

**FOR SALE OR LEASE // 246 FEDERAL ROAD, BROOKFIELD CT**



**PROPERTY DESCRIPTION**

Ideal ground level units at the Brookfield Commons! Fantastic location just north of Costco with easy access to I-84. Unit sizes from 1,750 to 3,845 SF available. Potential uses include: Office, Medical/Dental, Rehab/PT, Spa/Beauty, showroom, retail, or laboratory space. Owner financing possible.

**PROPERTY HIGHLIGHTS:**

- 106 FT TOTAL FRONTAGE
- ELECTRIC HEAT PUMP
- CENTRAL A/C
- CITY SEWER, WELL WATER
- C-1 ZONE (OFFICE, MEDICAL, RETAIL)
- EACH UNIT HAS PRIVATE BATH
- EACH UNIT HANDICAP ACCESSIBLE

**TAXES/ COMMON CHARGES:**

- D16 - TAXES \$5,251 PER YR - COMMON CHARGES \$535.20 PER MONTH
- D15 - TAXES \$3,805 PER YR - COMMON CHARGES \$447.11 PER MONTH

**OFFERING SUMMARY**

Unit D16 +/- 2,095 SF	\$251,400
Lease Rate:	\$14.00 SF Gross + Util.
Unit D15 +/- 1,750 SF	\$210,000
Lease Rate:	\$14.00 SF Gross + Util.
Combined +/- 3,845 SF	\$459,900
Lease Rate	\$14.00 SF Gross + Util.

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,045	36,866	83,373
Total Population	2,716	100,422	229,579
Average HH Income	\$131,266	\$93,607	\$103,774



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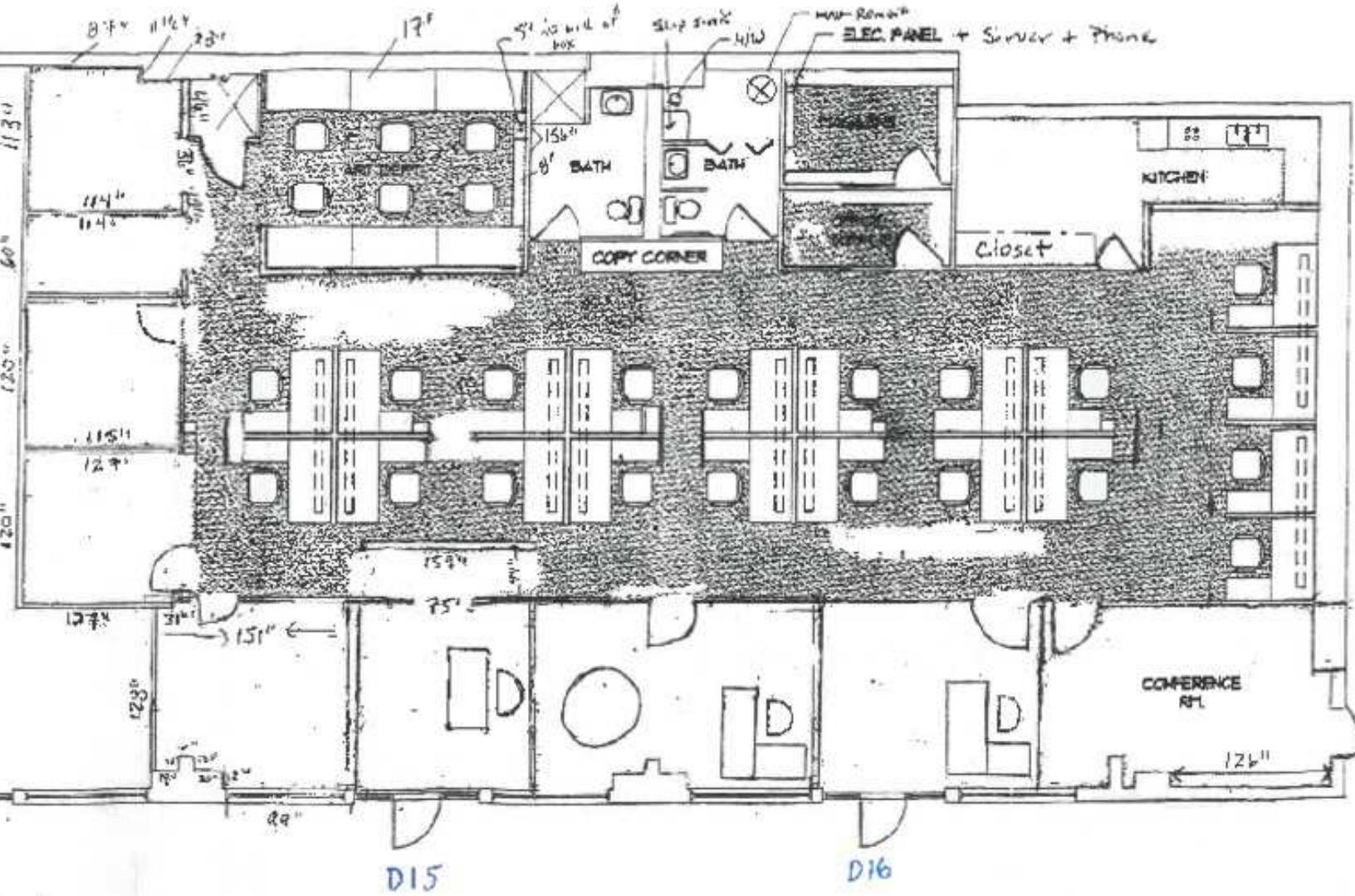


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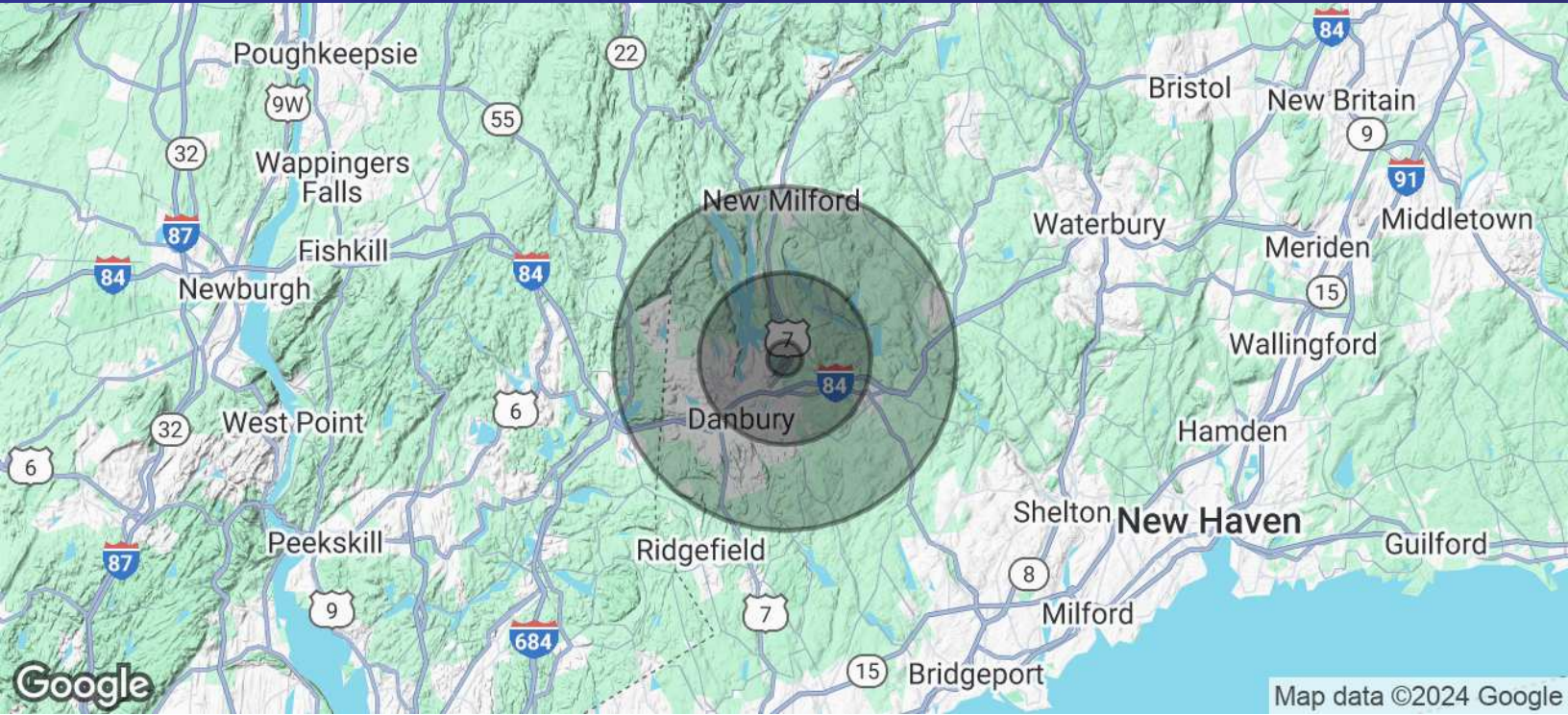
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,716	100,422	229,579
Average Age	41.0	38.6	39.7
Average Age (Male)	37.2	37.8	38.8
Average Age (Female)	43.9	39.4	40.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,045	36,866	83,373
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$131,266	\$93,607	\$103,774
Average House Value	\$423,310	\$419,987	\$442,678

\* Demographic data derived from 2020 ACS - US Census



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