

FOR LEASE // 34 DEL MAR DRIVE, BROOKFIELD, CT



PROPERTY DESCRIPTION

Ideal space for any industrial or storage use. Unit has gas heat, private bath, overhead door and 3 phase power. Great access to Route 7 and I-84.

PROPERTY HIGHLIGHTS

- IRC 80/40 Zone (Industrial)
- +/- 9 Ft ceilings
- Private Bath
- 3 Phase Power
- 8 Ft. Overhead Door
- Gas Heat

OFFERING SUMMARY

Lease Rate:	\$1,250/month + Utilities & Refuse
Available SF:	Unit H - 1,069 SF Unit F - 943 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,045	31,388	83,308
Total Population	2,716	86,634	229,059
Average HH Income	\$131,266	\$99,978	\$102,655



MICK CONSALVO

Broker

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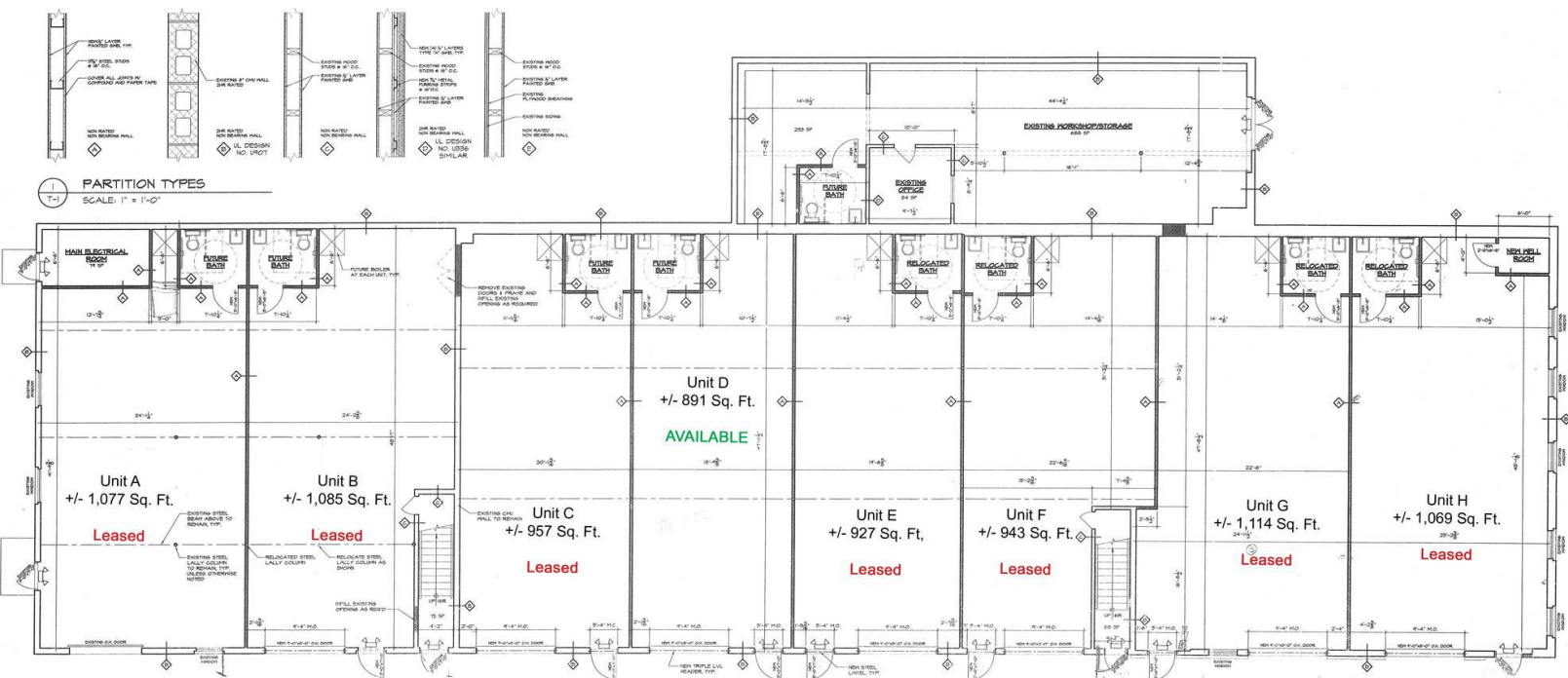
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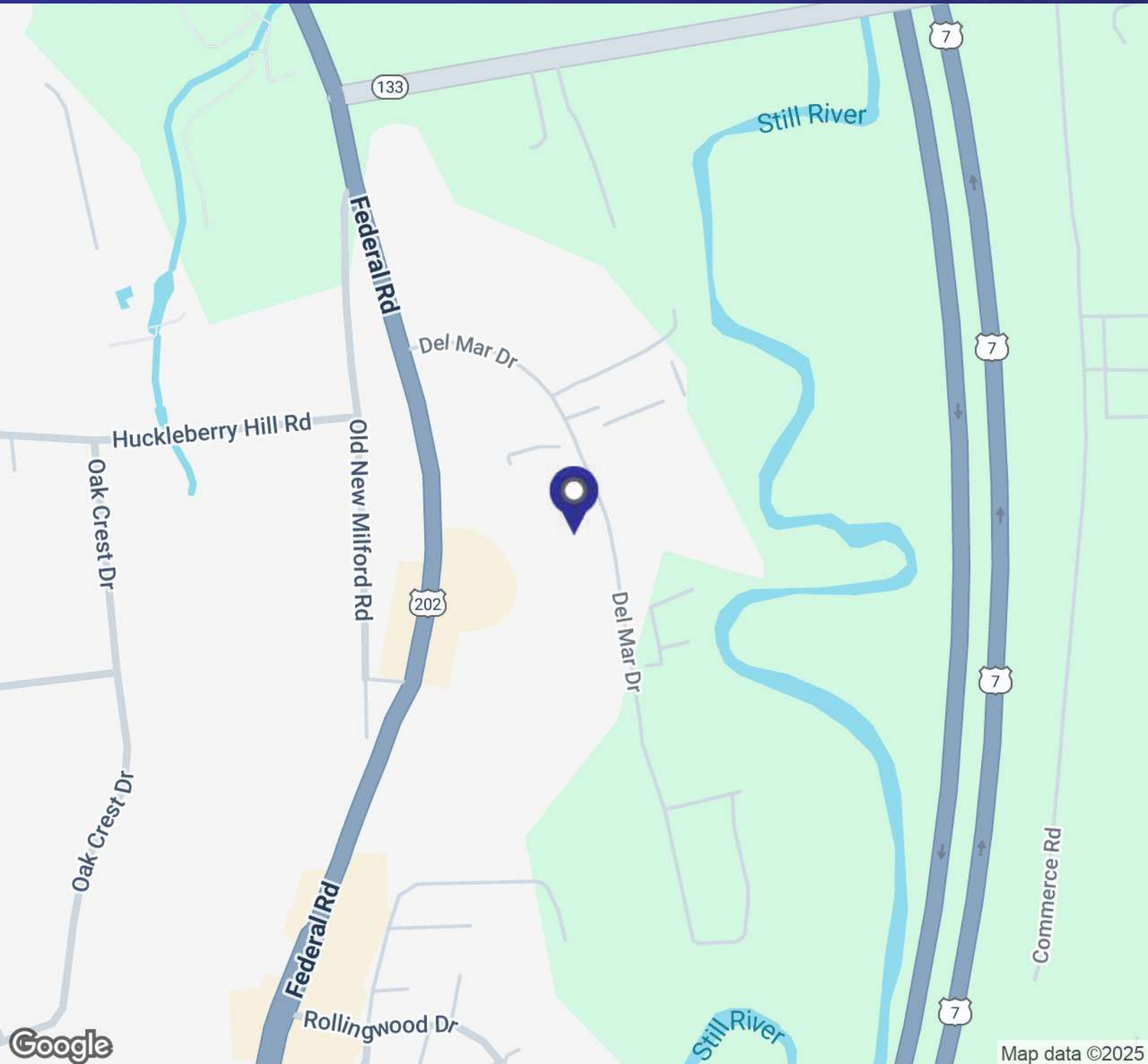


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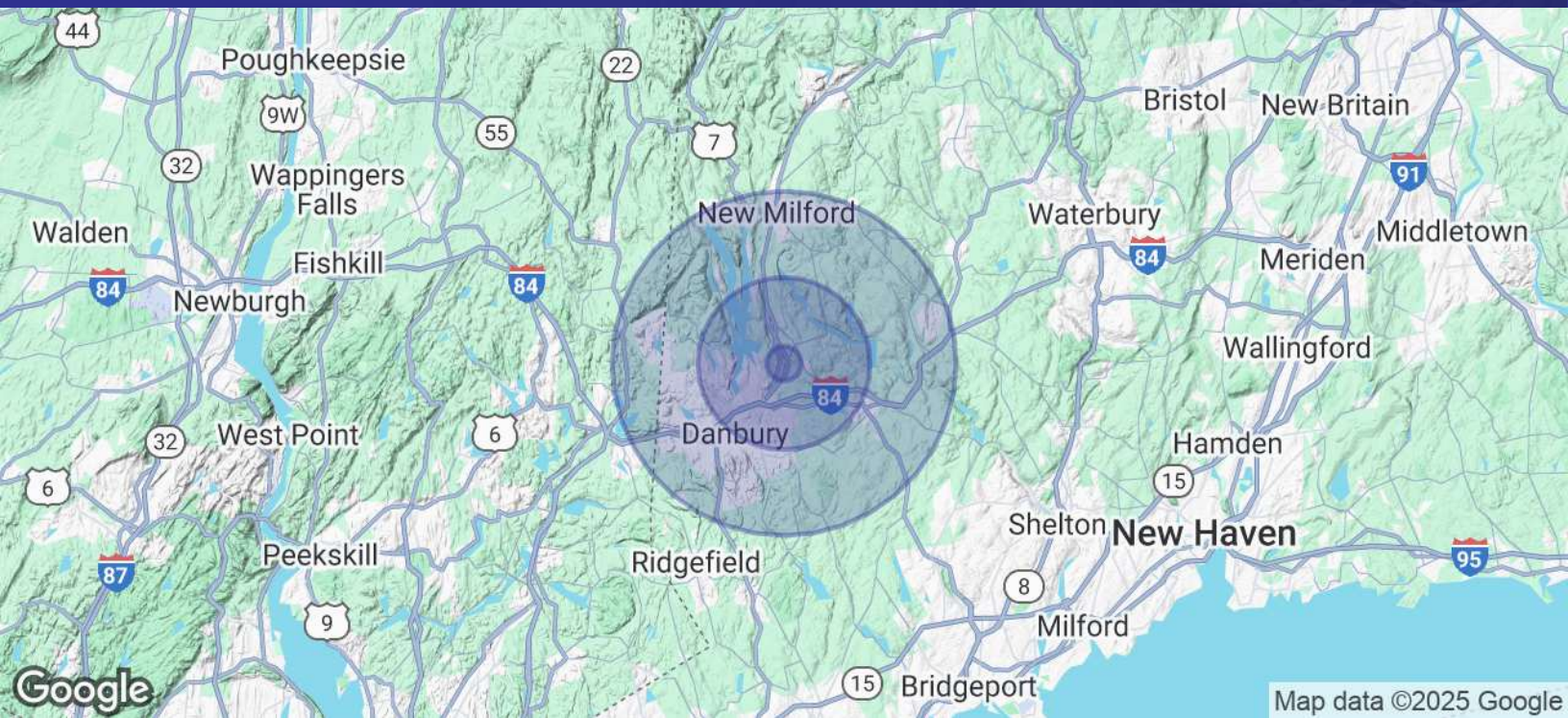
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,716	86,634	229,059
Average Age	41.0	39.2	39.7
Average Age (Male)	37.2	38.2	38.8
Average Age (Female)	43.9	40.1	40.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,045	31,388	83,308
# of Persons per HH	2.6	2.8	2.7
Average HH Income	\$131,266	\$99,978	\$102,655
Average House Value	\$423,310	\$423,419	\$438,751

* Demographic data derived from 2020 ACS - US Census



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