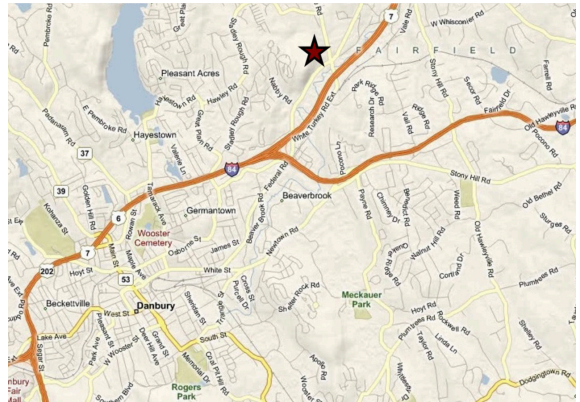


# BROOKFIELD, CT

14 CANDLEWOOD LAKE ROAD, BROOKFIELD, CT 06804



## PROPERTY TYPE

Retail

## AVAILABLE SQUARE FOOTAGE

45,000 SF

## PRICE PER SQUARE FOOT

Negotiable NNN

## NETS

\$2.56 CAM

\$2.69 RET

\$0.50 INS

**\$5.75 Total**

## TRAFFIC COUNT

30,500 ADT

A unique opportunity available in a gem of a shopping center that's located in the heart of Brookfield's retail shopping district. Last remaining inline space. The center includes Michaels, Amazon Fresh, CVS, The Paper Store, and Raymour & Flanigan. Nearby retail includes Costco, BJ's, Wholesale Club, and Kohls. It's a signalized shopping center with multiple entrances for easy access and ample parking with 659 spaces.

## DEMOGRAPHICS

Total Population

## 1 MILE

4,814

## 3 MILES

45,842

## 5 MILES

118,394

AVG HH Income

\$101,219

\$101,445

\$99,182

Total HH

2,084

16,477

42,192

## TREVOR EDKIN

Director of Real Estate  
Leasing & Acquisition  
315.461.3658

## SCOTT MILNAMOW

Senior VP  
Real Estate Development  
315.453.2590

**Raymour & Flanigan**  
REAL ESTATE

OVER 15 MILLION SQUARE FEET  
OF REAL ESTATE SPACE

# BROOKFIELD, CT

14 CANDLEWOOD LAKE ROAD

