

# 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  
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(203) 739-5922

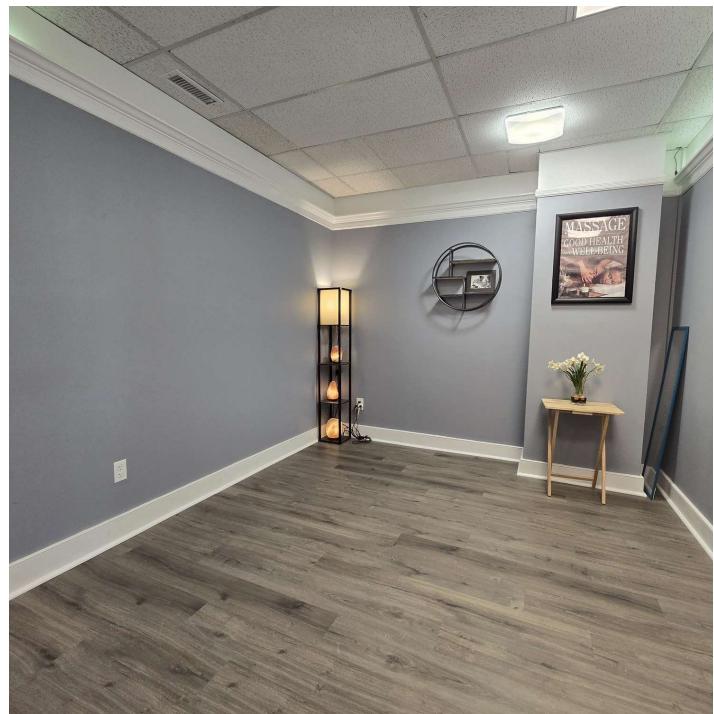
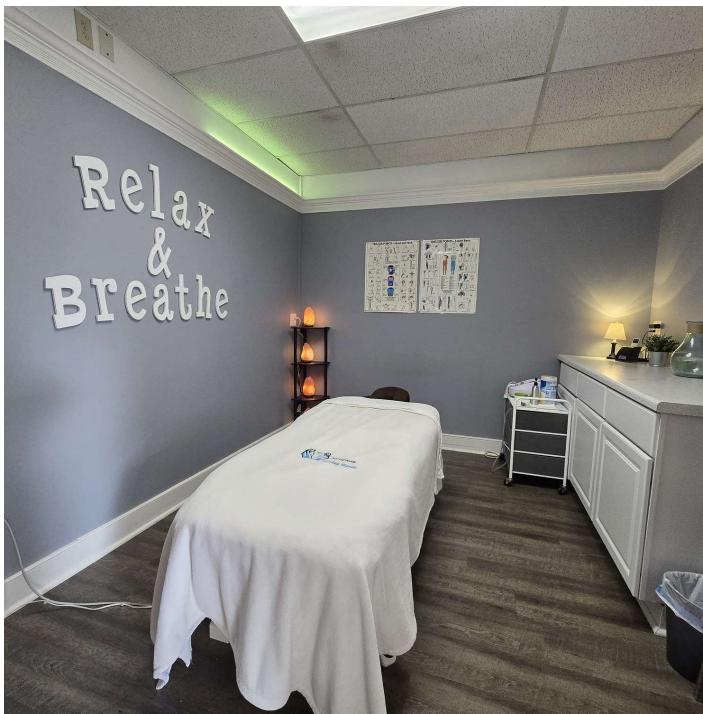
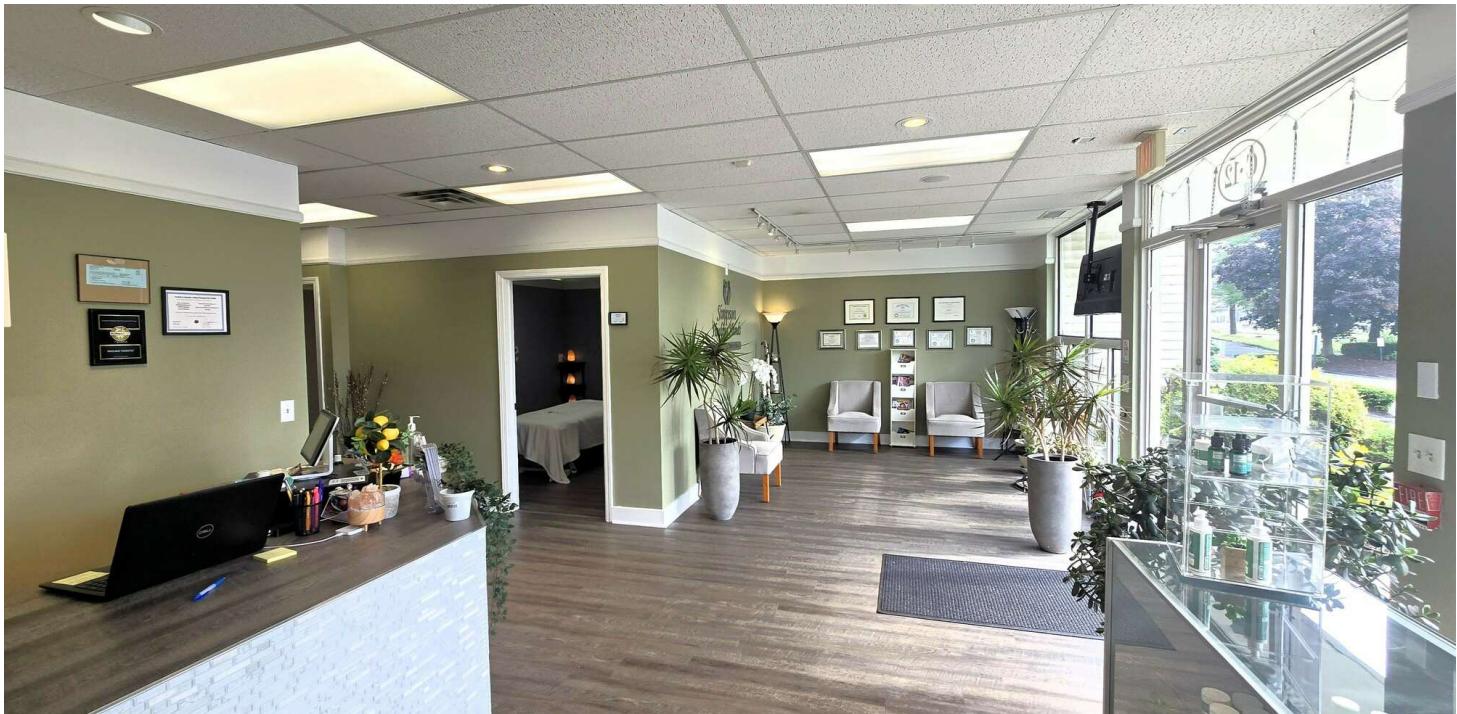


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REALTY

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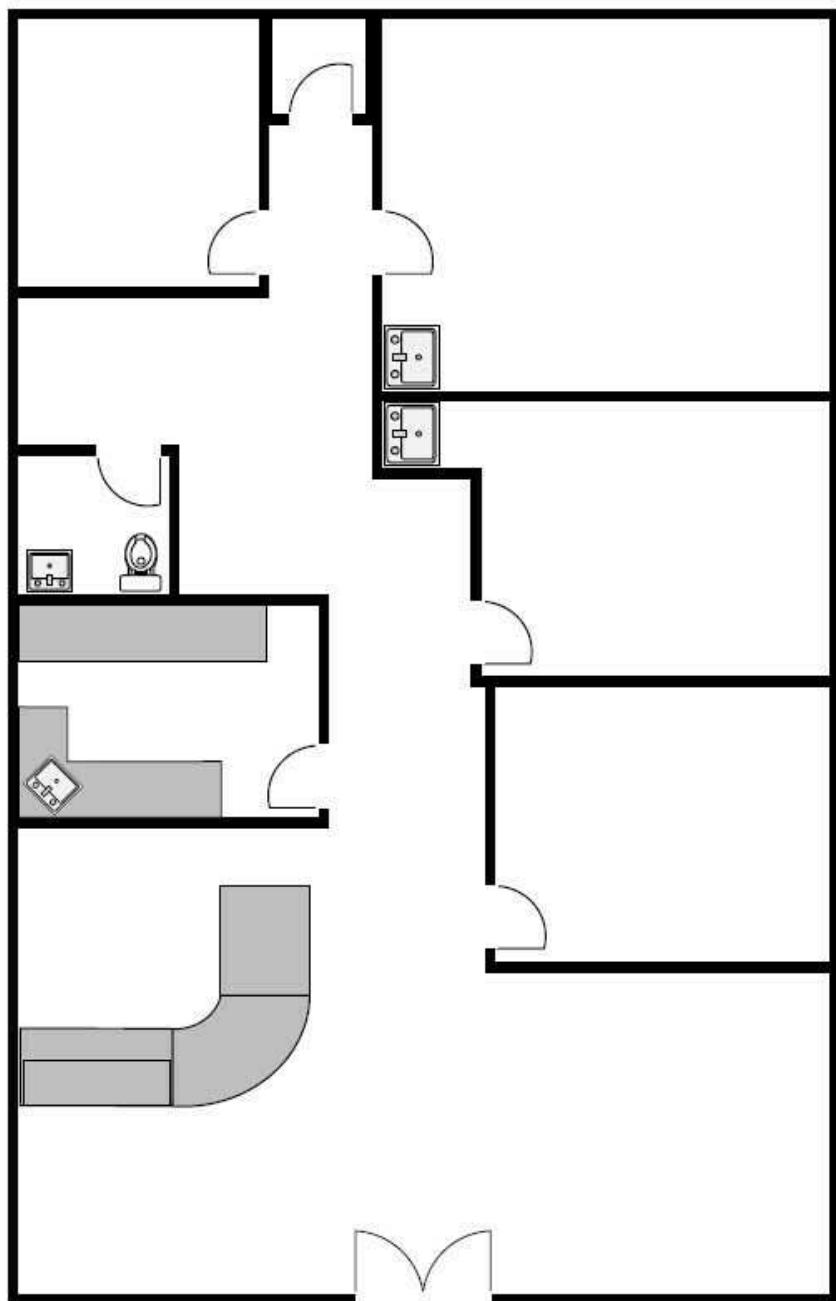
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**246 Federal Road  
Suite C-12**



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### POPULATION

	0.3 MILES	0.5 MILES	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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