



**COLDWELL
BANKER
COMMERCIAL**
NRT

FOR LEASE

BROOKFIELD SQUARE - FORMER TD AMERITRADE SPACE

\$20.00 SF/yr (NNN)

270 Federal Rd
Brookfield, CT 06804

AVAILABLE SPACE
1,870 SF

FEATURES

- Highly Desirable Location
- Great Tenant Mix
- Turnkey Office Space
- 23,000 VPD



OFFICE

Garett Palmer
203 456 3230
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**COLDWELL BANKER COMMERCIAL
NRT**
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203.744.7025



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270 Federal Rd , Brookfield , CT 06804

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OFFERING SUMMARY

Available SF: 1,870

Year Built: 1989

Building Size: 51,156 SF

Renovated: 2019

Zoning: IRC 80/40

Traffic Count: 25,000

PROPERTY OVERVIEW

Coldwell Banker Commercial NRT presents for lease 270A Federal Road, located in Brookfield, Connecticut. A rare opportunity to lease in this center, the former TD Ameritrade space is located in this highly desirable center, with exceptional visibility on Federal Road. The property has a great mix of national, regional, and local tenants including Stickley Furniture, Advanced Auto, Cosmo Prof, All-State, and Frankie's World Famous Hot Dogs. The 1,870 SF space is positioned for retail, office, or medical, with one private conference room.

PROPERTY HIGHLIGHTS

- Highly Desirable Location
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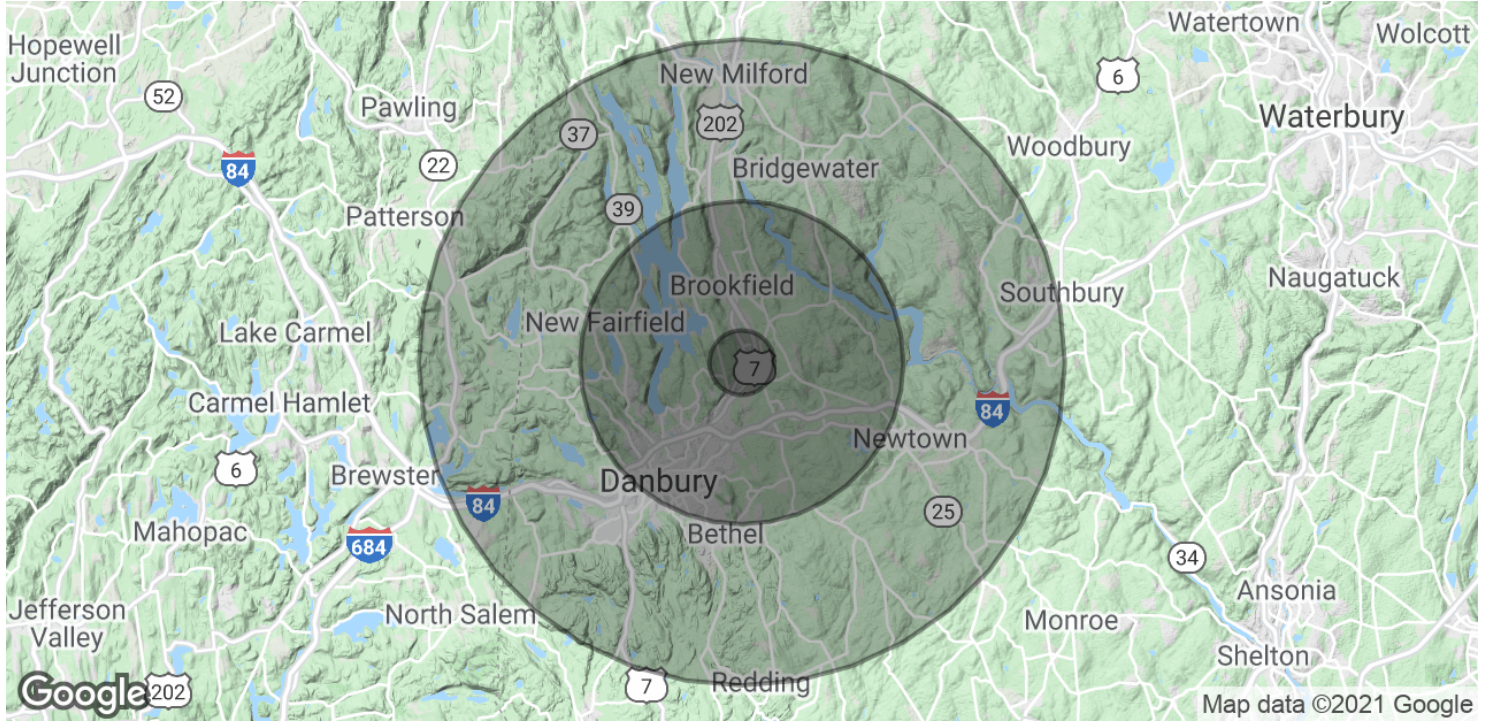
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,716	96,733	229,225
Average age	41.0	38.7	39.7
Average age (Male)	37.2	37.8	38.8
Average age (Female)	43.9	39.5	40.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,045	35,360	83,404
# of persons per HH	2.6	2.7	2.7
Average HH income	\$131,266	\$95,217	\$103,376
Average house value	\$423,310	\$419,710	\$440,693

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