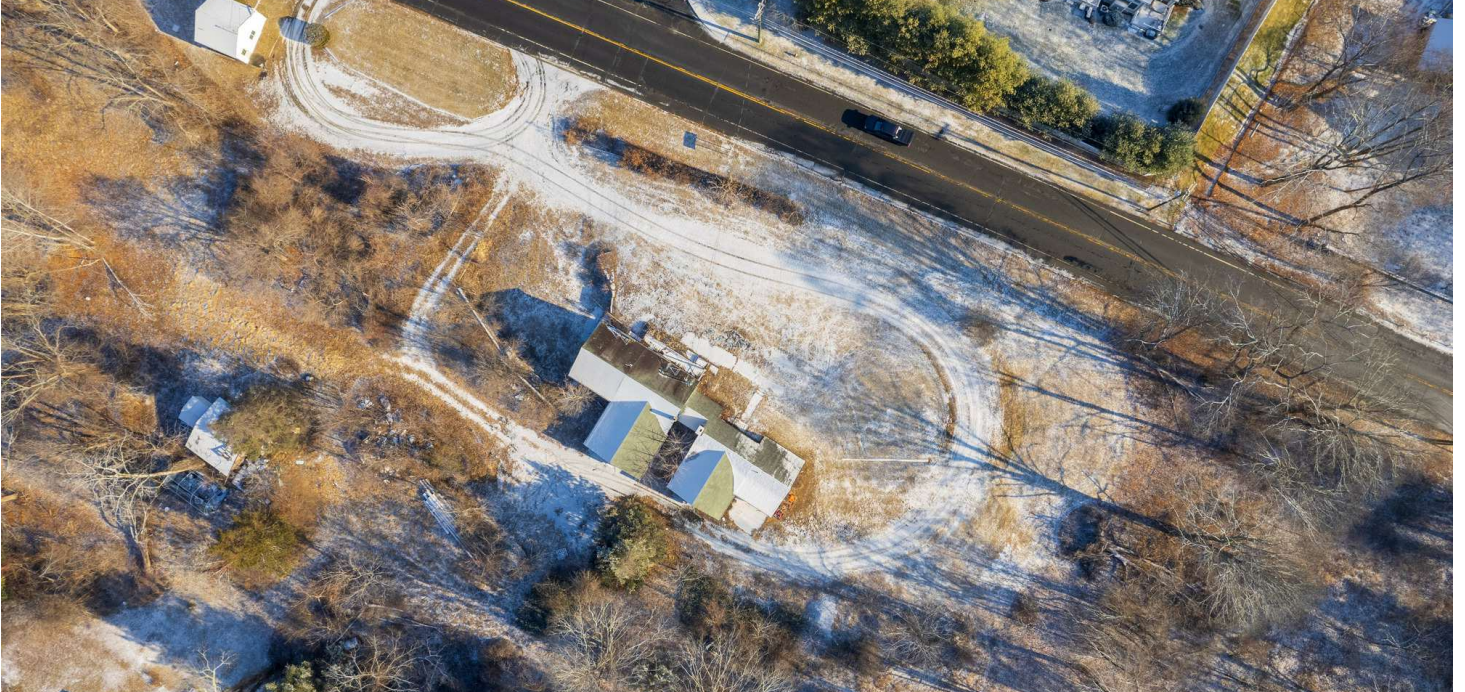


SALE

902 FEDERAL RD

902 Federal Rd Brookfield, CT 06804



PROPERTY DESCRIPTION

Introducing 902 Federal Rd, a 3.2 Acre property with incredible potential for developers and investors. The site is situated in the VBD/TCD zoned Brookfield area, and is perfect for Multi-family, mixed use, or retail use. With it's prime location, this property offers a unique opportunity for investment in a high-demand area. Whether you're looking to expand your portfolio or start a new venture, this property's versatile zoning and desirable features make it an excellent choice for investors seeking a property along the Rt. 7 Corridor and within the limits of Brookfield's TCD and TCDP zones. Existing retail currently on property.

PROPERTY HIGHLIGHTS

- - VBD/TCD zoning for diverse development options
- - Prime Brookfield location/ Rt. 7 Corridor
- - Solid investment opportunity
- - Long-standing appeal
- - Versatile property for Mixed-Use, Multi-family, or Retail

LOCATION DESCRIPTION

Centrally located in the prime TCD zone along the Route 7, Brookfield CT. This intersection has been rezoned to encourage development over the next 10 years to create a centralized "town center" district feature a mix of residential and retail offerings. In seeking to create this main hub, developers and higher end retailers alike have planted their flag along this bustling corridor. Additionally, this property is one of the last on market within the Incentive Development overlay zone, making it a highly coveted piece for developers.

OFFERING SUMMARY

Sale Price:	\$1,325,000
Acres:	3.2
Lot Size:	138,469 SF

Alice Fitzsimons
(203) 770-2843

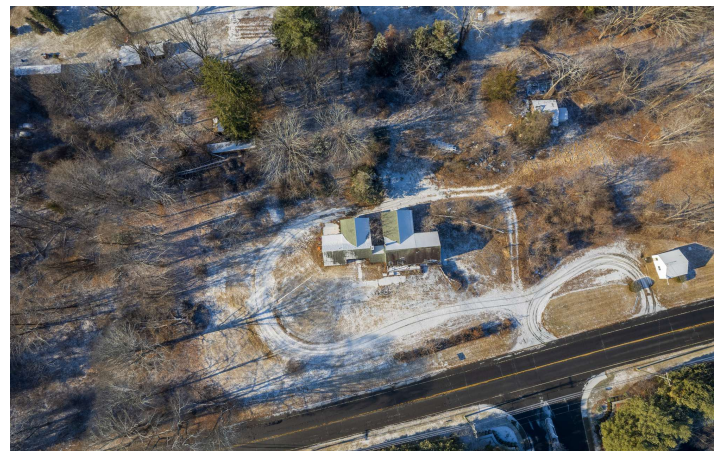
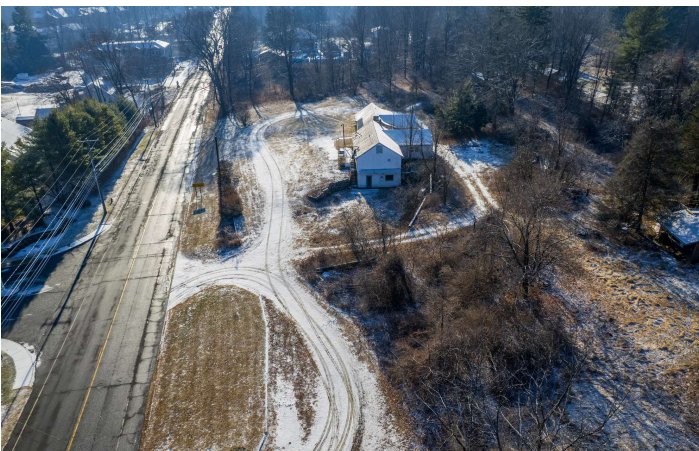


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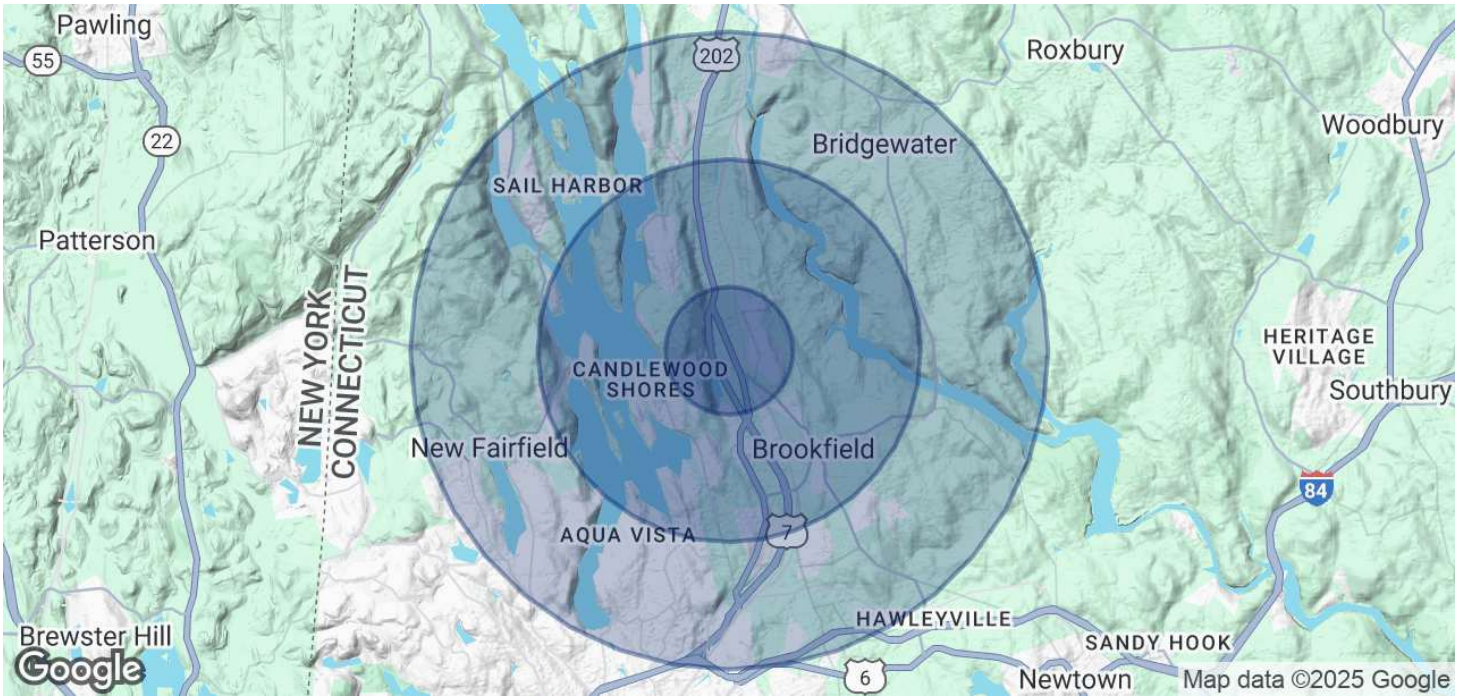
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,732	17,796	51,953
Average Age	43	44	44
Average Age (Male)	42	43	43
Average Age (Female)	44	45	45
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,045	6,854	19,843
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$161,592	\$172,571	\$167,535
Average House Value	\$526,426	\$550,735	\$524,530

Demographics data derived from AlphaMap

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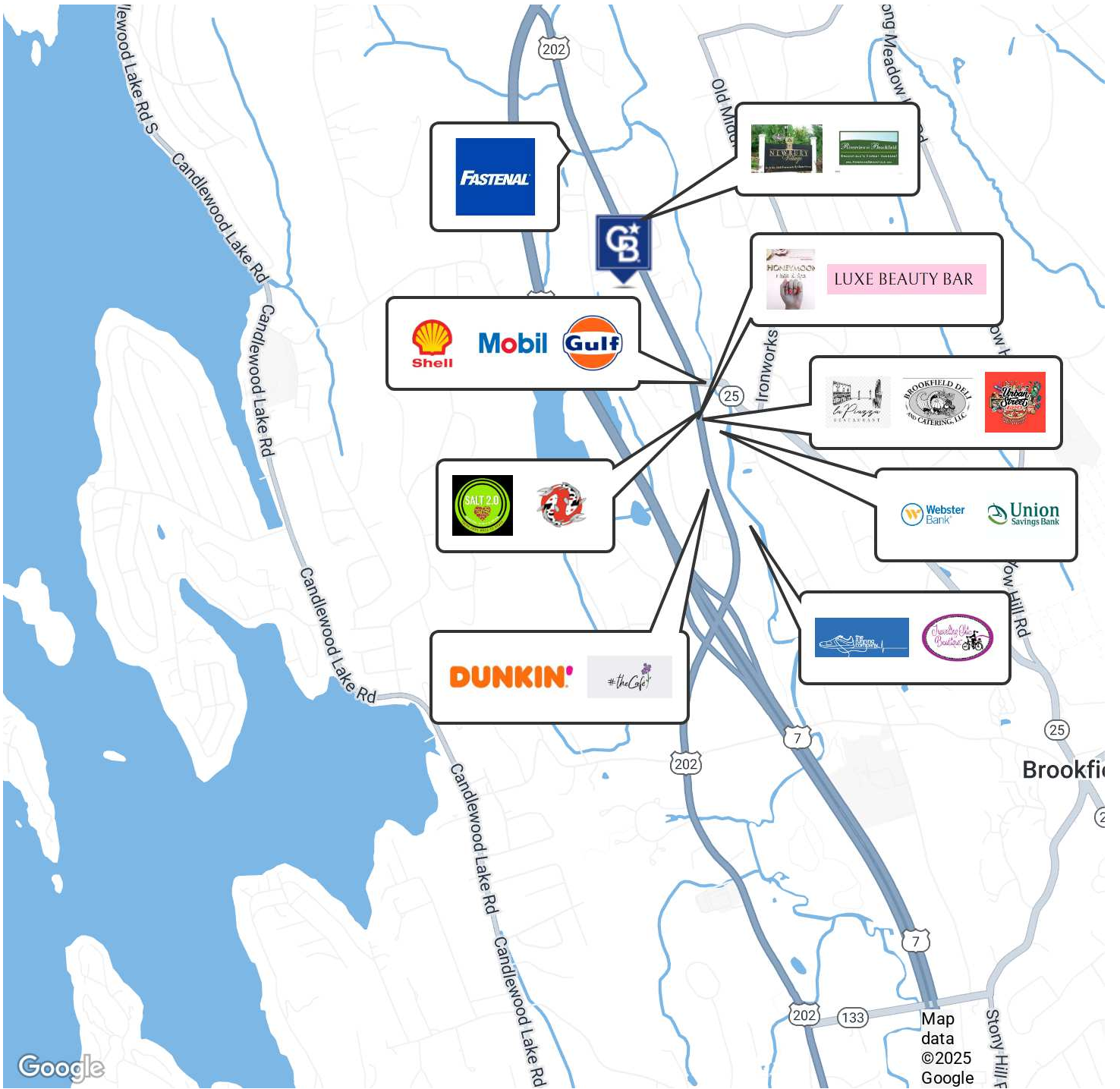


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CONTACT



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- One of the top 15 firms in the U.S. based on transaction volume during the first half of 2023 by Green Street Advisors
- In the top 15 on the Lipsey Company's "Top 25 Commercial Real Estate Brands" in 2023
- Ranked third in number of Certified Commercial Investment Member (CCIM) company designees in 2022, CCIM Preferred Education Partner

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1. Source: CBC Consumer Research 2021. 2. Marketing with a population over 100,000 with a local Coldwell Banker Commercial affiliated office. 3. Based upon sales professionals appearing on CBCWORLDWIDE.COM as of December 31, 2022.