

FOR SALE OR LEASE // 246 FEDERAL RD, UNIT D11, BROOKFIELD CT



PROPERTY DESCRIPTION

1,745 Sq Ft ground level office suite at Brookfield commons. Unit has 3 private offices, large conference room with French doors, storage room, private bath and wired for alarm. Ideal for any professional office, medical or service business.

PROPERTY HIGHLIGHTS

- Three Private Offices
- Conference Room
- Private Bath
- C-1 Zone (office, medical, retail)
- Electric Heat Pump
- Central A/C
- Well, Sewer
- Ample Parking

OFFERING SUMMARY

Sale Price:	\$229,900
Lease Price:	\$14 Gross + Util
Unit Size:	1,745 SF
Taxes:	\$4,104 Per Year
Common Charges:	\$442 Per Month

DEMOGRAPHICS	1 MILE	2.5 MILES	5 MILES
Total Households	1,350	8,711	36,223
Total Population	3,209	22,144	98,680
Average HH Income	\$157,710	\$165,099	\$140,360

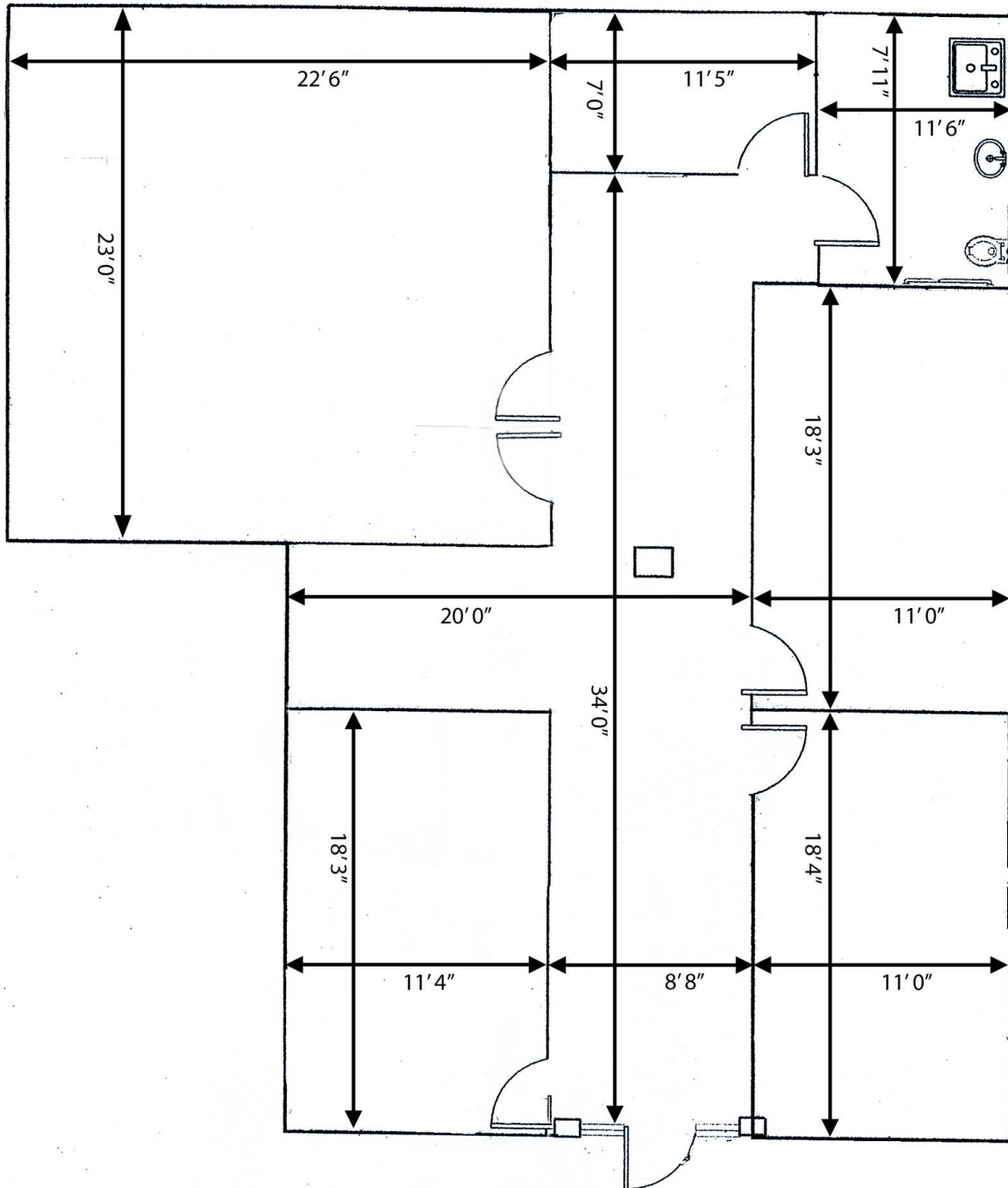


MICK CONSALVO
Broker
 203.241.5188
 mconsalvo@towercorp.com



MICHAEL DIMYAN
Broker
 203.948.2891
 mdimyan@towercorp.com

FOR SALE OR LEASE // 246 FEDERAL RD, UNIT D11, BROOKFIELD CT



MICK CONSALVO

Broker
203.241.5188
mconsalvo@towercorp.com



MICHAEL DIMYAN

Broker
203.948.2891
mdimyan@towercorp.com

FOR SALE OR LEASE // 246 FEDERAL RD, UNIT D11, BROOKFIELD CT



MICK CONSALVO

Broker

203.241.5188

mconsalvo@towercorp.com



MICHAEL DIMYAN

Broker

203.948.2891

mdimyan@towercorp.com

FOR SALE OR LEASE // 246 FEDERAL RD, UNIT D11, BROOKFIELD CT



MICK CONSALVO

Broker

203.241.5188

mconsalvo@towercorp.com



MICHAEL DIMYAN

Broker

203.948.2891

mdimyan@towercorp.com

FOR SALE OR LEASE // 246 FEDERAL RD, UNIT D11, BROOKFIELD CT



MICK CONSALVO

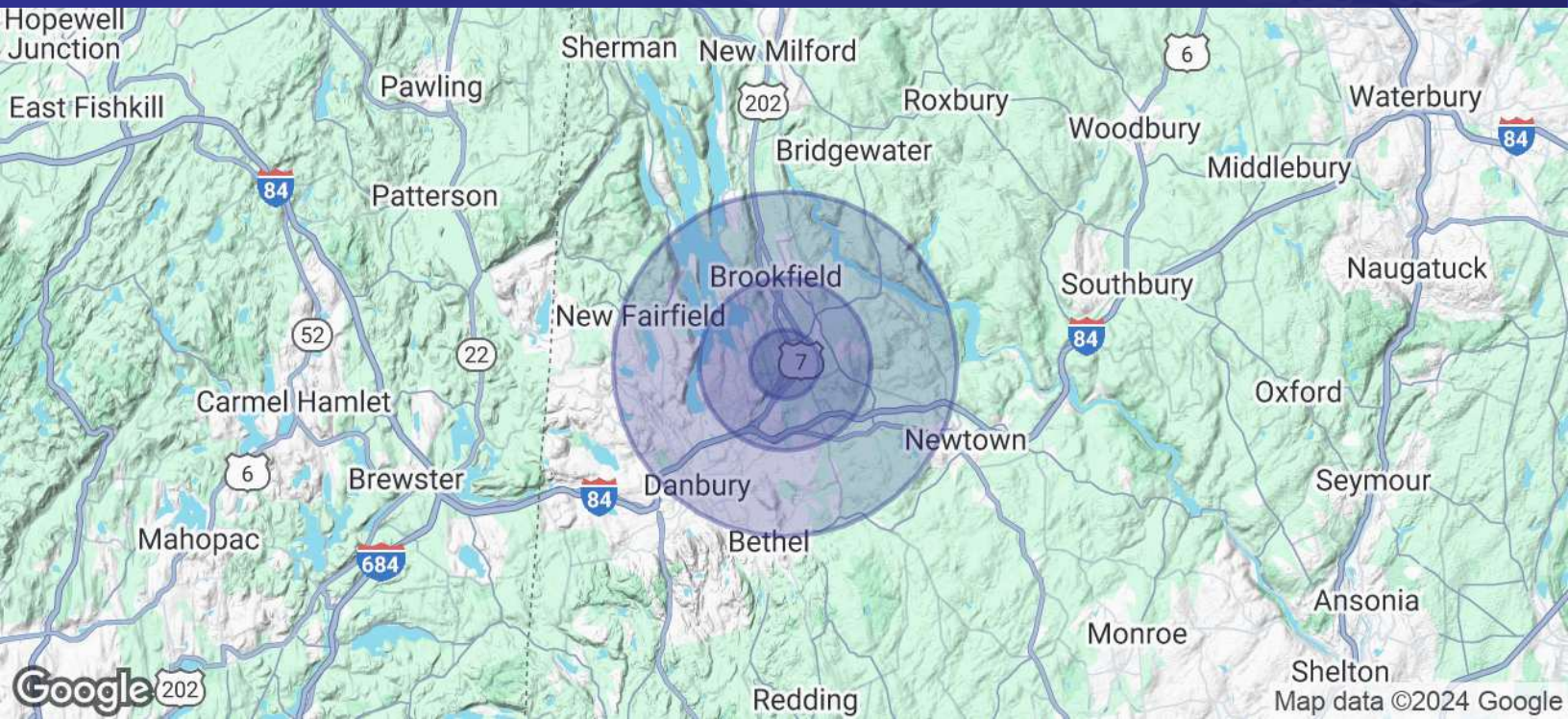
Broker
203.241.5188
mconsalvo@towercorp.com



MICHAEL DIMYAN

Broker
203.948.2891
mdimyan@towercorp.com

FOR SALE OR LEASE // 246 FEDERAL RD, UNIT D11, BROOKFIELD CT



POPULATION	1 MILE	2.5 MILES	5 MILES
Total Population	3,209	22,144	98,680
Average Age	45	45	42
Average Age (Male)	43	43	41
Average Age (Female)	47	46	43

HOUSEHOLDS & INCOME	1 MILE	2.5 MILES	5 MILES
Total Households	1,350	8,711	36,223
# of Persons per HH	2.4	2.5	2.7
Average HH Income	\$157,710	\$165,099	\$140,360
Average House Value	\$466,942	\$498,804	\$447,670

Demographics data derived from AlphaMap



MICK CONSALVO
Broker
 203.241.5188
 mconsalvo@towercorp.com



MICHAEL DIMYAN
Broker
 203.948.2891
 mdimyan@towercorp.com