TOWER REALTY CORPORATION

PROPERTY SUMMARY

FOR LEASE // PRIME RT. 7 RETAIL

355 Federal Road, Brookfield CT



PROPERTY DESCRIPTION

Prime retail leasing opportunity at 355 Federal Road in Brookfield, Connecticut, offering approximately 1,700 square feet of space in a well-maintained, high-visibility retail center.

Strategically located along the heavily traveled Route 7 commercial corridor, the property benefits from excellent road exposure, ample on-site parking, and convenient accessibility. Situated in a busy retail center and surrounded by numerous major national retailers, restaurants, and established businesses, this location offers an ideal opportunity for businesses seeking a strong presence in one of Brookfield's most active commercial areas.

An excellent opportunity for a variety of retail and service-oriented uses looking to capitalize on this highly desirable location.

OFFERING SUMMARY	
Lease Rate:	$23 SF/yr (Gross) + Util
Available SF:	1,700 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,270	11,247	32,053
Total Population	2,953	29,212	84,891
Average HH Income	$166,978	$168,719	$137,822



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LOCATION INFORMATION	
Street Address	355 Federal Rd
City, State, Zip	Brookfield, CT 06804
County	Fairfield

BUILDING INFORMATION	
Year Built	1989
Year Renovated:	2023-2026

PROPERTY HIGHLIGHTS

- ±1,700 SF Retail Space Available
- Prime Location on Federal Road (Route 7)
- Excellent Visibility and Road Exposure
- Well-Maintained Property
- Located in a Busy Retail Center
- Surrounded by Major National Retailers and Established Businesses
- Ample On-Site Parking
- Convenient Access to Route 7 and I-84
- City Water and Sewer
- Electric Heat
- Ideal for a Variety of Retail and Service-Oriented Uses



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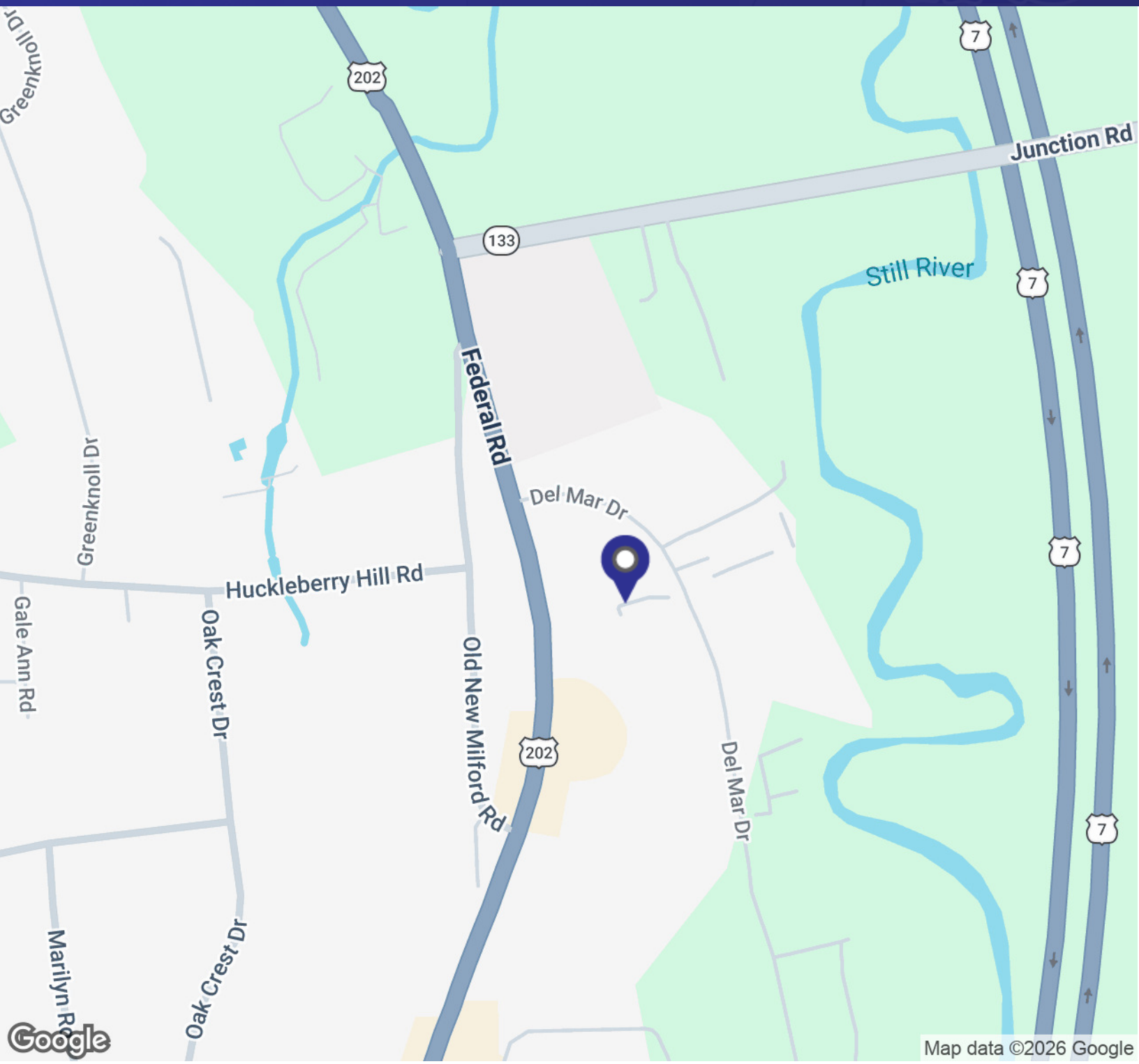




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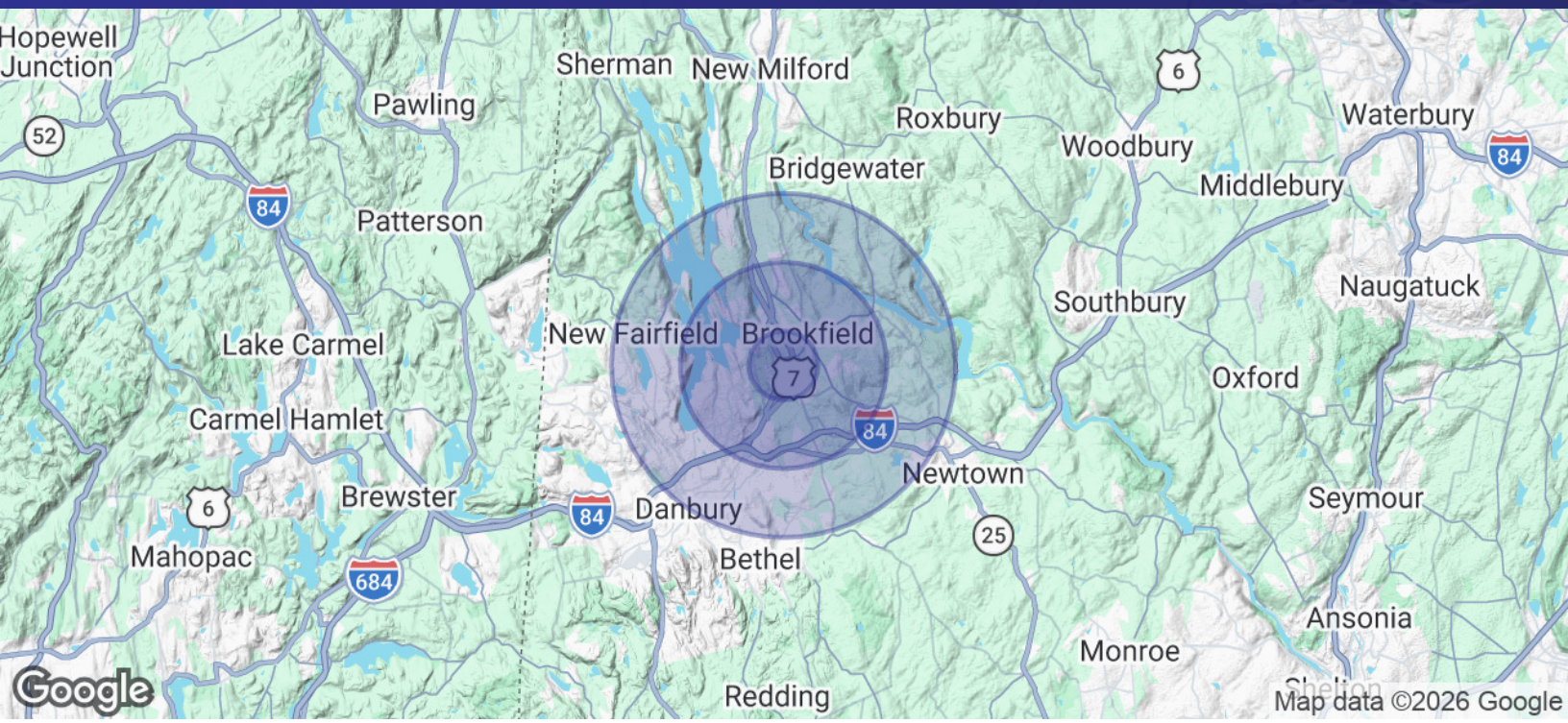




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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,953	29,212	84,891
Average Age	49.7	47.2	43.4
Average Age (Male)	49.7	47.8	42.4
Average Age (Female)	48.2	46.6	43.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,270	11,247	32,053
# of Persons per HH	2.3	2.6	2.6
Average HH Income	$166,978	$168,719	$137,822
Average House Value	$389,425	$451,491	$436,919

2023 American Community Survey (ACS)



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