

FOR SALE // 355 FEDERAL RD, BROOKFIELD CT



PROPERTY DESCRIPTION

UPDATED FINANCIALS & PRICE REDUCTION

Very rare opportunity to own a retail strip center on Federal Road with incredible tenant history. This building is fully leased with a ton of major improvements already done. Including: interior and exterior fully painted, new stairwells, walkways, drainage, LED lights throughout, 3 compressor, 3 air handlers, glass doors, flooring, parking lot, bathrooms, and membrane roof sealing. Many tenants have been in this building for 10+ years having success with tons of parking and great exposure on route 7.

OFFERING SUMMARY

Sale Price:	\$4,900,000
Lot Size:	2.69 Acres
Building Size:	34,090 SF
NOI:	\$392,136.80
Cap Rate:	8.0%

DEMOGRAPHICS	1.3 MILES	3.5 MILES	6 MILES
Total Households	2,358	15,853	47,740
Total Population	5,877	41,947	130,070
Average HH Income	\$160,836	\$166,084	\$136,675



JOE DIMYAN

Broker

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PROPERTY HIGHLIGHTS

- 100% Occupied with several tenants in place 10+ years
- Major capital improvements recently completed
- Interior & exterior freshly painted
- New stairwells and walkways
- Drainage system upgrades
- LED Green Energy Blubs in Entire Building
- LED Lights in Parking Lot
- (3) New compressors and (3) new air handlers
- New glass doors and updated flooring
- Renovated restrooms
- Freshly sealed membrane roof
- Refinished parking lot with generous parking
- New Tenant Pylon Sign
- New Trash Compactor with Cement Platform
- +/- 95 Parking Spaces
- City Water & Sewer
- Propane Heat
- New Pylon Sign



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Income/ Expense 2026

Total Gross Income: \$508,326.05

Total Expenses:

Elevator Maintenance: \$2,760.00

Property Taxes: \$48,772.25

Water Line Assessment: \$2,357.00

Electrical: \$6,432.00

Garbage: \$19,900.00

Water: \$6,426.00

Lawn/Snow: \$7,050.00

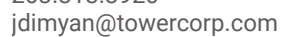
Insurance: \$16,492.00

Sewer: Tenant Responsibility

General Repairs: \$6,000.00

Total Expenses: \$116,189.25

Total Net Income: \$392,136.80



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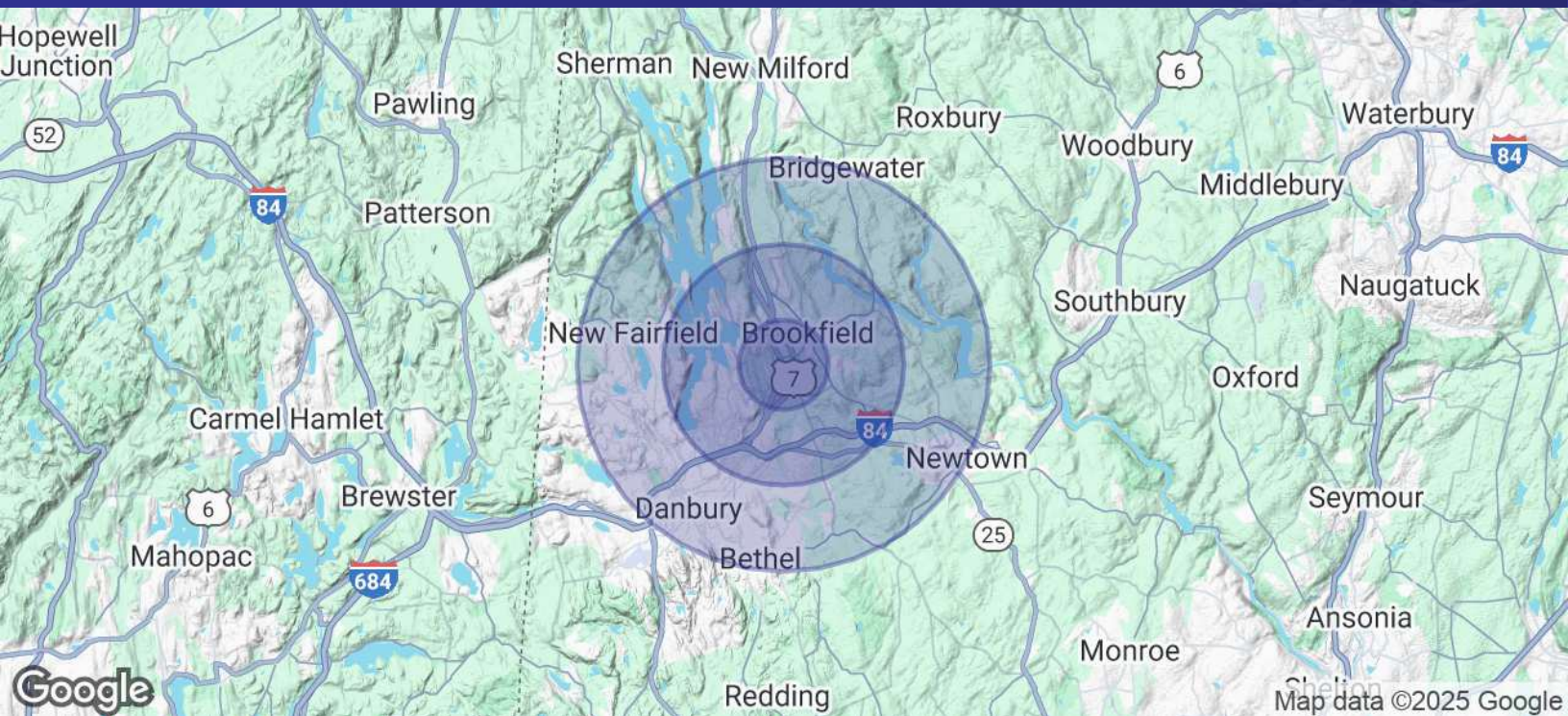
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POPULATION	1.3 MILES	3.5 MILES	6 MILES
Total Population	5,877	41,947	130,070
Average Age	44	44	41
Average Age (Male)	43	42	40
Average Age (Female)	46	45	43

HOUSEHOLDS & INCOME	1.3 MILES	3.5 MILES	6 MILES
Total Households	2,358	15,853	47,740
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$160,836	\$166,084	\$136,675
Average House Value	\$489,295	\$498,131	\$452,060

Demographics data derived from AlphaMap



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