

FOR SALE // 355 FEDERAL RD, BROOKFIELD CT



PROPERTY DESCRIPTION

A rare opportunity to acquire a fully leased retail strip center on one of Fairfield County's busiest commercial corridors — Federal Road (Route 7). This property benefits from excellent visibility, ample parking, and a proven history of long-term tenant success. The building has undergone extensive recent upgrades, offering turn-key stability and reduced future capital needs. With strong visibility, long-standing tenants, and recent capital improvements, this asset offers a stable and secure investment. *Current leases have increases making a \$48,817.07 or 9.7% upside in total rent from 2025 to 2026.*

OFFERING SUMMARY

Sale Price:	\$5,100,000
Lot Size:	2.69 Acres
Building Size:	34,090 SF
NOI:	\$344,562.75
Cap Rate:	6.8%

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



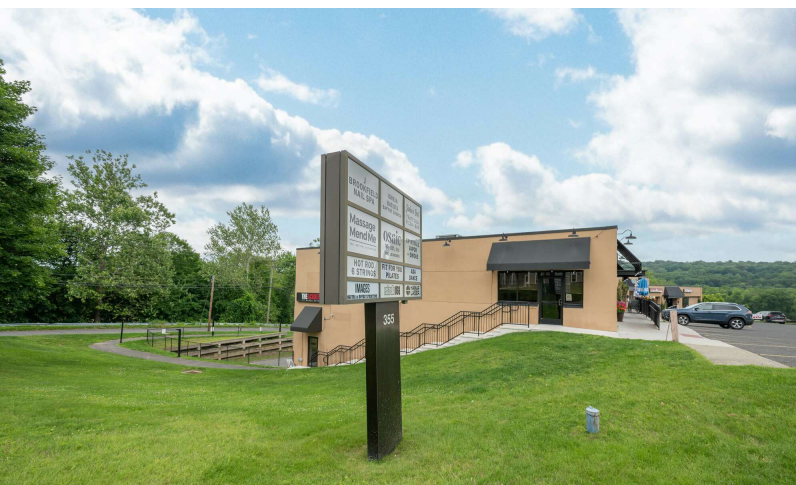
JOE DIMYAN

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
- Leases have increases with \$48,817.07 upside in 2026



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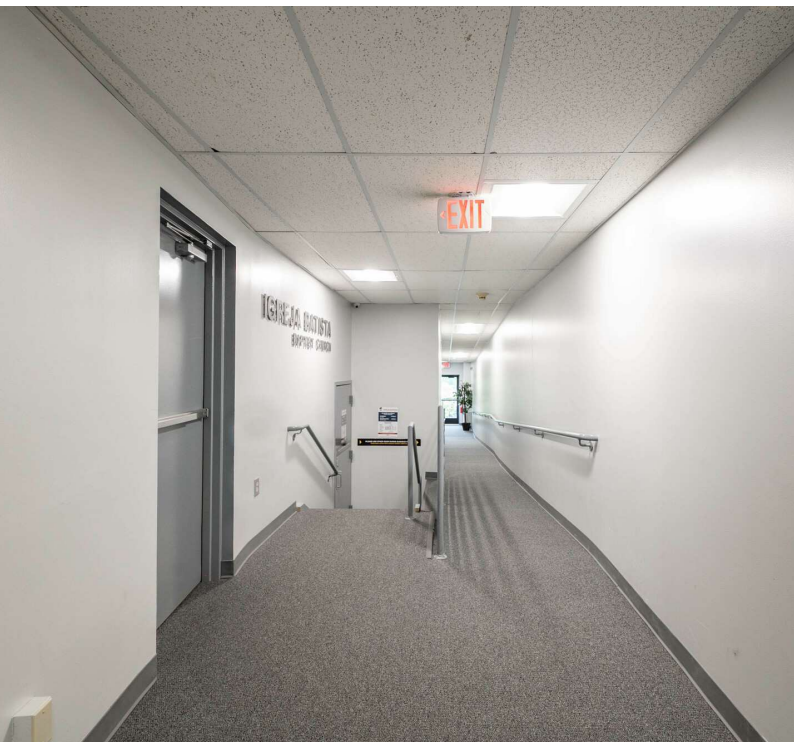
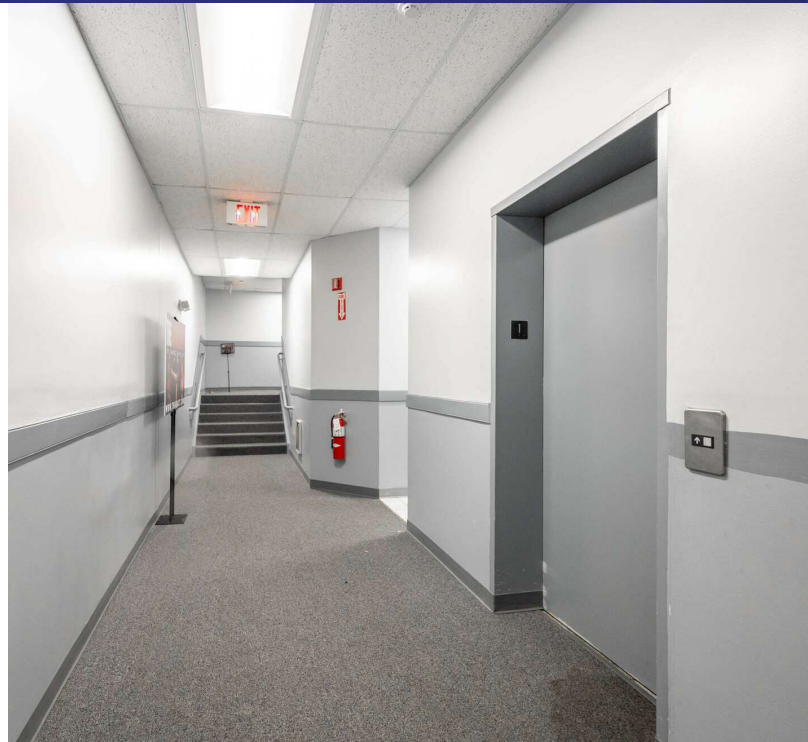
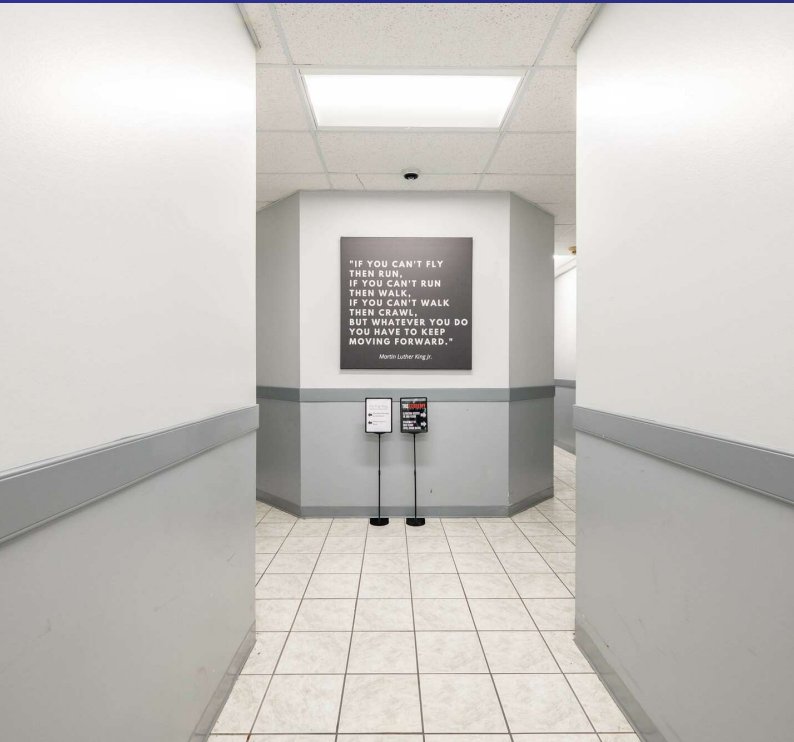
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Income/ Expense

Total Gross Income: \$460,752.00

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: \$344,562.75



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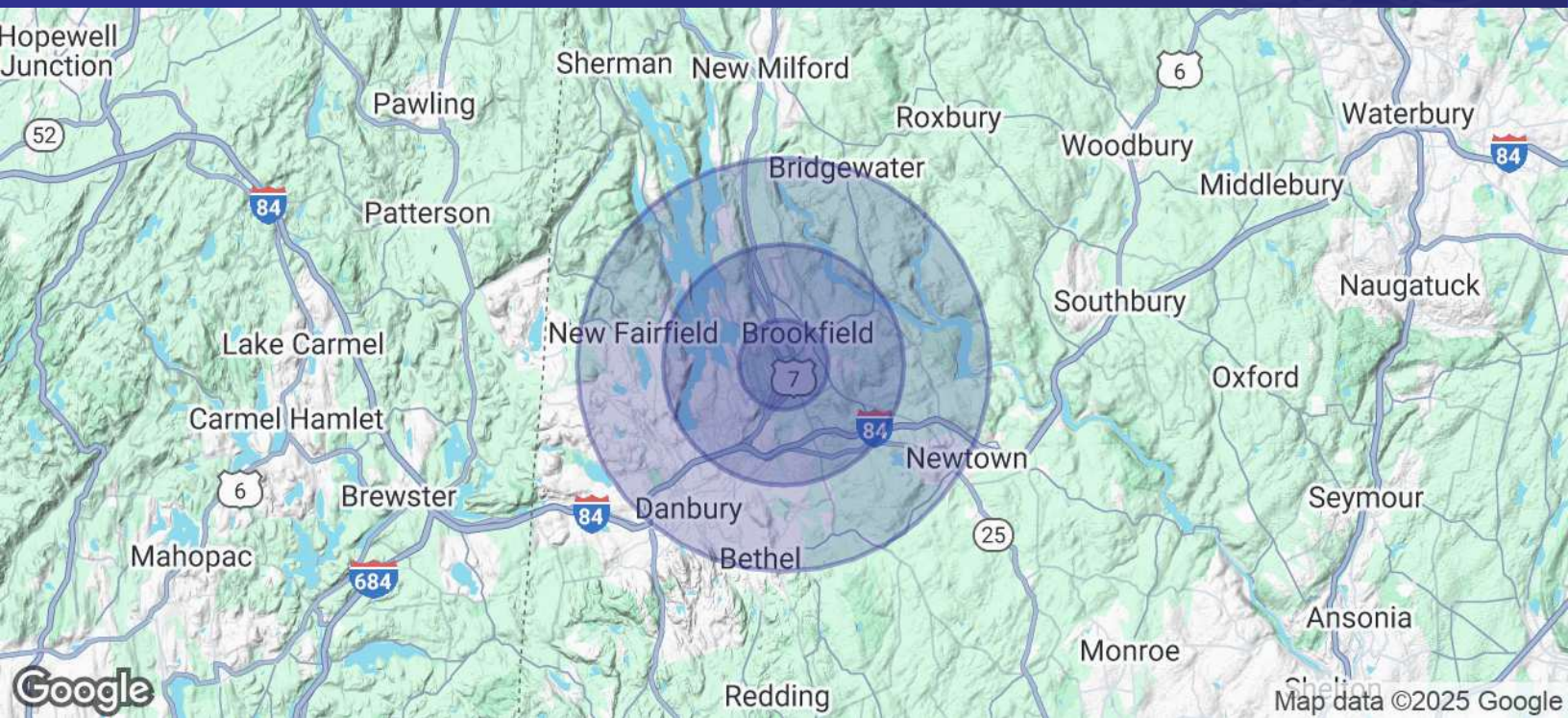
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POPULATION	1.3 MILES	3.5 MILES	6 MILES
Total Population	5,877	41,947	130,070
Average Age	44	44	41
Average Age (Male)	43	42	40
Average Age (Female)	46	45	43

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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