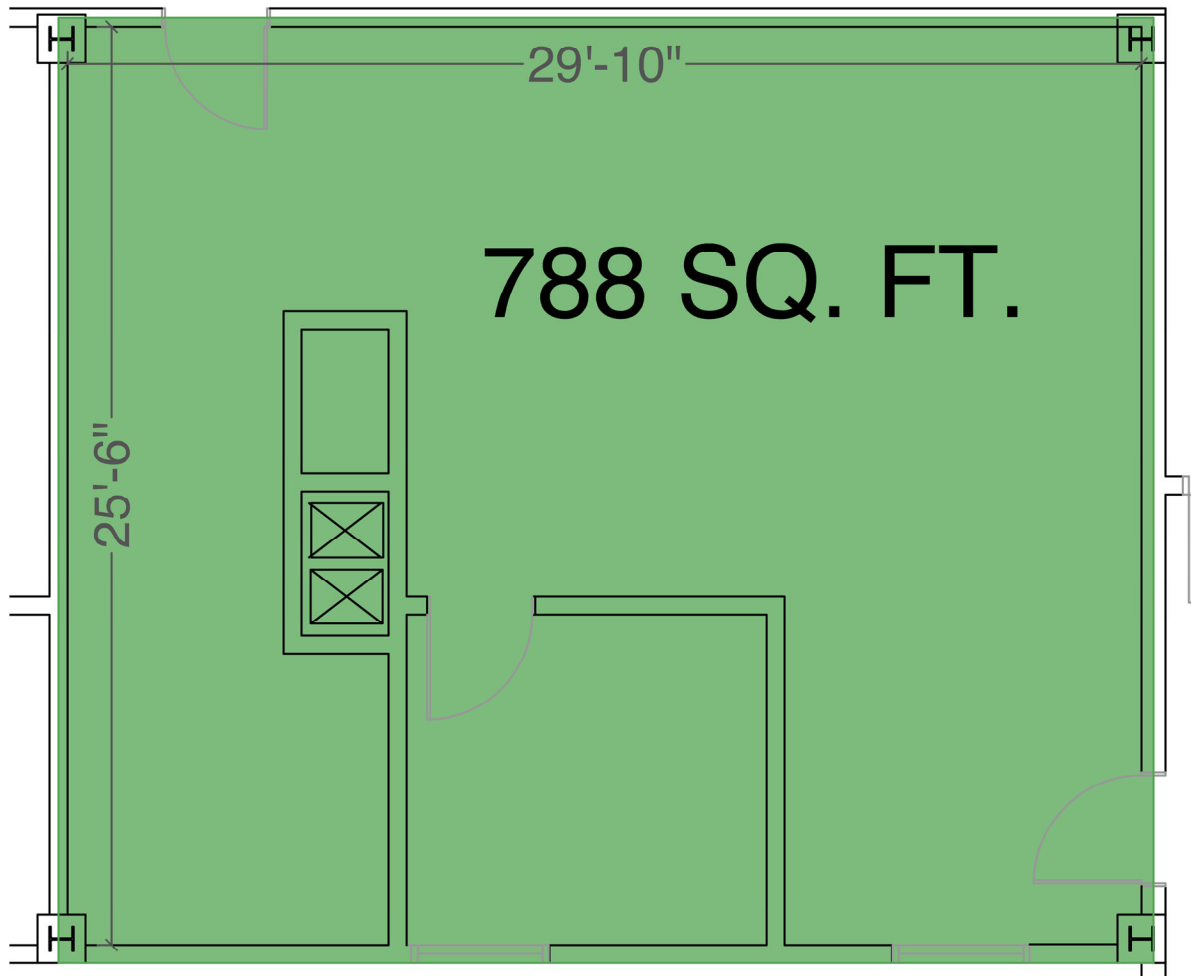
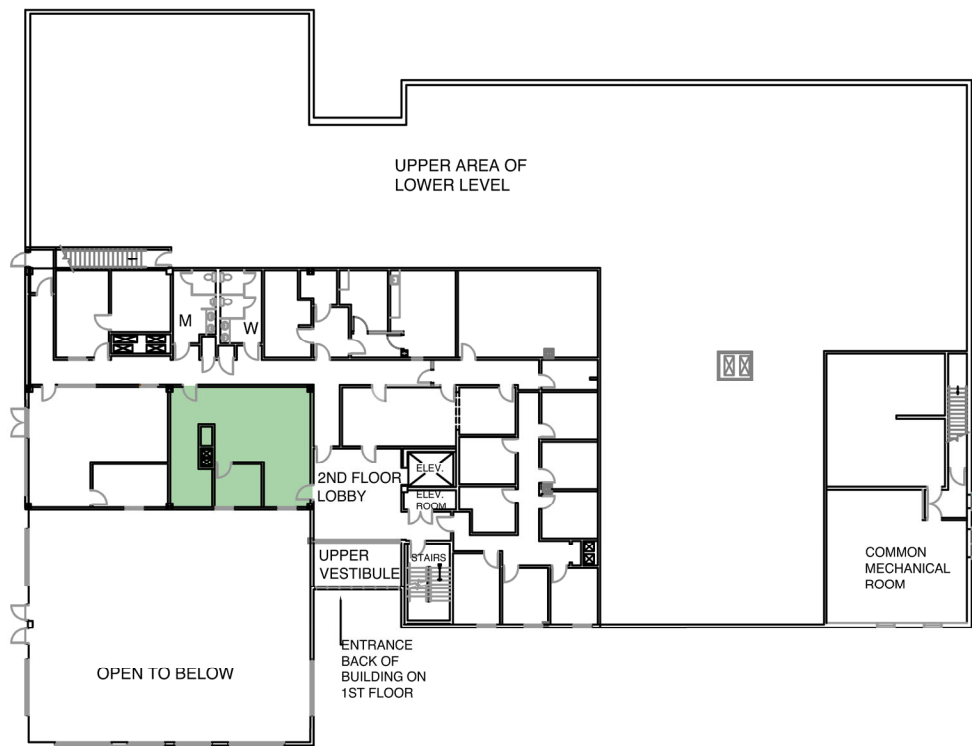


### MICHAEL DIMYAN

Broker

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195 FEDERAL ROAD  
SUITE 3A

FEDERAL ROAD

ALL OTHER PARKING  
IN COMMON

RESERVED  
PARKING

PATIO AREA

EXISTING  
COVERED  
PATIO

UPPER AREA OF  
LOWER LEVEL

MID LEVEL  
LOCATION

798 SQ. FT.

2ND FL.  
LOBBY

COMMON  
MECHANICAL  
ROOM

OPEN TO BELOW

ENTRANCE

DUMPSTER  
AREA

\* UNLESS NOTED, PARKING IN COMMON

RESERVED  
PARKING

195 FEDERAL ROAD  
SITE PLAN



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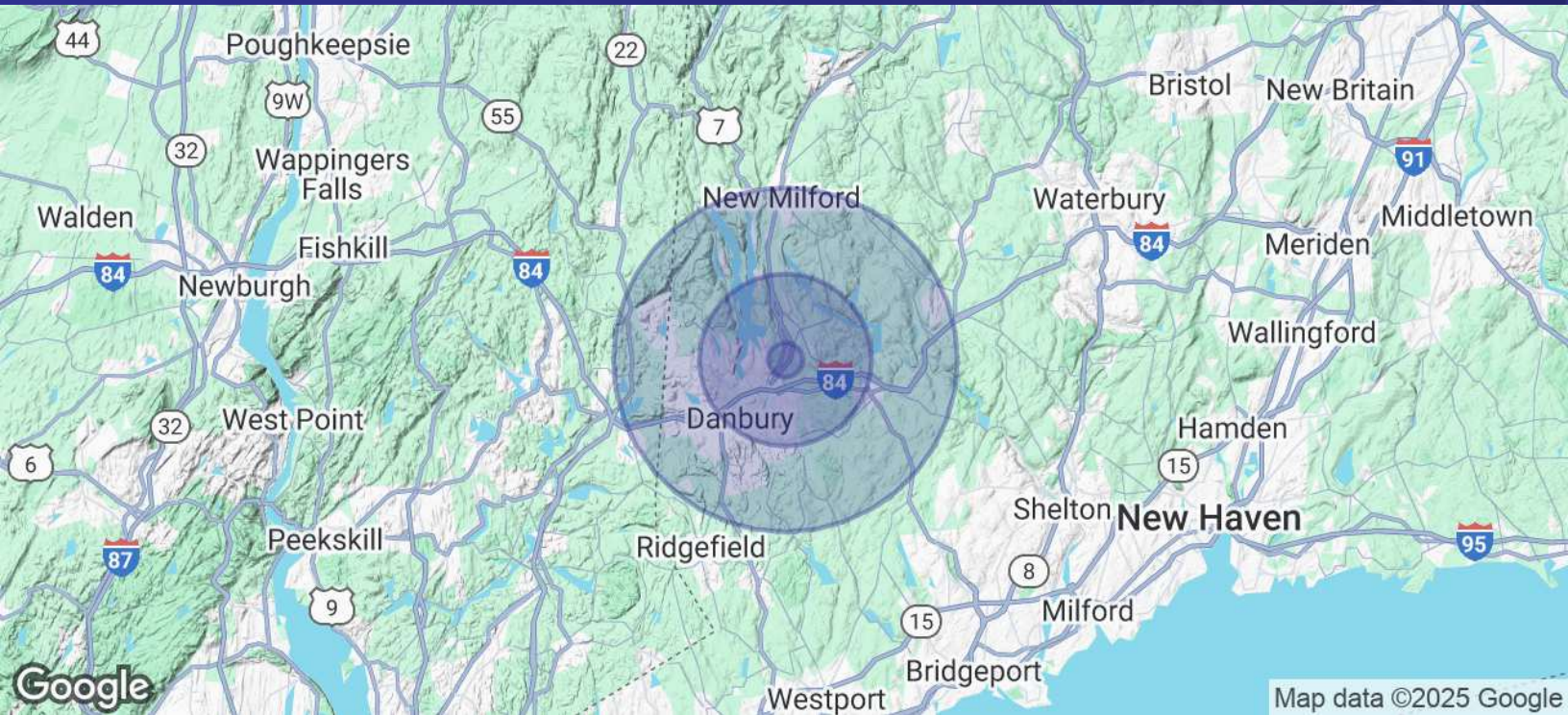
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,745	103,527	229,424
Average Age	41.1	38.6	39.7
Average Age (Male)	37.3	37.7	38.8
Average Age (Female)	44.0	39.3	40.5

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

\* Demographic data derived from 2020 ACS - US Census



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