

LEASE

828 - 834 FEDERAL ROAD

Brookfield, CT



PROPERTY DESCRIPTION

Located in Brookfield's vibrant Town Center District, 834 Federal Rd offers prime office, business, and hospitality spaces. The area has seen significant residential growth, with more units planned in the coming years, driving increased foot traffic. Conveniently near popular retail, dining, and I-84, available spaces include a 4,400 SF standalone restaurant, a 3,620 SF bank/office space, and 1,735 SF of retail space.

PROPERTY HIGHLIGHTS

- Modern and sleek design
- Spacious and flexible floor plans
- Ample natural light throughout the space
- State-of-the-art HVAC system
- Convenient onsite parking for tenants and visitors

OFFERING SUMMARY

Lease Rate:	\$10.50-16.00 SF (NNN)
Number of Units:	7
Available SF:	1,810 - 4,400 SF
Available Units:	3
Lot Size:	2.06 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,177	7,671	19,054
Total Population	3,100	20,032	50,004
Average HH Income	\$157,854	\$173,798	\$170,987

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REALTY

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LEASE

828 - 834 FEDERAL RD

828 - 834 Federal Rd Brookfield, CT 06804



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,810 - 4,400 SF	Lease Rate:	\$15.95 - \$16.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Office/Retail Space	Available	1,810 - 3,620 SF	NNN	\$16.00 SF/yr	Former Bank Space
Retail Space	-	1,735 SF	NNN	\$10.50 SF/month	Vanilla Box Retail
Restaurant Space	Available	4,400 SF	NNN	\$15.95 SF/yr	Full Service Restaurant

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LEASE

834 FEDERAL RD, BROOKFIELD

Retail/Office Space



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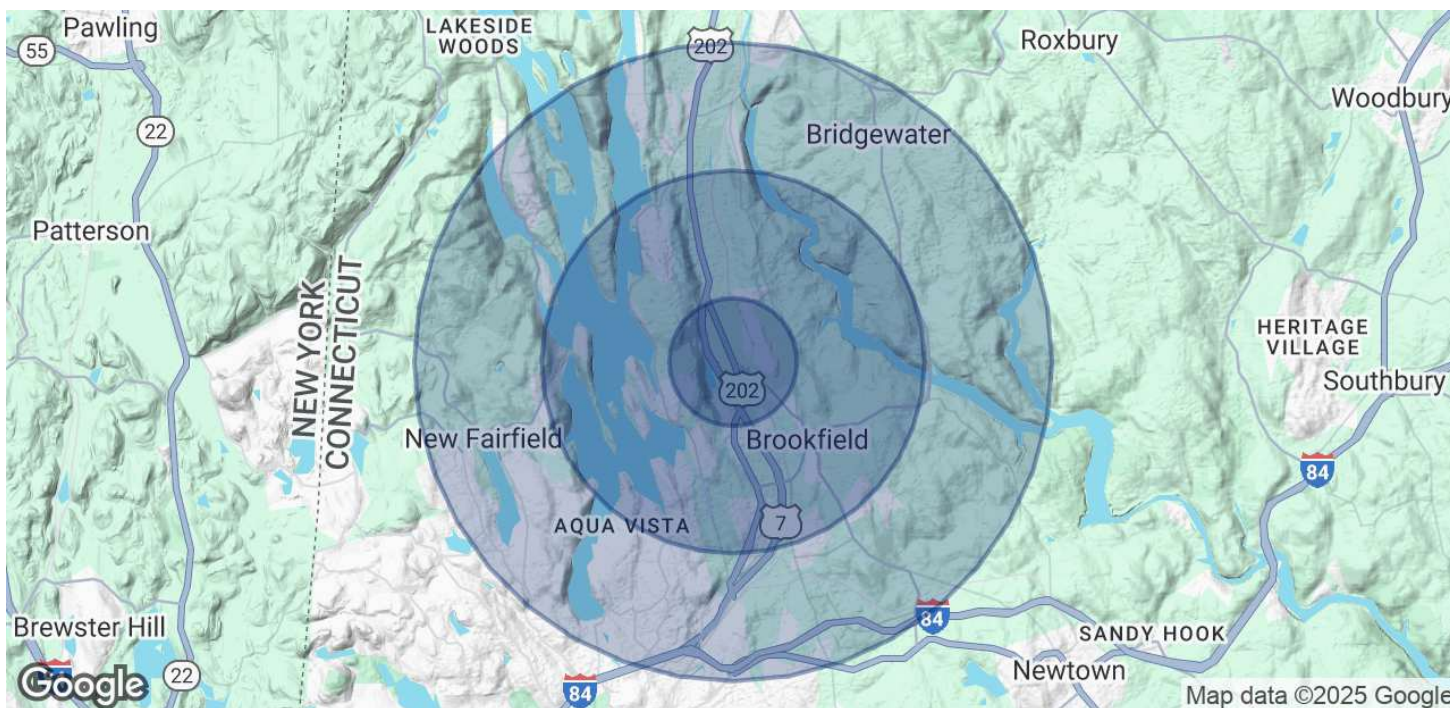
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834 FEDERAL RD, BROOKFIELD

Retail/Office Space



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,100	20,032	50,004
Average Age	42	44	45
Average Age (Male)	42	43	43
Average Age (Female)	43	45	46

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,177	7,671	19,054
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$157,854	\$173,798	\$170,987
Average House Value	\$522,068	\$546,022	\$531,331

Demographics data derived from AlphaMap

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