

# 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:	\$4,750,000
Lot Size:	2.69 Acres
Building Size:	34,090 SF
NOI:	\$392,136.80
Cap Rate:	8.25%

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
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Total Expenses:

Elevator Maintenance:	\$2,760.00
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Property Taxes:	\$48,772.25
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Water Line Assessment:	\$2,357.00
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Electrical:	\$6,432.00
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Garbage:	\$19,900.00
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Water:	\$6,426.00
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Lawn/Snow:	\$7,050.00
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Insurance:	\$16,492.00
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Sewer:	Tenant Responsibility
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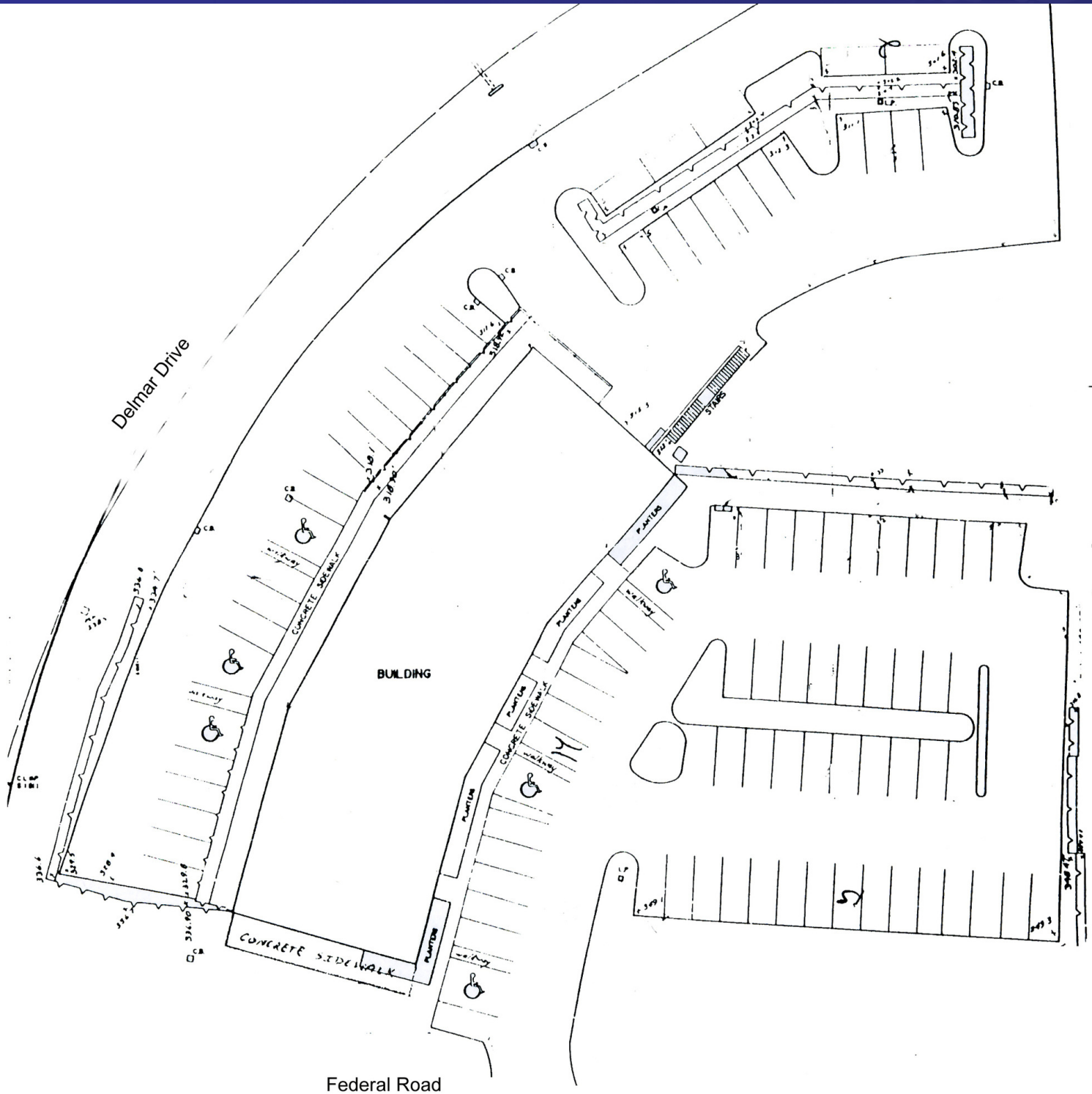
General Repairs:	\$6,000.00
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Total Expenses:	\$116,189.25
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Total Net Income:	\$392,136.80
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Map  
data  
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Google



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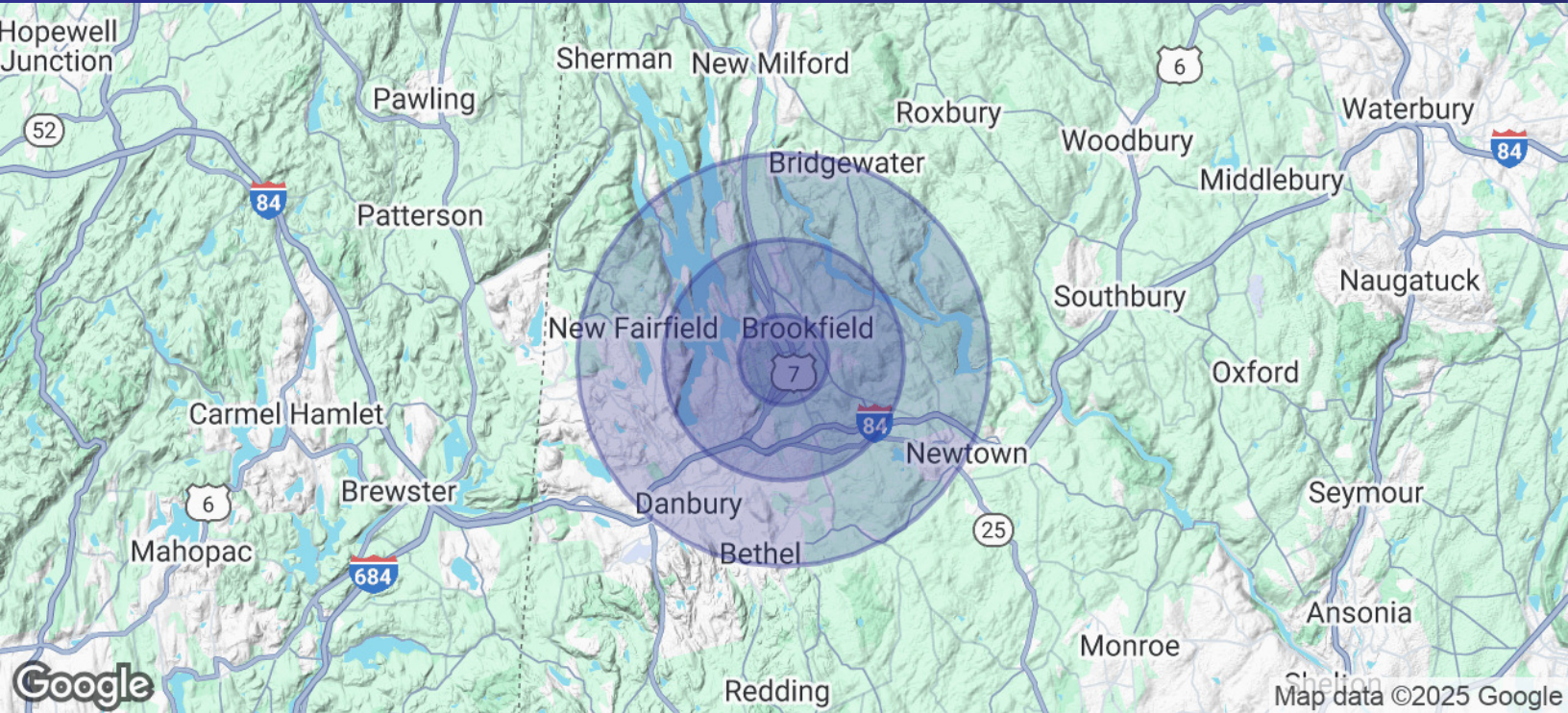
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POPULATION	1.3 MILES	3.5 MILES	6 MILES
Total Population	5,877	41,947	130,070
Average Age	44	44	41
Average Age (Male)	43	42	40
Average Age (Female)	46	45	43

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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