

SALE

1014 FEDERAL RD

Brookfield, CT 06804



PROPERTY DESCRIPTION

Coldwell Banker Commercial Realty presents 1014 Federal Road, Brookfield—a prime 5,297 SF investment opportunity. This standalone, C-GN-zoned building features soundproof studios, a versatile office layout with private offices, a bullpen, a conference room, and a kitchenette, plus ample parking and outdoor space. Its strategic location ensures excellent visibility and accessibility, making it an ideal opportunity for investors or businesses.

PROPERTY HIGHLIGHTS

- 5,297 SF building
- One unit
- Built in 1981
- Zoned C-GN
- Prime Brookfield location

OFFERING SUMMARY

Sale Price:	\$750,000
Lot Size:	40,197 SF
Building Size:	5,297 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	785	6,129	18,402
Total Population	1,999	16,008	47,801
Average HH Income	\$169,555	\$171,134	\$167,299

Joe Wrinn, SIOR
(203) 417-4888

Dan Sousa
(203) 948-7870



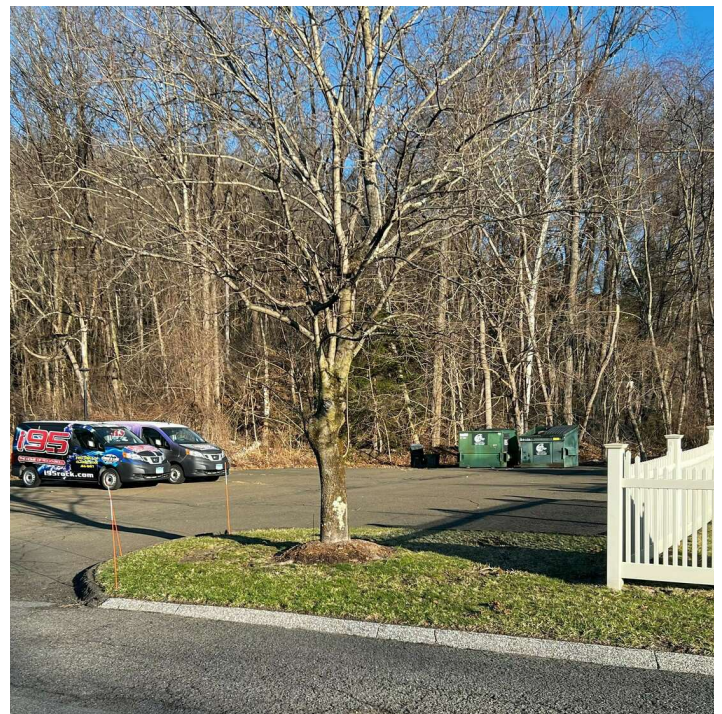
COLDWELL BANKER
COMMERCIAL
REALTY

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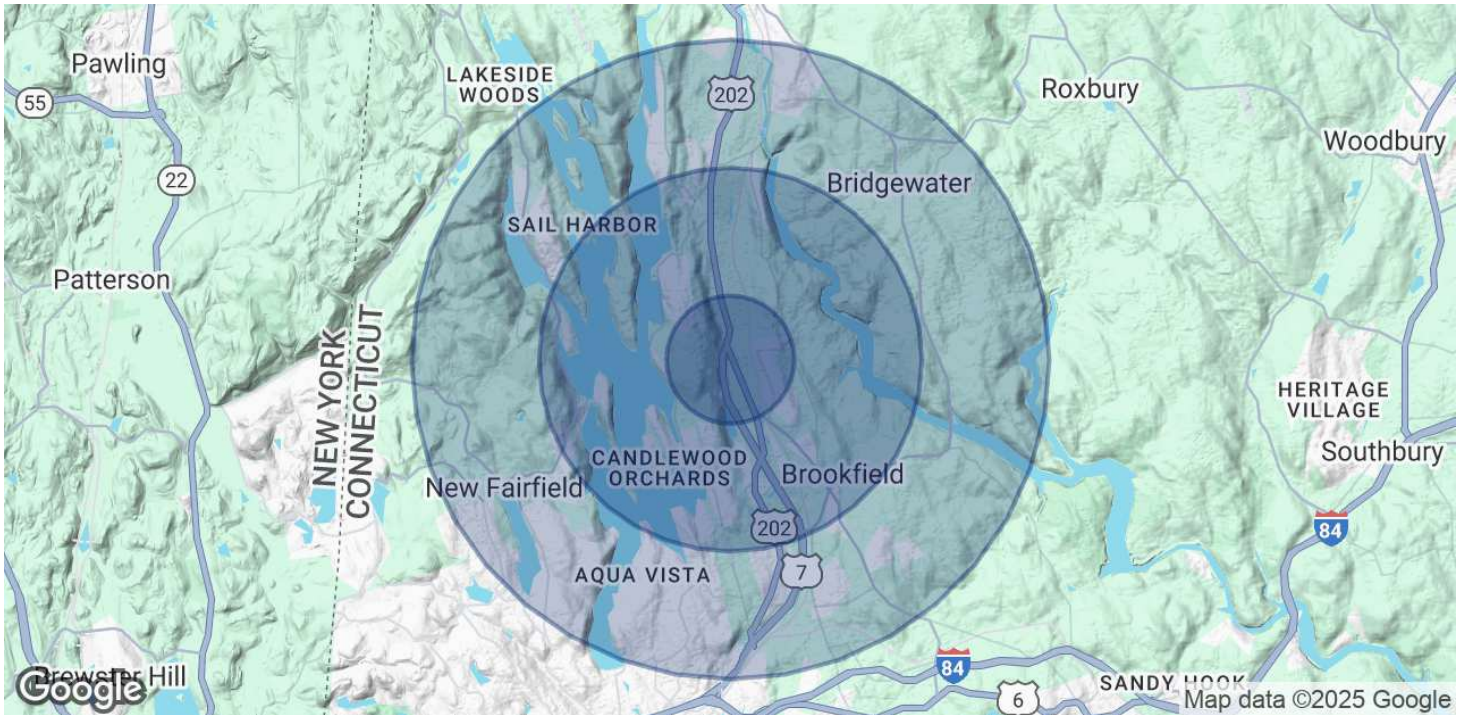
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,999	16,008	47,801
Average Age	45	44	44
Average Age (Male)	44	43	43
Average Age (Female)	45	45	45
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	785	6,129	18,402
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$169,555	\$171,134	\$167,299
Average House Value	\$538,886	\$555,373	\$528,622

Demographics data derived from AlphaMap

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