

**FOR SALE AND LEASE // FIRST FLOOR FURNISHED OFFICE**

304 Federal Rd, Unit 206, Brookfield, CT



**PROPERTY DESCRIPTION**

First floor furnished office condominium at Brookfield Office Park. Unit has two windowed offices and large reception area. Building is on Route 7 with easy access to I-84. Ideal for any professional or medical office use.

**PROPERTY HIGHLIGHTS**

- Two Windowed Offices
- Large Reception Area
- Common Baths
- Well/City Water
- Heat Pump
- Central A/C (Newly installed in 2023)

**OFFERING SUMMARY**

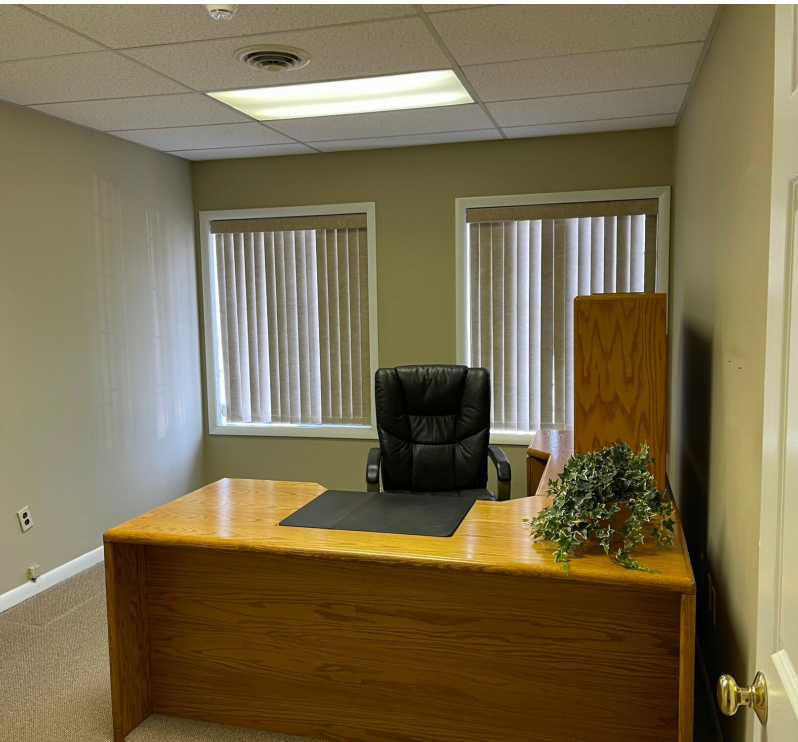
Lease Rate:	\$750/month (Gross) + Utilities
Sale Price	\$69,900
Available SF:	+/- 552 SF
Common Charges:	\$300.56 (monthly)
Taxes:	\$978.42 per year

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	349	1,342	3,261
Total Population	786	3,112	7,263
Average HH Income	\$121,532	\$125,250	\$120,352



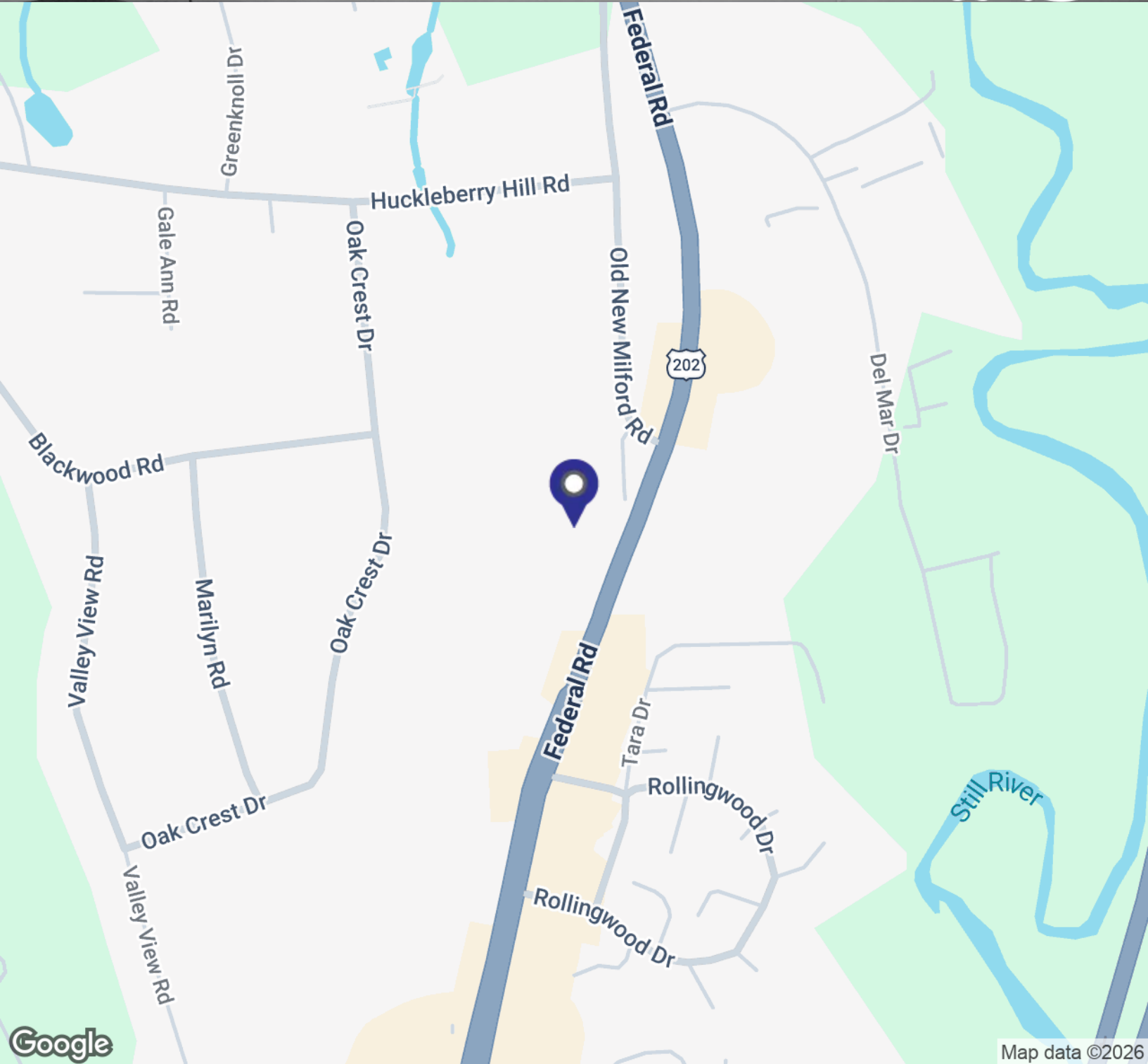
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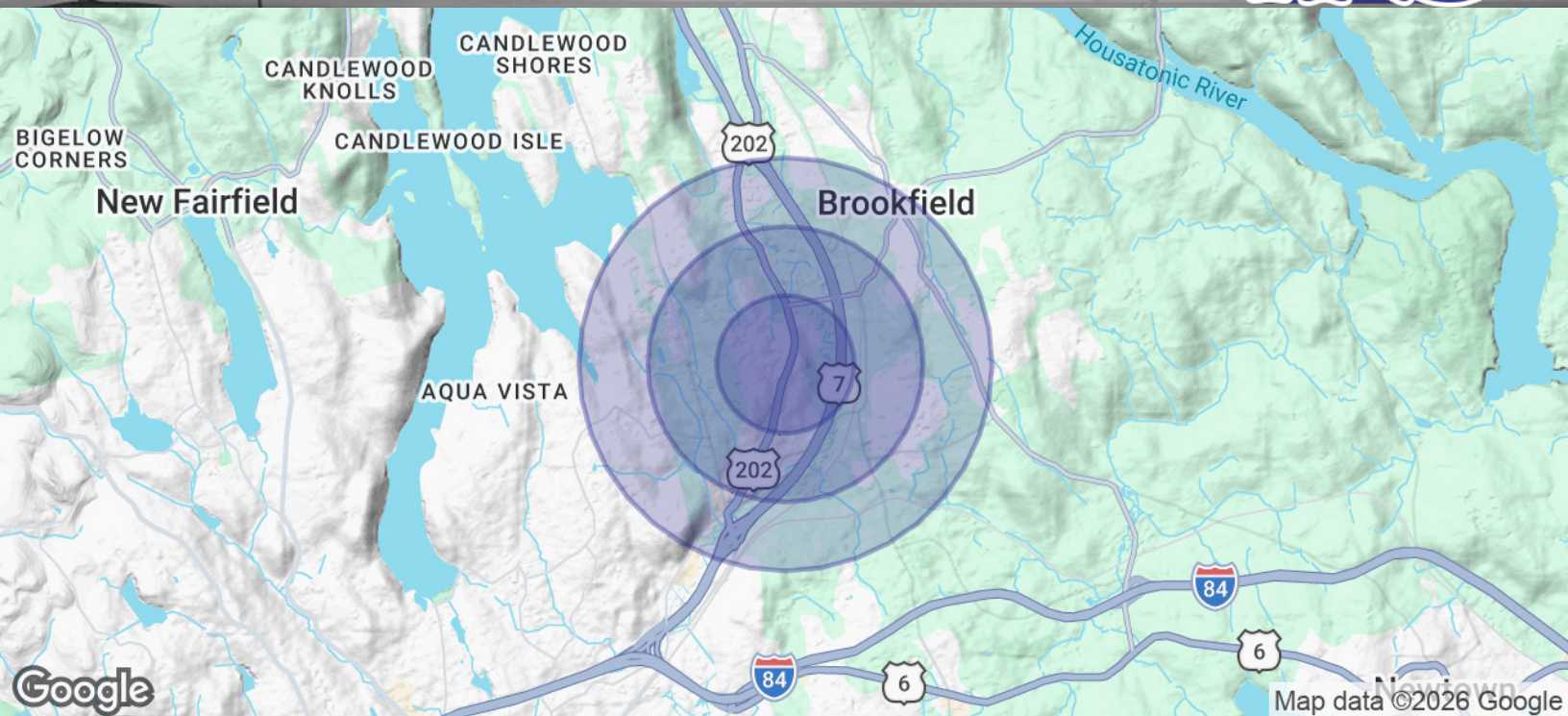
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	786	3,112	7,263
Average Age	43.0	43.9	46.1
Average Age (Male)	38.5	39.7	44.0
Average Age (Female)	44.6	45.2	46.0

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	349	1,342	3,261
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$121,532	\$125,250	\$120,352
Average House Value	\$314,579	\$337,539	\$319,305

2020 American Community Survey (ACS)

