

SALE

246 FEDERAL RD STE C12

246 Federal Rd Ste C12 Brookfield, CT 06804



PROPERTY DESCRIPTION

Coldwell Banker Commercial is pleased to offer 246 Federal Road, Suite C12 for sale. This versatile, recently updated office space is currently configured as a medical massage therapy practice. The layout includes three private treatment rooms, a reception area, dedicated office space, and a break room, all designed for comfort and efficiency. Positioned with prime visibility, the unit offers retail frontage on highly traveled Federal Road, making it ideal for a variety of professional or wellness-based uses.

OFFERING SUMMARY

Sale Price:	\$265,000
Number of Units:	60
Building Size:	1,360 SF

PROPERTY HIGHLIGHTS

- 1,360 SF turnkey office/retail space with updated interior finishes
- Currently built out as a medical massage therapy office with 3 treatment rooms, reception, private office, and break room
- Ideal for medical, wellness, or professional services with flexible layout
- Street-facing retail frontage on high-traffic Federal Road offers excellent visibility
- Located in a high-traffic professional/medical complex with strong tenant mix

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	216	442	1,350
Total Population	475	994	3,214
Average HH Income	\$145,993	\$148,794	\$157,697

Dan Sousa
(203) 948-7870

Sarah Linder
(203) 739-5922



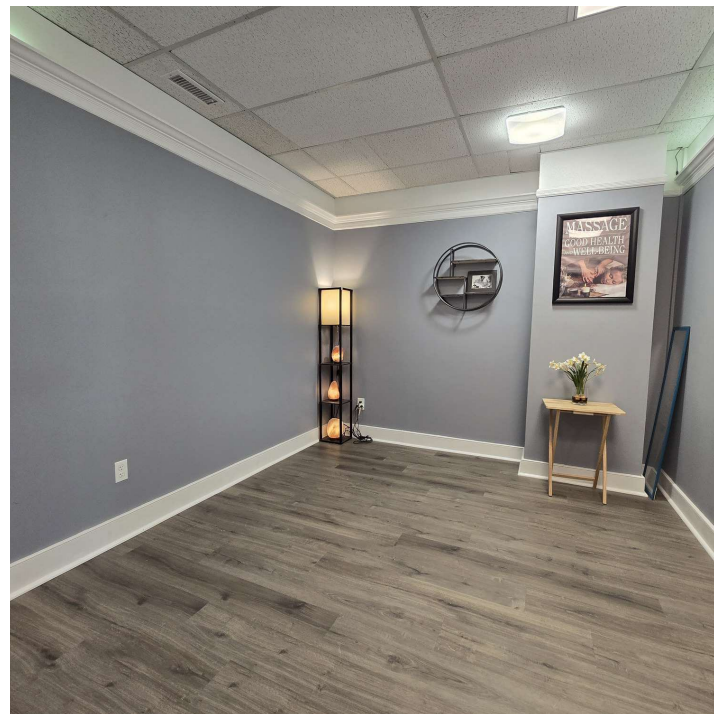
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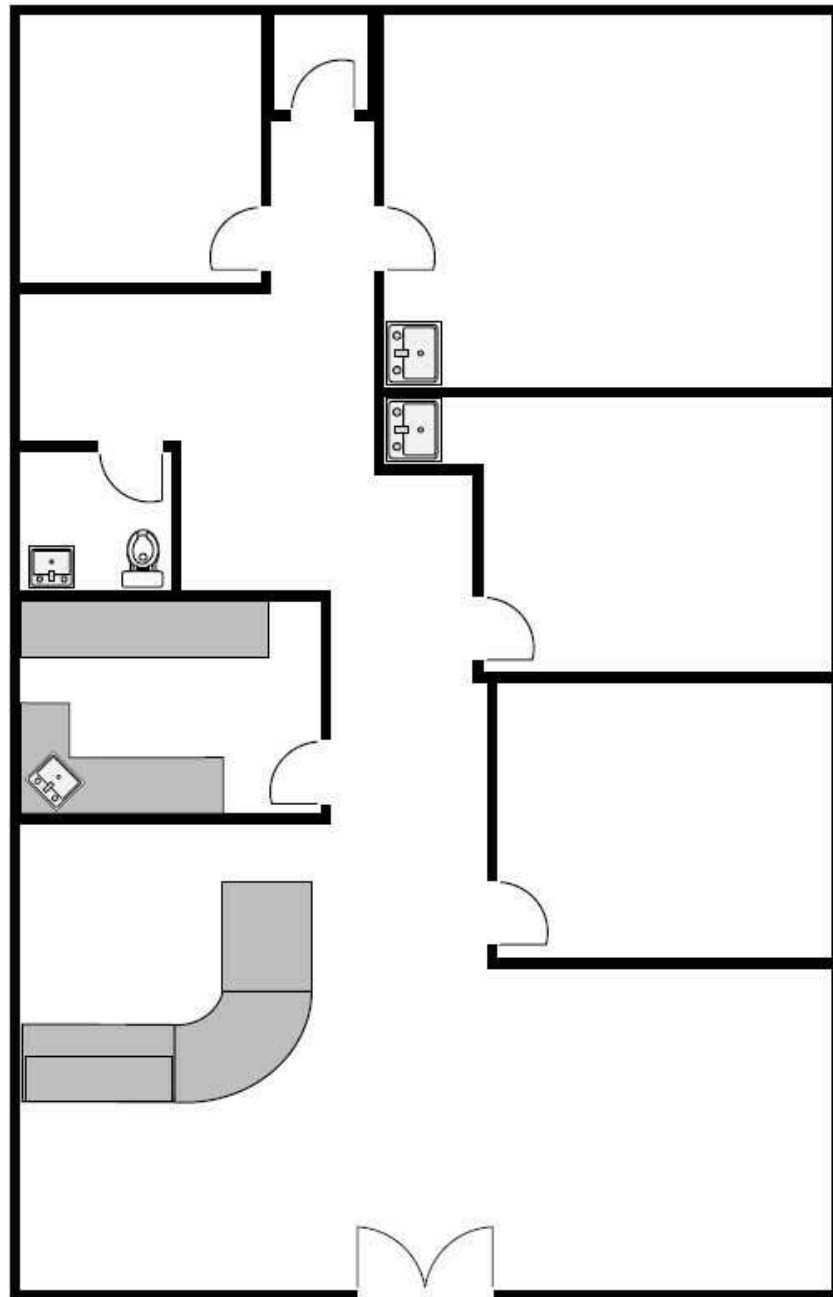
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POPULATION

0.3 MILES

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1 MILE

Total Population

475

994

3,214

Average Age

45

45

45

Average Age (Male)

42

42

42

Average Age (Female)

47

47

46

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households

216

442

1,350

of Persons per HH

2.2

2.2

2.4

Average HH Income

\$145,993

\$148,794

\$157,697

Average House Value

\$431,294

\$438,081

\$466,908

Demographics data derived from AlphaMap

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