

FOR SALE OR LEASE // 94 OLD STATE RD, BROOKFIELD CT



PROPERTY DESCRIPTION

This free standing well maintained facility is currently a daycare and aquatic center. Property features: 3 large classrooms, full kitchen, 6 bathrooms, 2 locker rooms, elevator and multi purpose room. Potential uses include: Daycare, school, fitness center, retail, personal service business, offices, research laboratory, assembly, wholesale, warehouse and distribution. Property has easy access to Rt. 7 and I84.

PROPERTY HIGHLIGHTS

- C-1 (commercial)
- Central AC
- Gas Heat
- City Sewer, Gas, Well Water
- 400 Amp, 3 Phase Power
- Elevator
- Full Kitchen
- Six (6) Baths
- Steel and Metal Construction
- Built 1999

OFFERING SUMMARY

| | |
|----------------|---------------------|
| Sale Price: | \$925,000 |
| Lease Rate: | \$12.00 SF/yr (NNN) |
| Lot Size: | .50 Acres |
| Building Size: | 8,952 SF |
| Taxes: | \$16,358 |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|-----------|
| Total Households | 66 | 224 | 1,503 |
| Total Population | 152 | 503 | 3,302 |
| Average HH Income | \$152,919 | \$149,047 | \$149,642 |



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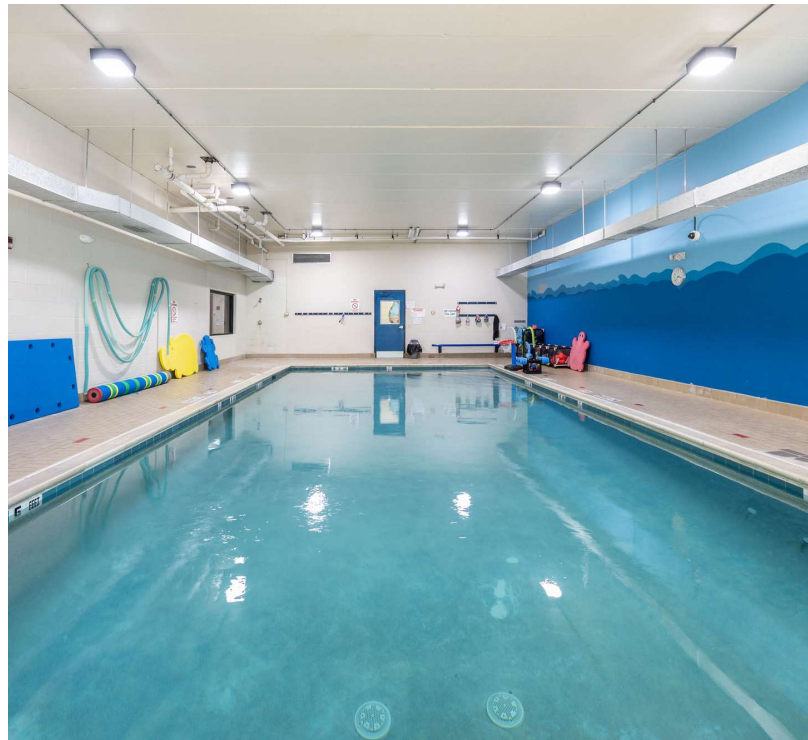
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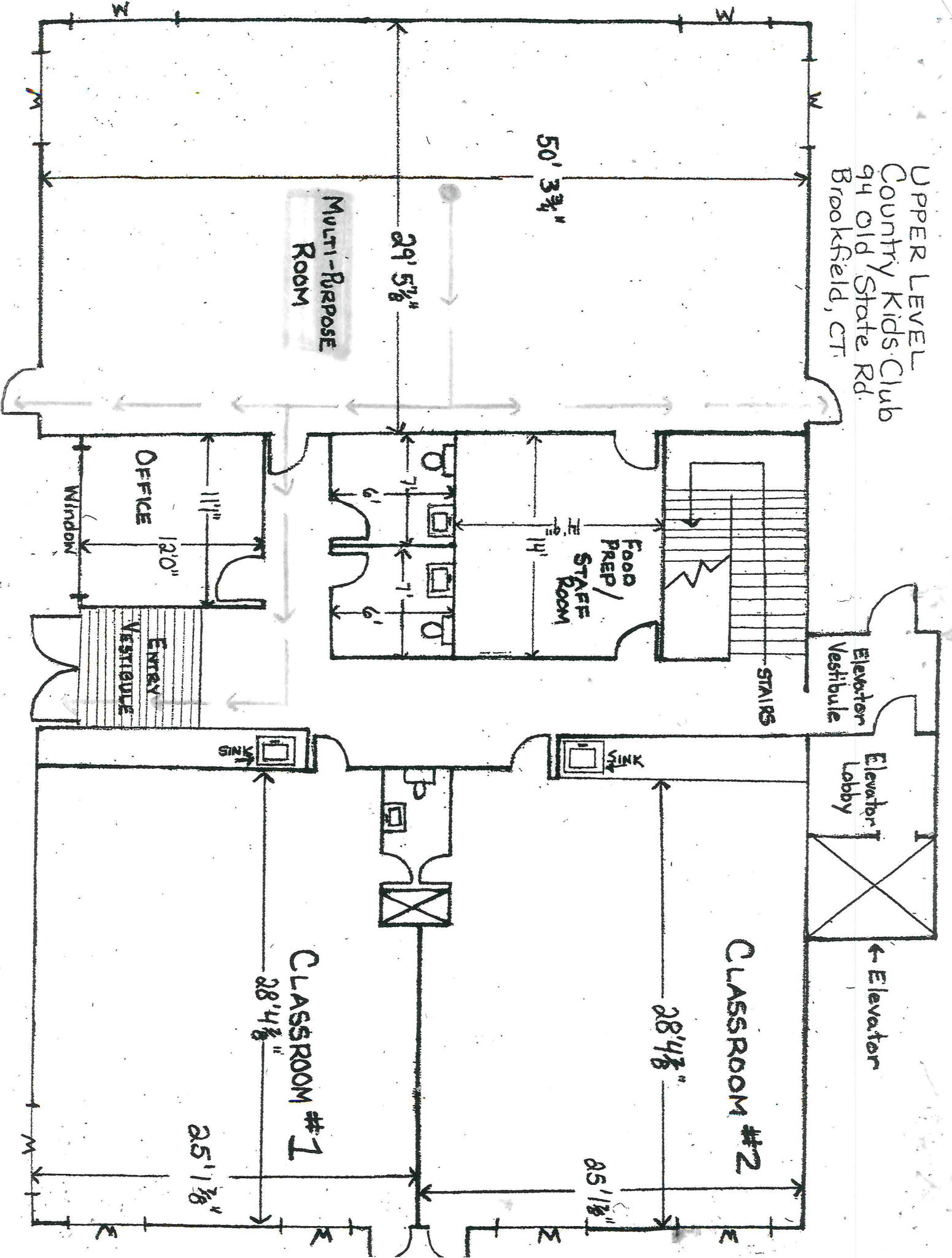


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UPPER LEVEL
Country Kids Club
94 Old State Rd.
Brookfield, CT.



MULTI-PURPOSE ROOM

50' 3 3/4"

29' 5 7/8"

OFFICE

12'0"

ENTRY VESTIBULE

FOOD PREP / STAFF ROOM

STAIRS

Elevator Vestibule

Elevator Lobby

Elevator

CLASSROOM #1

28' 4 1/8"

25' 1 3/8"

CLASSROOM #2

28' 4 7/8"

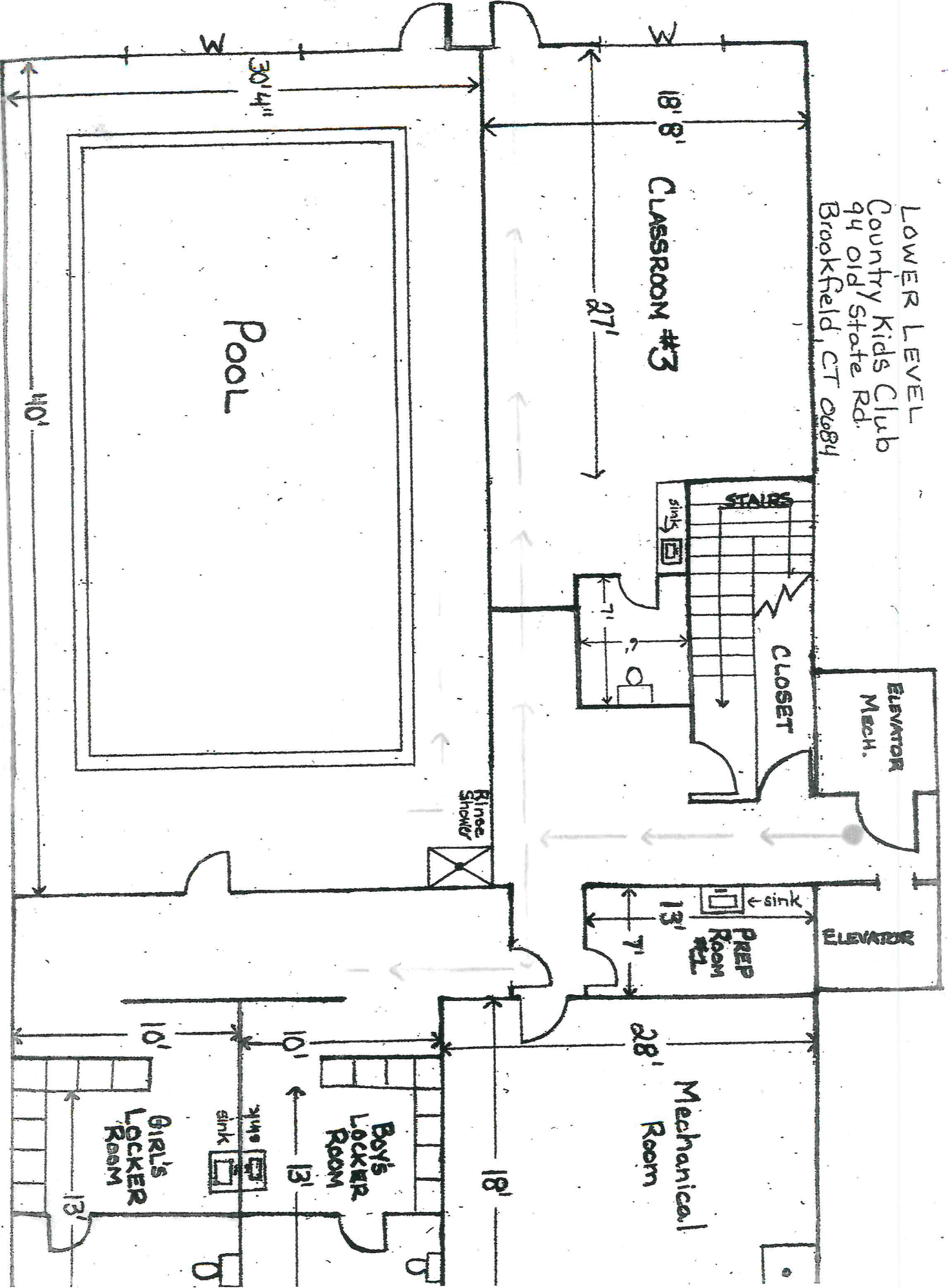
25' 1 1/8"

SINK

SINK

TOILET

LOWER LEVEL
Country Kids Club
94 Old State Rd.
Brookfield, CT 0684

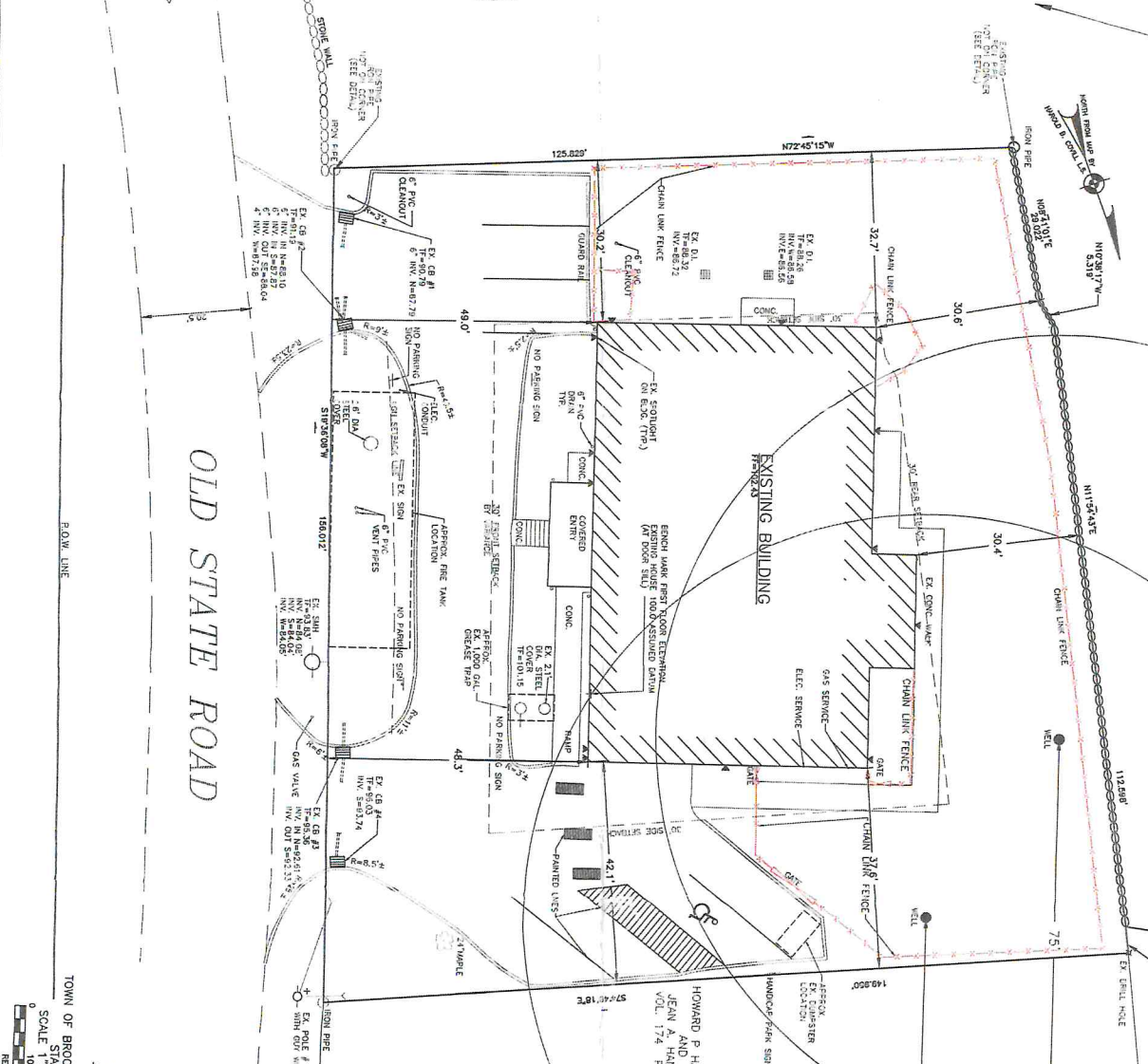


LEGEND

- STONE WALL
- WIRE FENCE BOUNDARY
- DESIGNATED TREE
- CONIFEROUS TREE
- ROLLOFF LINE
- STOCKPILE ON BOUNDARY
- CATCH BASIN
- REMAINING WALL
- DIRECTION OF DRAINAGE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- RESURFACING PIT and/or SLOPE

THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH CERTAIN STANDARDS AND REQUIREMENTS OF THE REGULATORY AGENCIES OF THE STATE OF VERMONT. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE INFORMATION PROVIDED BY THE CLIENT IS TRUE AND CORRECT. THE SURVEYOR HAS NOT CONDUCTED ANY OTHER INVESTIGATION AND HAS NOT BEEN ADVISED OF ANY OTHER INFORMATION THAT MAY AFFECT THE ACCURACY OF THIS SURVEY. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER INFORMATION THAT MAY AFFECT THE ACCURACY OF THIS SURVEY.

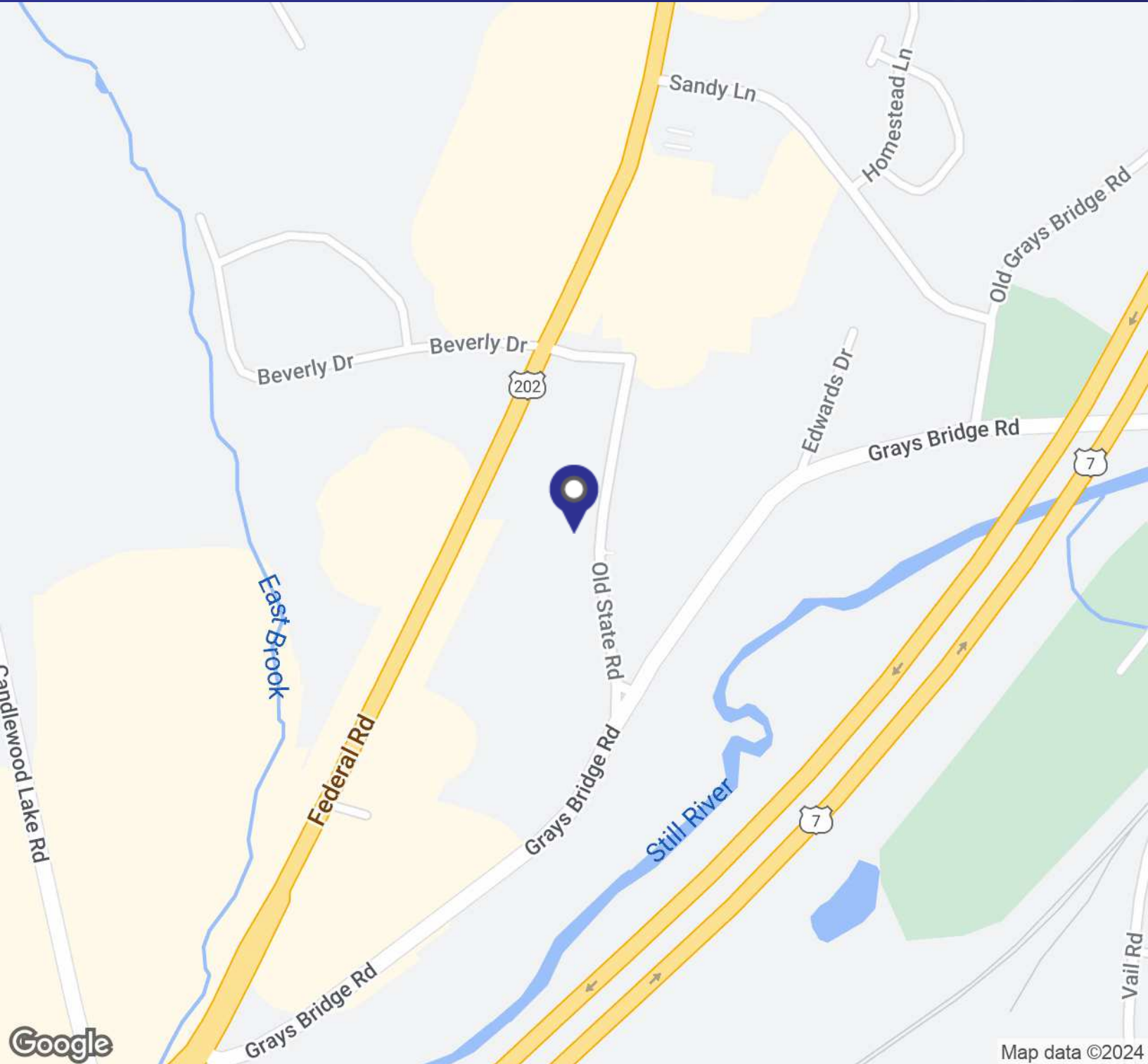
DATE: 12/15/2000
 PROJECT: COMMERCIAL ASSOCIATES LIMITED PARTNERSHIP
 PREPARED BY: BROOKFIELD COMMERCIAL ASSOCIATES LIMITED PARTNERSHIP
 CHECKED BY: BROOKFIELD COMMERCIAL ASSOCIATES LIMITED PARTNERSHIP
 THE ENGINEERING OF THE HUMAN LANDSCAPE



0.489 ACRES
 AS-BUILT MAP
 PREPARED FOR
KIDS VIEW
 OLD STATE ROAD
 TOWN OF BROOKFIELD, VERMONT
 STATE OF VERMONT
 JANUARY 17, 2000
 SCALE 1"=10'
 REVISION: 1/23/00, 2/27/00



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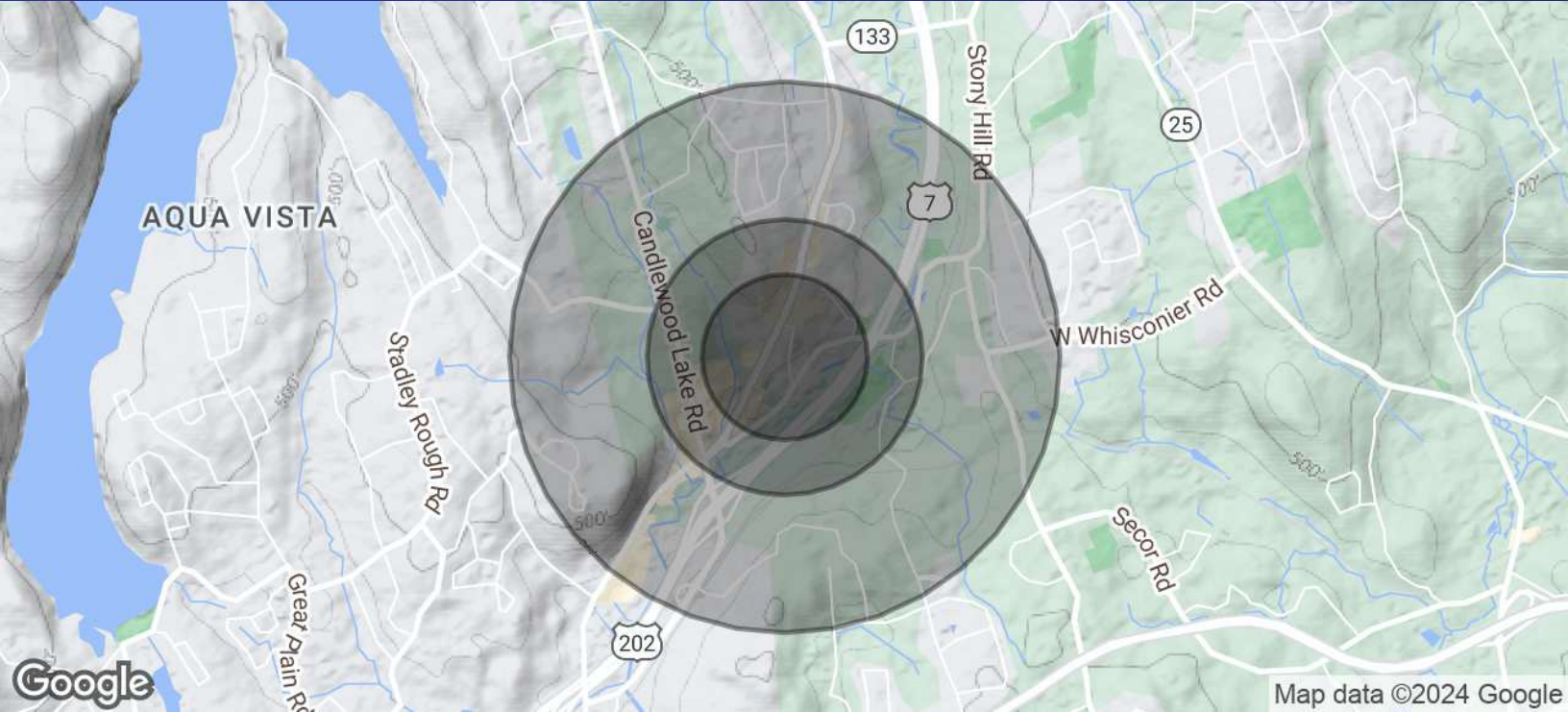
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| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 152 | 503 | 3,302 |
| Average Age | 44 | 45 | 46 |
| Average Age (Male) | 42 | 42 | 44 |
| Average Age (Female) | 47 | 47 | 48 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 66 | 224 | 1,503 |
| # of Persons per HH | 2.3 | 2.2 | 2.2 |
| Average HH Income | \$152,919 | \$149,047 | \$149,642 |
| Average House Value | \$448,077 | \$438,695 | \$425,657 |

Demographics data derived from AlphaMap



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