

FOR LEASE

\$22.00 NNN


**COLDWELL
BANKER
COMMERCIAL**

NRT



270 FEDERAL RD, BROOKFIELD, CT 06804

BROOKFIELD SQUARE**Property Description**

Coldwell Banker Commercial NRT presents for lease 270A Federal Road, located in Brookfield, Connecticut. Offered for the first time in over 30 years, this 2,125 SF Retail space was formerly Dunkin Donuts. The property has a great mix of national, regional and local tenants including Stickleby Furniture, TD Ameritrade, Advanced Auto, Cosmo Prof, All State and Frankie's World Famous Hot Dogs, The space has a walk-in cooler and two existing bathrooms in place. Exceptional frontage and visibility on Federal Road.

Property Highlights

- High-Traffic Plaza
- Excellent Visibility
- Join Stickleby, Ameritrade, Cosmo Prof, and Others

Offering Summary

Available SF:	2,125 SF
Lot Size:	6.87 Acres
Year Built:	1989
Building Size:	51,156 SF
Renovated:	2019
Zoning:	IRC 80/40
Market:	Federal Rd corridor
Traffic Count:	25,000

**Garrett Palmer**

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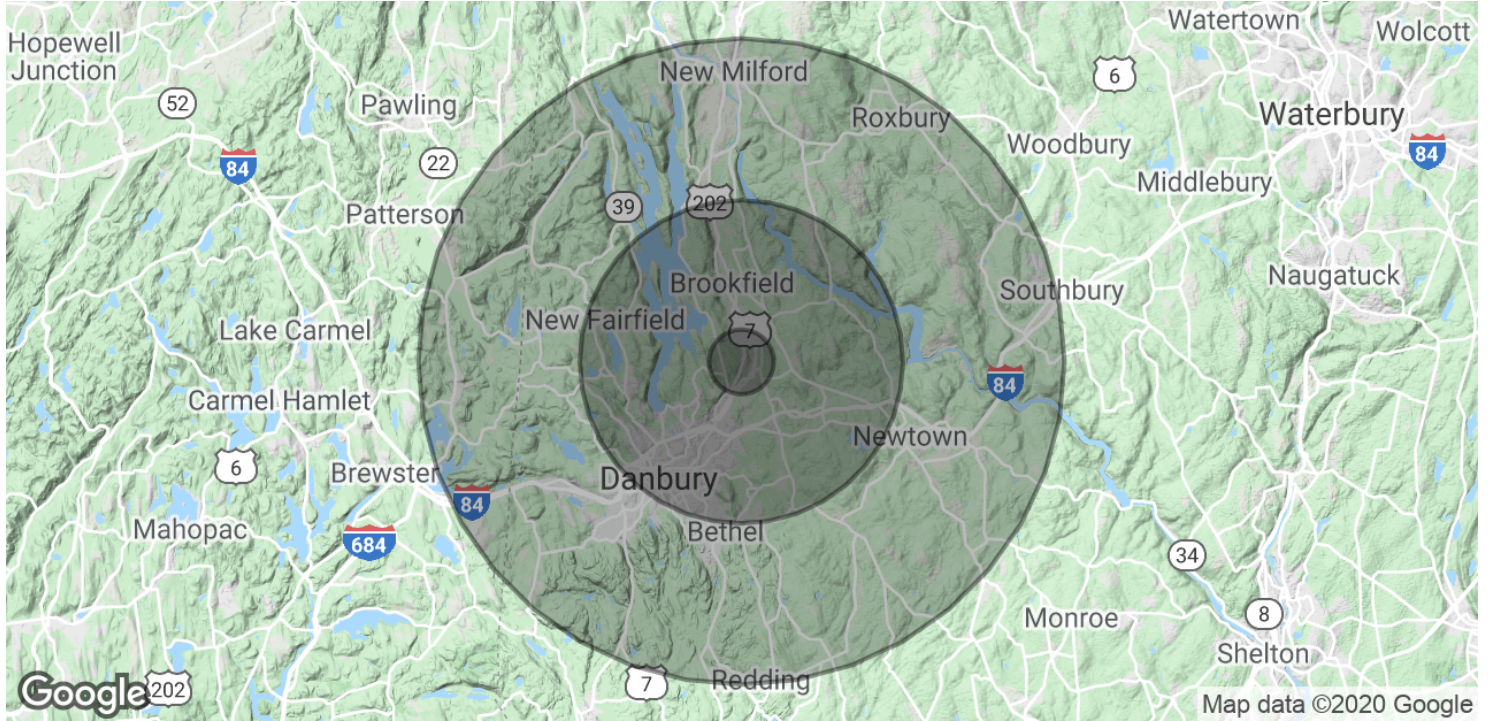
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,716	97,761	229,107
Median age	41.0	38.7	39.8
Median age (Male)	37.2	37.9	38.9
Median age (Female)	43.9	39.5	40.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,045	35,821	83,611
# of persons per HH	2.6	2.7	2.7
Average HH income	\$131,266	\$94,705	\$103,238
Average house value	\$423,310	\$420,033	\$441,154



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