



**SCALZO**  
COMMERCIAL  
NEW DEVELOPMENT

# **EMPORIUM PLAZA**

**731 Federal Rd, Brookfield, CT 06804**

**For Lease**





**PROPERTY DESCRIPTION**

Building under construction, completion by Summer 2024

Discover the future of retail at our premier property located at 731 Federal Rd, Brookfield, CT. This prime leasing opportunity boasts a transformative four corners revitalization plan set for completion by Summer 2024. With a major tenant already secured, this cutting-edge development offers a visionary location for retail success. Enjoy easy access off Super 7 exit 12, providing seamless connectivity for both consumers and businesses. Embrace the potential for dynamic shopping experiences in a modern, architecturally striking building. Join us in shaping the future of retail at this unparalleled destination.

**PROPERTY HIGHLIGHTS**

- Cutting-edge architecture
- Strategically located for high visibility
- Seamless accessibility off Super 7 exit 12
- Four corners revitalization plan in progress
- Prime location for retail success
- Dynamic shopping opportunities

**OFFERING SUMMARY**

Lease Rate:	\$20.00 - 24.00 SF/yr (NNN)
Number of Units:	7
Available SF:	1,650 - 4,200 SF
Lot Size:	316,693 SF
Building Size:	22,000 SF

SPACES	LEASE RATE	SPACE SIZE
Unit 2	\$20.00 - 24.00 SF/yr	2,100 - 4,200 SF
Unit 2B	\$20.00 - 24.00 SF/yr	2,100 SF
Unit 4	\$20.00 - 24.00 SF/yr	1,650 SF
Unit 5	\$20.00 - 24.00 SF/yr	3,495 SF
Retail Pad with Drive Thru	ASK	1,950 SF
5A	\$20.00 - 24.00 SF/yr	1,747 SF
5 B	\$20.00 - 24.00 SF/yr	1,747 SF

**Property Details**

**LOCATION INFORMATION**

Building Name	Emporium Plaza
Street Address	731 Federal Rd
City, State, Zip	Brookfield, CT 06804
County	Fairfield
Market	Greater Danbury
Sub-market	Brookfield
Cross-Streets	Federal & Laurel
Township	Brookfield
Signal Intersection	No
Road Type	Highway
Market Type	Medium
Nearest Highway	Route 7
Nearest Airport	Westerchester Airport

**PROPERTY INFORMATION**

Property Type	Retail
Property Subtype	Street Retail
Zoning	VRD

**PARKING & TRANSPORTATION**

Street Parking	No
Parking Type	Surface

**UTILITIES & AMENITIES**

Security Guard	No
Handicap Access	Yes
Freight Elevator	No
Number of Elevators	1
Number of Escalators	0
Central HVAC	Yes
Landscaping	Professional
Gas / Propane	Yes

**TAXES & VALUATION**

Foreclosure / Distressed	No
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**LEASE INFORMATION**

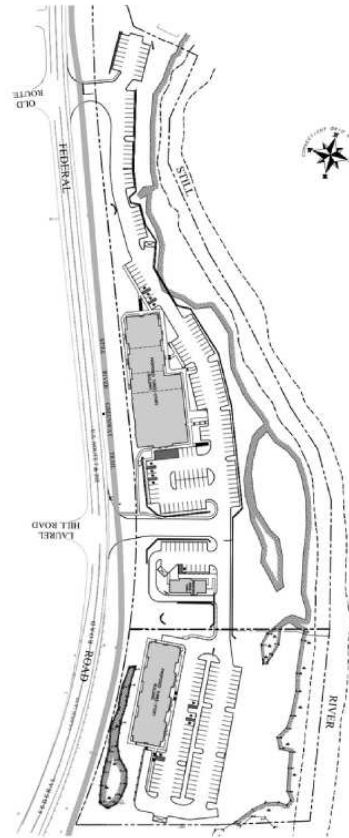
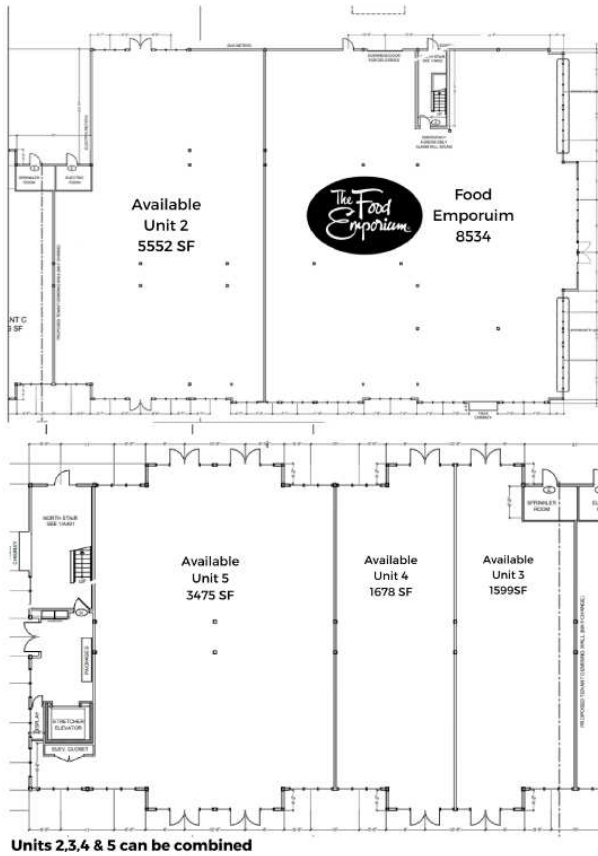
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,650 - 4,200 SF	Lease Rate:	\$20.00 - \$24.00 SF/yr

**AVAILABLE SPACES**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Unit 1	-	9,930 SF	NNN	Negotiable	Based in Dobbs Ferry, New York, The Food Emporium is a subsidiary of The Great Atlantic & Pacific Tea Company (A&P), operating approximately 36 upscale supermarkets located in New York, New Jersey, and Connecticut, with almost half found in Manhattan and all within the greater New York City area. Food Emporium stocks a wide variety of gourmet and other expensive grocery items, as well as staples, and features such specialty shops as its Corner Deli, Seafood Cove, Corner Bakery, and Floral Shoppe.
■ Unit 2	Available	2,100 - 4,200 SF	NNN	\$20.00 - 24.00 SF/yr	Can be Subdivided into 2 units of 2100 sqft.
■ Unit 2B	Available	2,100 SF	NNN	\$20.00 - 24.00 SF/yr	-
■ Unit 3	The Running Store	2,176 SF	NNN	\$18.00 - 21.00 SF/yr	-
■ Unit 4	Available	1,650 SF	NNN	\$20.00 - 24.00 SF/yr	-
■ Unit 5	Available	3,495 SF	NNN	\$20.00 - 24.00 SF/yr	-

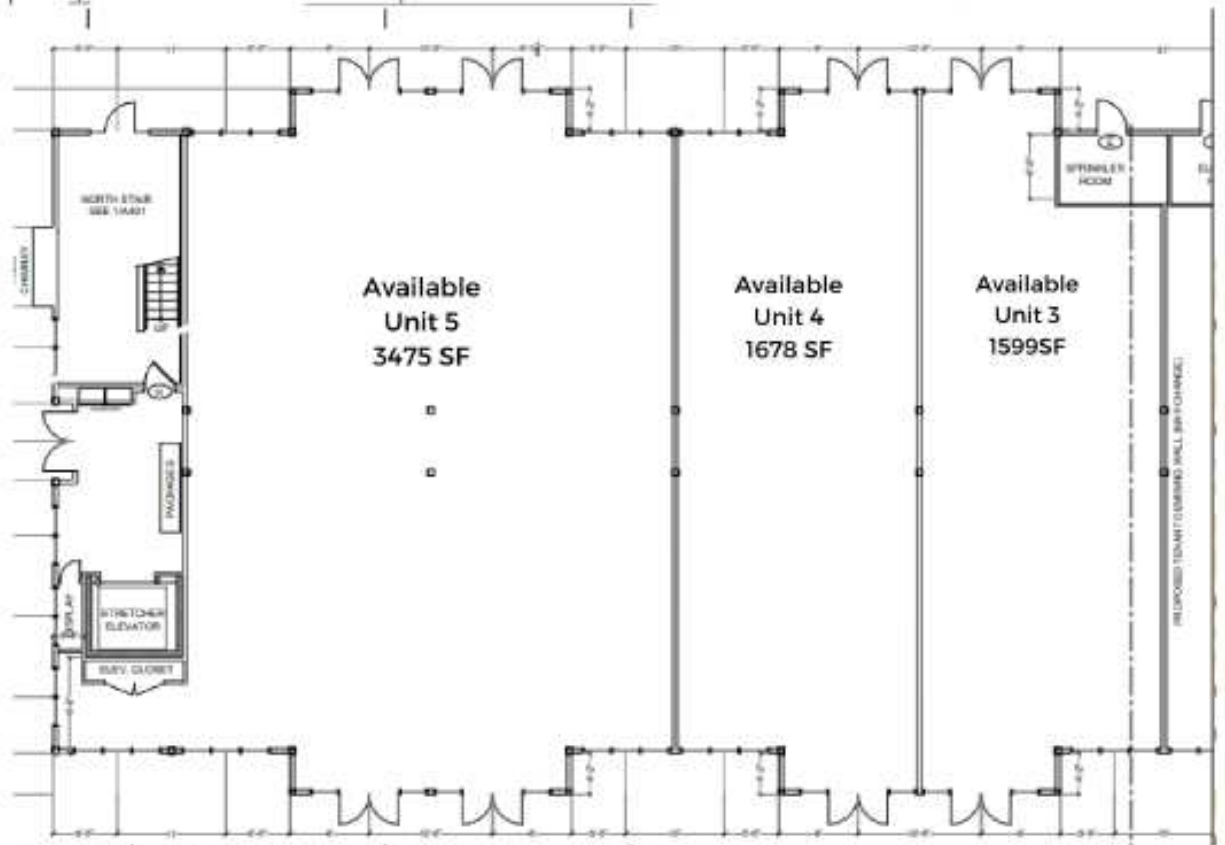
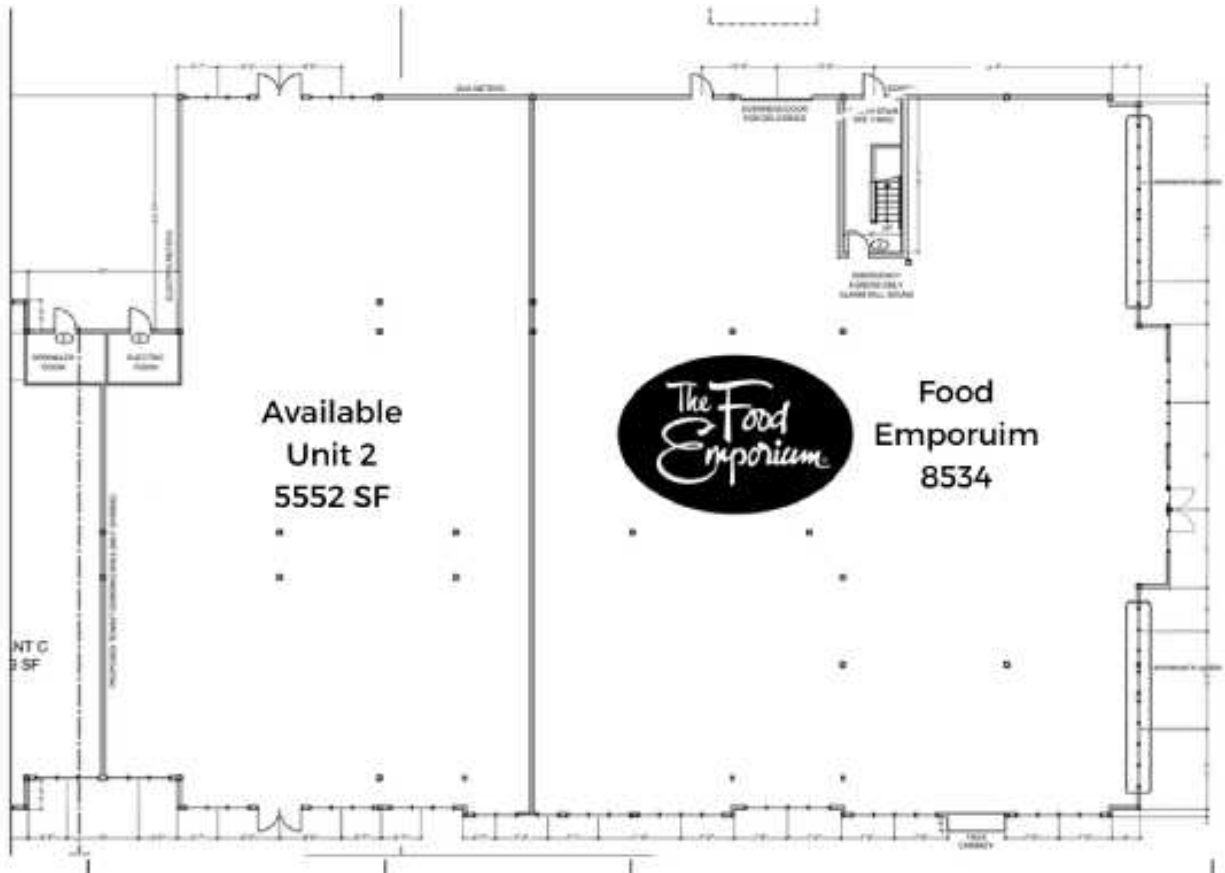


SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Retail Pad with Drive Thru	Available	1,950 SF	NNN	ASK	Approved Drive Thru
■ 5A	Available	1,747 SF	NNN	\$20.00 - 24.00 SF/yr	-
■ 5 B	Available	1,747 SF	NNN	\$20.00 - 24.00 SF/yr	-

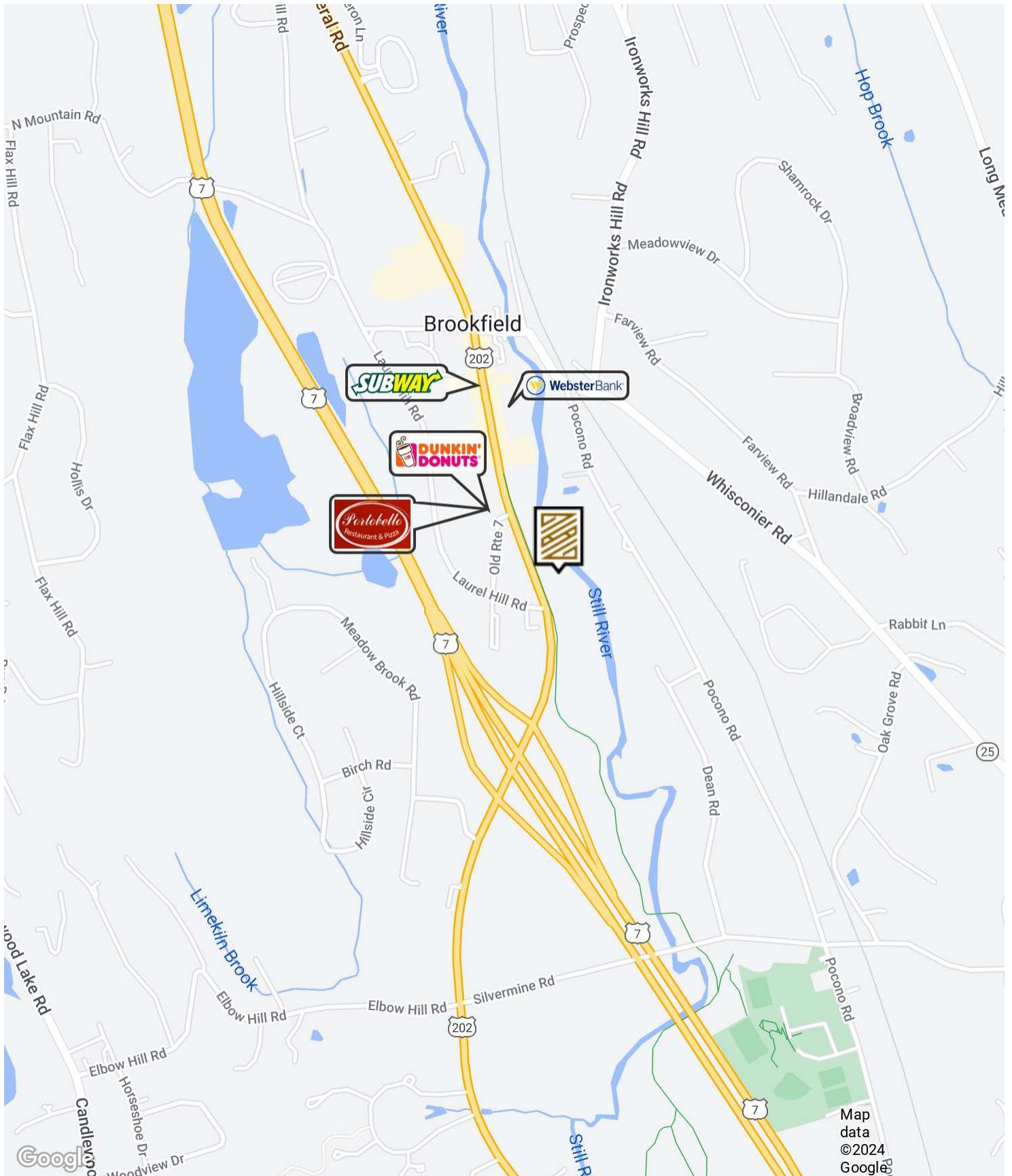


Units 2,3,4 & 5 can be combined





**Units 2,3,4 & 5 can be combined**





# Demographics Report

**Emporium Plaza**  
**731 Federal Rd | Brookfield, CT 06804**

<b>POPULATION</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total Population	889	3,305	7,003
Average Age	41	42	43
Average Age (Male)	41	41	42
Average Age (Female)	42	43	44
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total Households	332	1,263	2,694
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$148,082	\$153,741	\$166,413
Average House Value	\$510,630	\$512,796	\$529,548
<b>RACE</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total Population - White	677	2,520	5,410
% White	76.2%	76.2%	77.3%
Total Population - Black	32	107	187
% Black	3.6%	3.2%	2.7%
Total Population - Asian	45	180	405
% Asian	5.1%	5.4%	5.8%
Total Population - Hawaiian	0	0	1
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	2	6	15
% American Indian	0.2%	0.2%	0.2%
Total Population - Other	38	142	272
% Other	4.3%	4.3%	3.9%

*Demographics data derived from AlphaMap*

**Agents Contact**

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