

FOR SALE OR LEASE // 304 FEDERAL ROAD, UNIT 313, BROOKFIELD CT

PROPERTY DESCRIPTION

Light and Bright second floor office space on Federal Road (Route 7) for sale or lease! Large reception area, two windowed offices, new vinyl plank flooring and lots of storage space. Ideal for any professional or medical office use.

PROPERTY HIGHLIGHTS

- Open Reception Area
- Two Windowed Offices
- New Vinyl Flooring
- Heat Pump
- Central AC
- Well/City Sewer
- Easy Access to I-84

OFFERING SUMMARY

Lease Rate:	\$750.00 per month + Util.
Sale Price:	\$65,000.00
Available SF:	557 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,045	33,924	83,298
Total Population	2,716	93,381	228,879
Average HH Income	\$131,266	\$96,892	\$103,073


JOE DIMYAN

Broker

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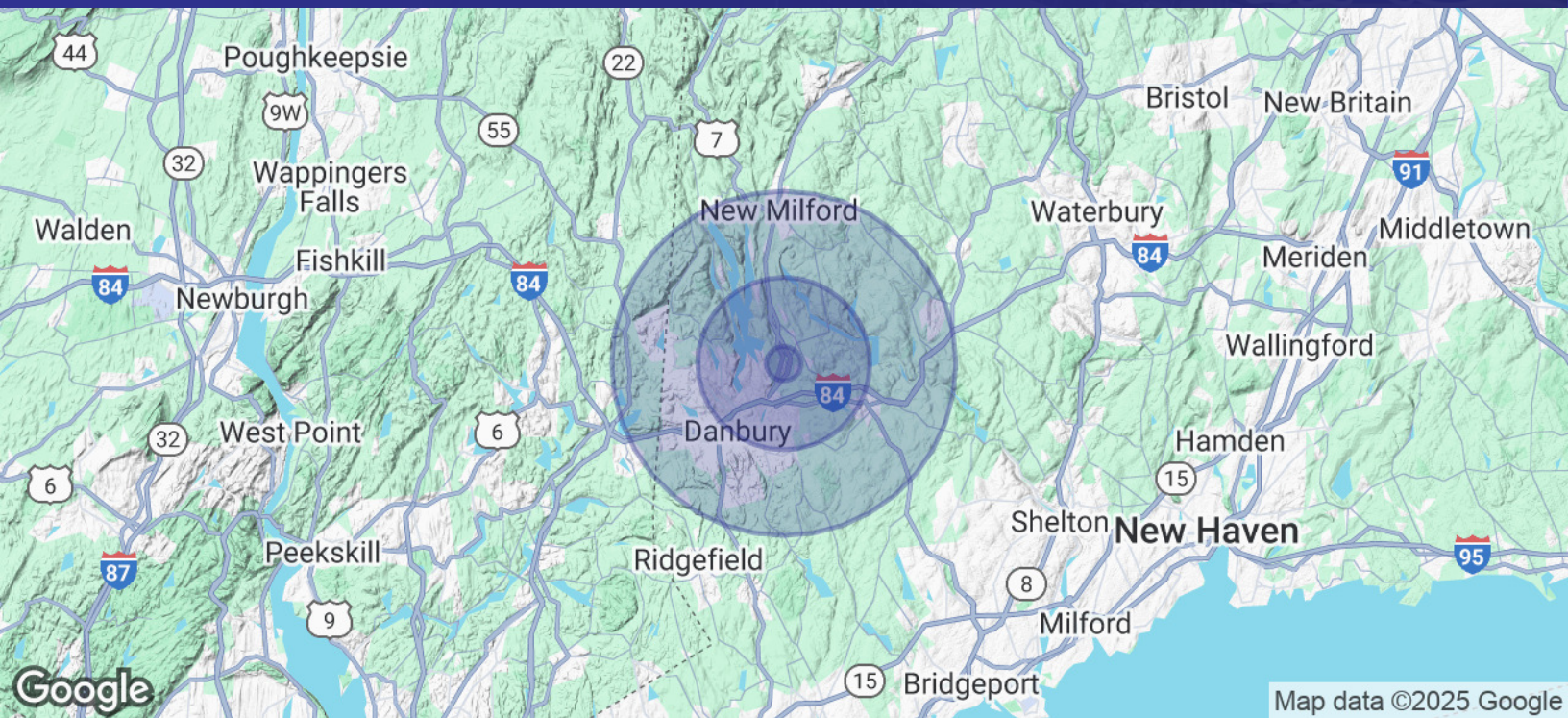
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,716	93,381	228,879
Average Age	41.0	38.8	39.7
Average Age (Male)	37.2	37.9	38.8
Average Age (Female)	43.9	39.7	40.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,045	33,924	83,298
# of Persons per HH	2.6	2.8	2.7
Average HH Income	\$131,266	\$96,892	\$103,073
Average House Value	\$423,310	\$420,655	\$440,167

* Demographic data derived from 2020 ACS - US Census



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