

FOR SALE // PRIME RETAIL INVESTMENT OPPORTUNITY // FULLY LEASED

355 Federal Road, Brookfield CT



PROPERTY DESCRIPTION

UPDATED FINANCIALS & PRICE REDUCTION

Rare opportunity to acquire a fully leased retail strip center on highly trafficked Federal Road (Route 7), one of Brookfield’s premier commercial corridors. This well-maintained asset offers immediate, stable cash flow with a proven tenant base—many occupants have successfully operated here for 10+ years. The property has undergone extensive capital improvements, minimizing future maintenance concerns and enhancing long-term value.

Including: interior and exterior fully painted, new stairwells, walkways, drainage, LED lights throughout, compressors, air handlers, glass doors, flooring, parking lot, bathrooms, and membrane roof sealing.

Tenants benefit from excellent visibility, strong traffic counts, and ample on-site parking—key drivers of continued occupancy and success.

This is a turnkey, low-maintenance investment in a high-demand retail location with consistent performance and upside potential.

OFFERING SUMMARY

Sale Price:	\$4,450,000
Lot Size:	2.69 Acres
Building Size:	34,090 SF
NOI:	\$368,136.80
Cap Rate:	8.3%

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

203.313.3920

jdimyan@towercorp.com

FOR SALE // PRIME RETAIL INVESTMENT OPPORTUNITY // FULLY LEASED

355 Federal Road, Brookfield CT



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



JOE DIMYAN

Broker

203.313.3920

jdimyan@towercorp.com

FOR SALE // PRIME RETAIL INVESTMENT OPPORTUNITY // FULLY LEASED

355 Federal Road, Brookfield CT



JOE DIMYAN

Broker

203.313.3920

jdimyan@towercorp.com

FOR SALE // PRIME RETAIL INVESTMENT OPPORTUNITY // FULLY LEASED

355 Federal Road, Brookfield CT



JOE DIMYAN

Broker

203.313.3920

jdimyan@towercorp.com

355 Federal, Brookfield CT

Income/ Expense

Total Gross Income: \$484,326.05

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

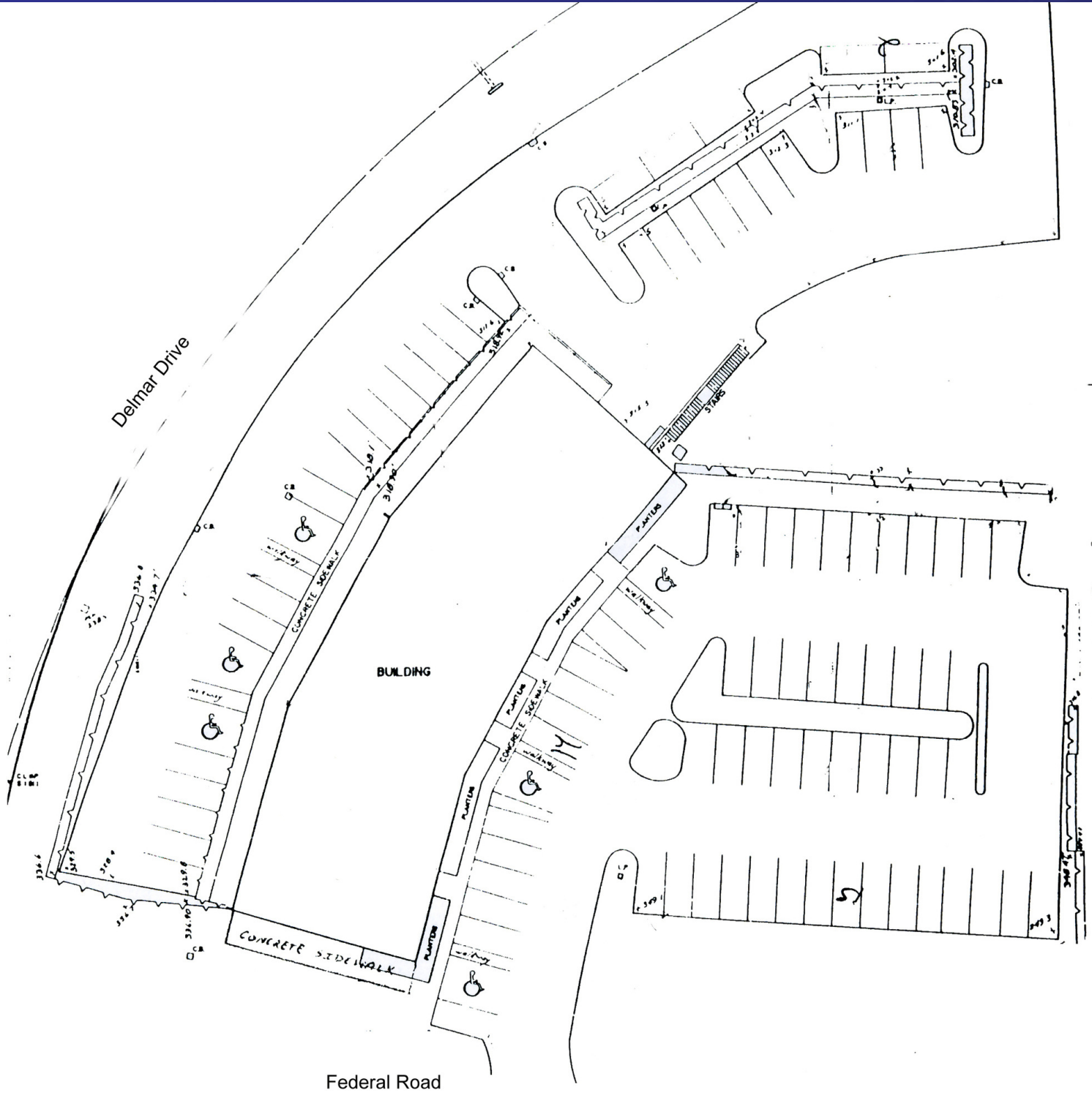
General Repairs: \$6,000.00

Total Expenses: \$116,189.25

Total Net Income: \$368,136.80

FOR SALE // PRIME RETAIL INVESTMENT OPPORTUNITY // FULLY LEASED

355 Federal Road, Brookfield CT



JOE DIMYAN

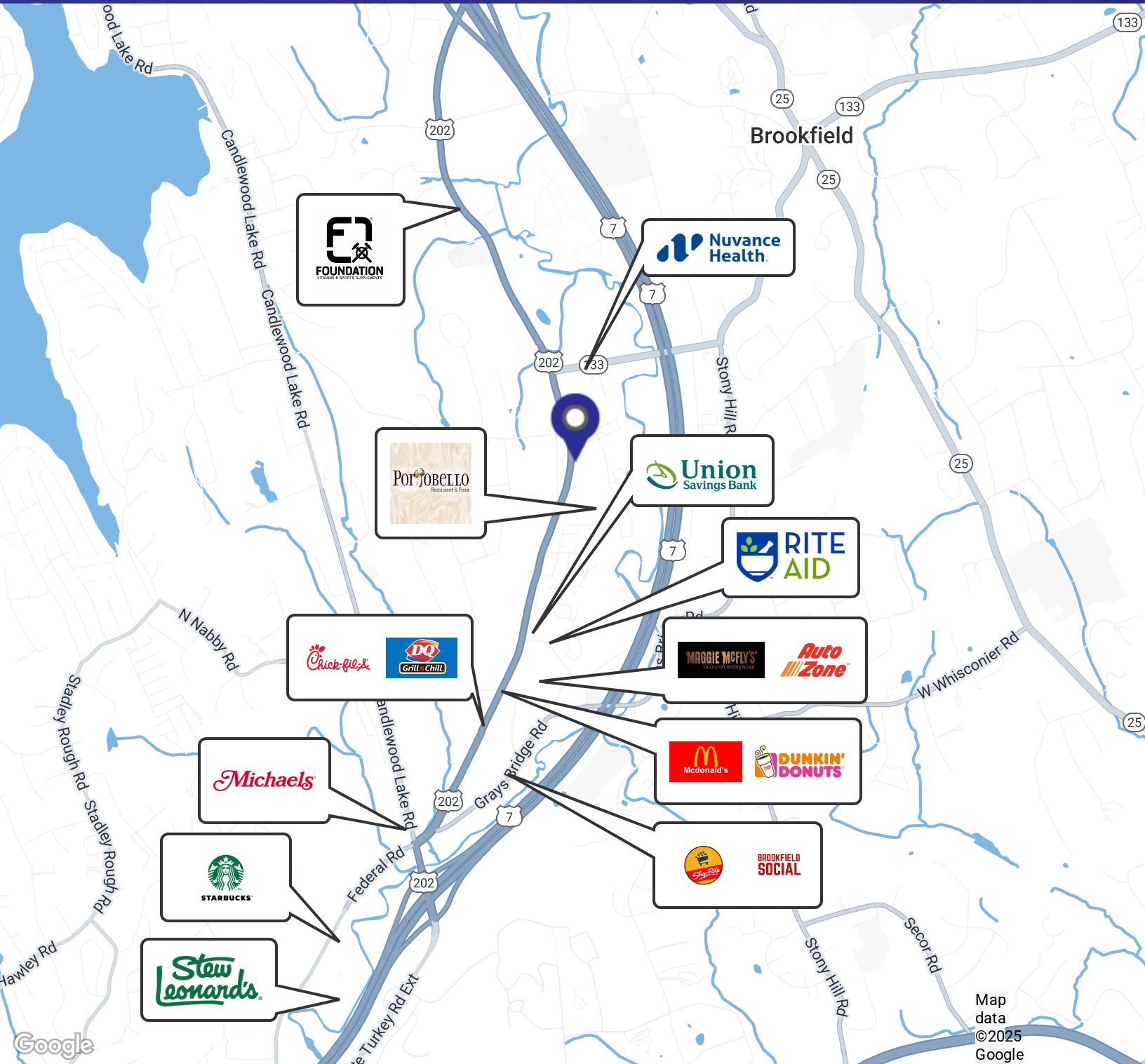
Broker

203.313.3920

jdimyan@towercorp.com

FOR SALE // PRIME RETAIL INVESTMENT OPPORTUNITY // FULLY LEASED

355 Federal Road, Brookfield CT



Map data ©2025 Google



JOE DIMYAN

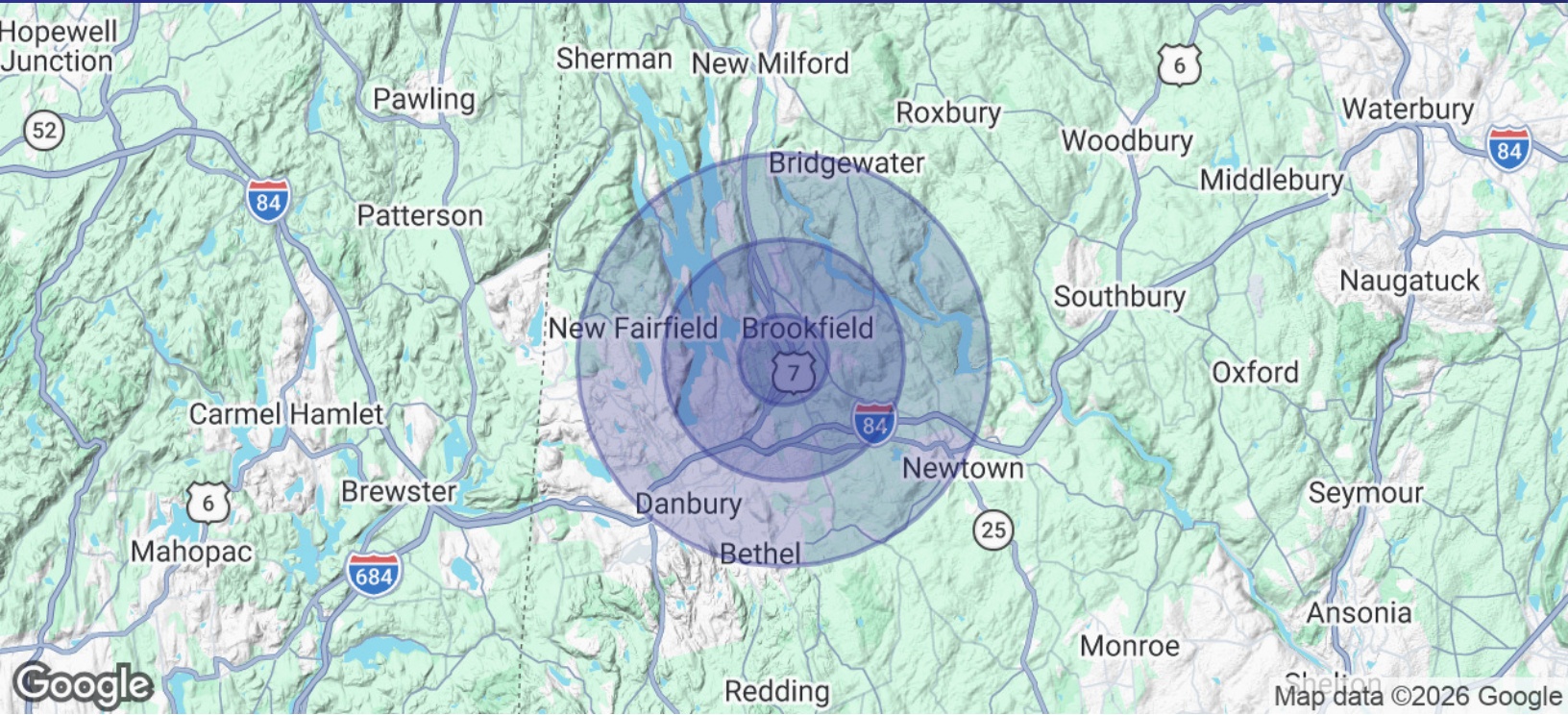
Broker

203.313.3920

jdimyan@towercorp.com

FOR SALE // PRIME RETAIL INVESTMENT OPPORTUNITY // FULLY LEASED

355 Federal Road, Brookfield CT



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

2020 American Community Survey (ACS)



JOE DIMYAN

Broker
203.313.3920
jdimyan@towercorp.com