

**FOR SALE AND LEASE // OFFICE SPACE - BROOKFIELD, CT**



**PROPERTY DESCRIPTION**

End unit office condominium with window. Great Route 7 location just north of Costco at the Brookfield Commons. Unit has elevator access and will be freshly painted. Ideal for any office use.

**PROPERTY HIGHLIGHTS**

- Zone: C1 (Commercial)
- Year Built: 1986
- Heat: Electric
- Cooling: Wall Unit
- Utilities: Well, Sewer
- Common Charges: \$87.42 Monthly
- Sewer Fees: \$250 Bi-Yearly
- Taxes: \$886 Yearly

**OFFERING SUMMARY**

**246 FEDERAL ROAD, UNIT C36**

Sale Price:	\$49,000
Lease Rate:	\$575.00/month (Gross) + utilities
Available SF:	+/- 341 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,396	6,208	13,301
Total Population	3,149	14,225	33,374
Average HH Income	\$121,052	\$118,727	\$116,356



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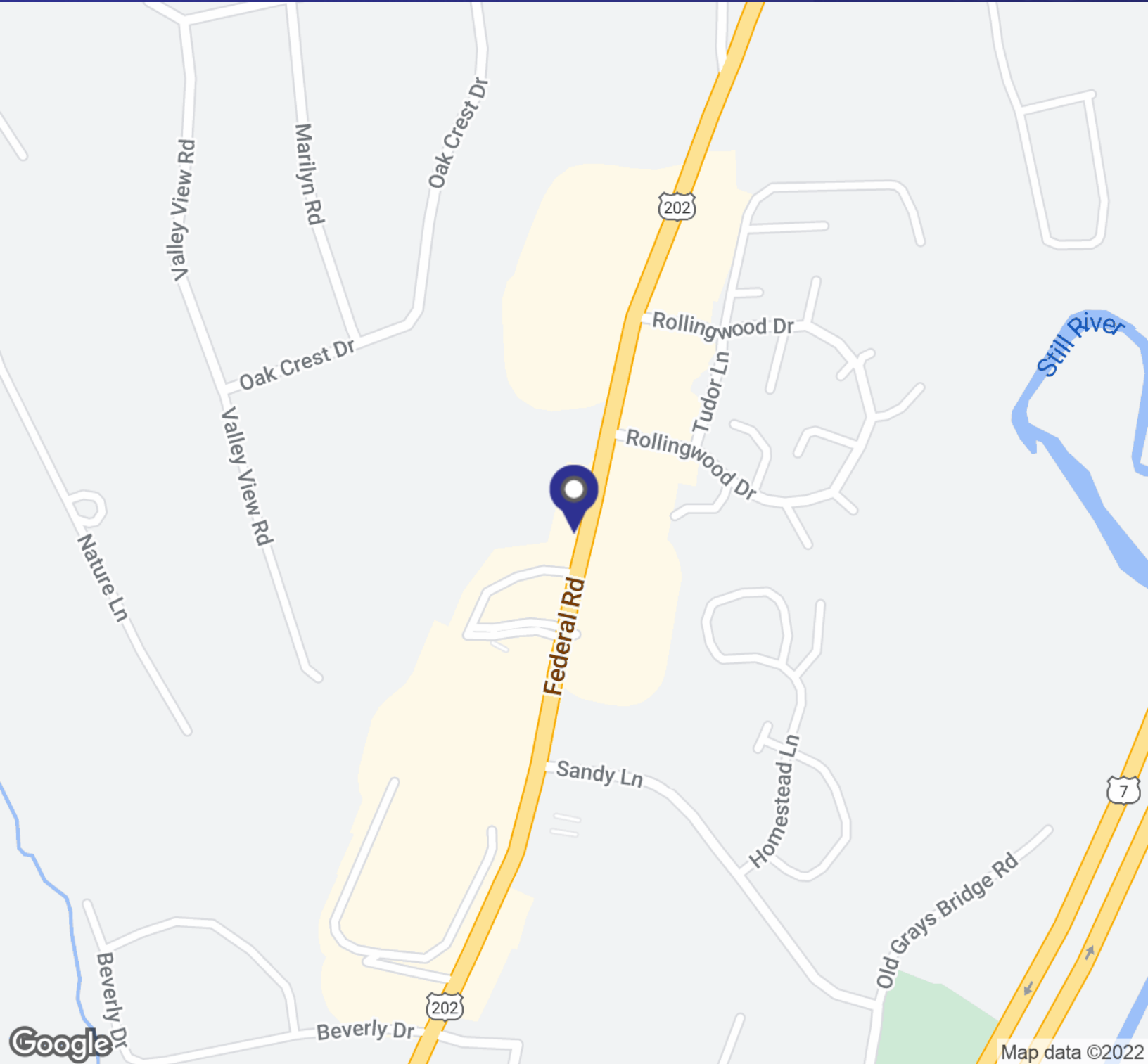
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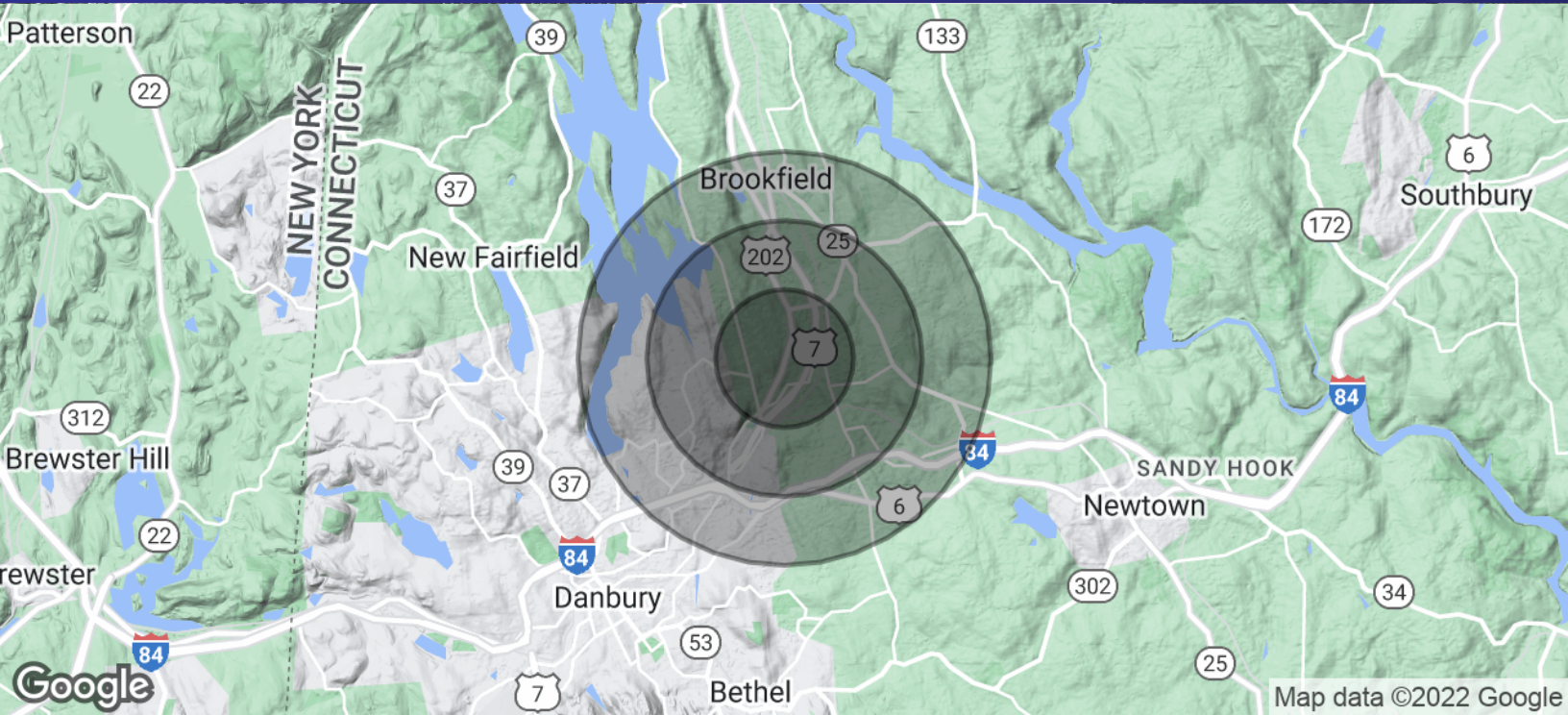
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,149	14,225	33,374
Average Age	44.2	46.7	43.5
Average Age (Male)	40.5	44.9	41.1
Average Age (Female)	45.1	46.6	44.5

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,396	6,208	13,301
# of Persons per HH	2.3	2.3	2.5
Average HH Income	\$121,052	\$118,727	\$116,356
Average House Value	\$317,103	\$330,821	\$345,729

\* Demographic data derived from 2020 ACS - US Census



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