



**SCALZO**  
COMMERCIAL  
NEW DEVELOPMENT

## **EMPORIUM PLAZA - DRIVE THRU**

**731 Federal Road | Brookfield, CT 06804**

**For Lease**





**PROPERTY DESCRIPTION**

Discover the modern commercial space at 731 Federal Road in Brookfield, CT. This property offers versatile floor layouts, abundant natural light, and customizable interior spaces to fit your business needs. Proximity to a high-traffic thoroughfare, it's an ideal setting for retail, street retail, or other commercial uses.

**LOCATION DESCRIPTION**

Surrounding Emporium Plaza - Drive Thru in Brookfield, CT, you'll find a lively retail scene with established retailers and local boutiques, attracting a steady flow of shoppers. The nearby Brookfield Historical Society Museum offers a unique look into the town's history, while parks and recreational areas like Still River Greenway provide outdoor activities. With easy access to major roadways and a strong consumer base, this location presents an exciting opportunity for retail businesses aiming to thrive in this dynamic market.

**PROPERTY HIGHLIGHTS**

- Modern design and architecture
- High visibility and signage opportunities
- Ample parking for tenants and customers
- Versatile floor layouts to accommodate various business needs
- Abundant natural light throughout the space
- Customizable interior spaces to fit tenant requirements
- Proximity to high-traffic thoroughfare for maximum exposure
- Ideal setting for retail, street retail, or other commercial uses

**OFFERING SUMMARY**

Lease Rate:	Ask Agent
Number of Units:	1
Available SF:	1,950 SF
Building Size:	1,950 SF

# Property Details

# Emporium Plaza - Drive Thru 731 Federal Road | Brookfield, CT 06804

## LOCATION INFORMATION

Building Name	Emporium Plaza - Drive Thru
Street Address	731 Federal Road
City, State, Zip	Brookfield, CT 06804
County	Fairfield
Market	Brookfield
Sub-market	Four Corners
Township	Brookfield
Road Type	Highway
Market Type	Medium
Nearest Airport	Westchester Airport

## BUILDING INFORMATION

Building Size	1,950 SF
Tenancy	Multiple
Number of Floors	1
Average Floor Size	1,950 SF
Year Built	2024
Gross Leasable Area	1,900 SF
Construction Status	Build to suit
Condition	Excellent
Free Standing	Yes
Number of Buildings	3

## Lease Rate

[ASK THE AGENT](#)

## PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail
Waterfront	No
Power	Yes

## PARKING & TRANSPORTATION

Parking Type	Surface
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## UTILITIES & AMENITIES

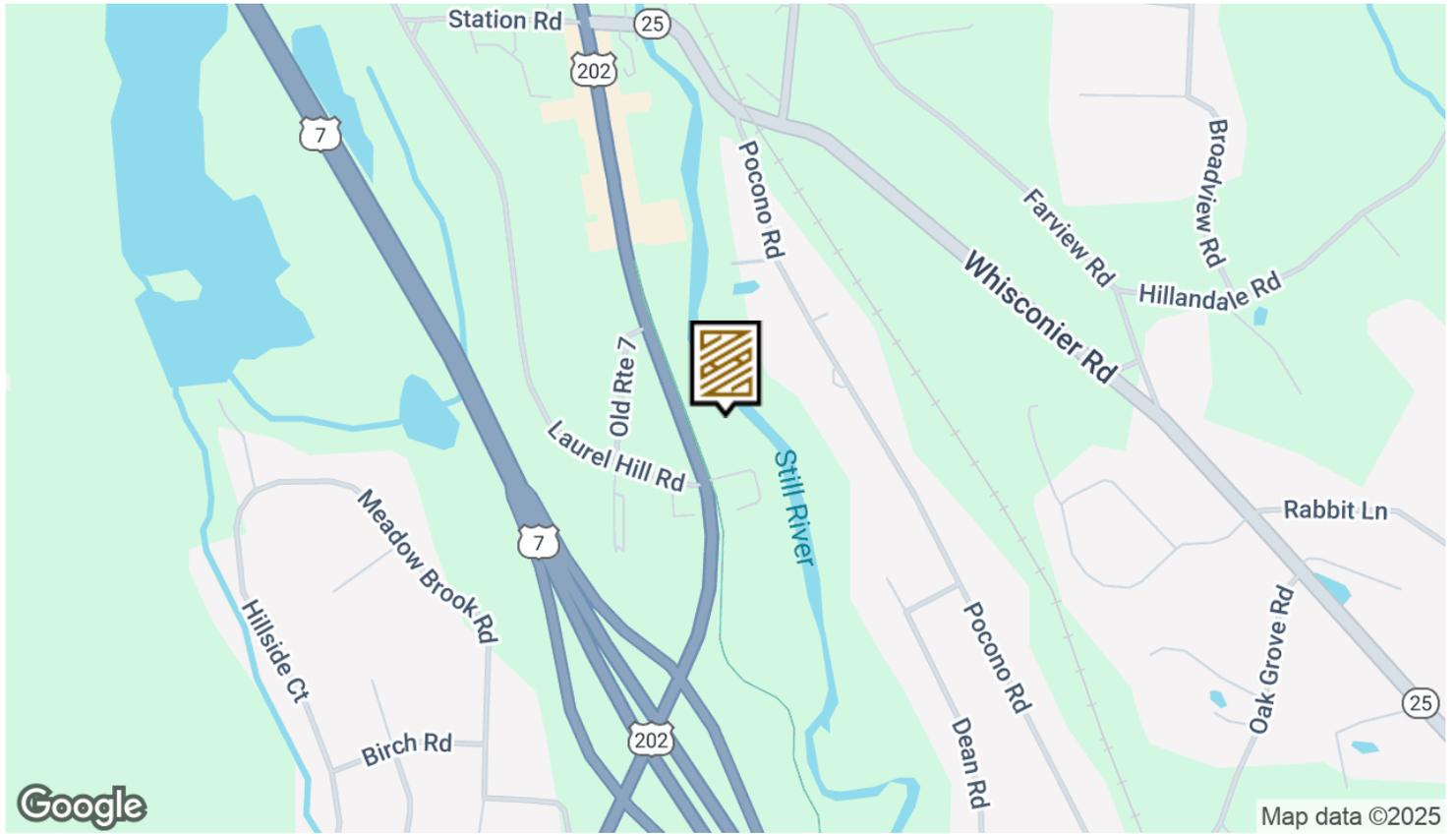
Number of Elevators	0
Number of Escalators	0
Landscaping	Professional Landscaping

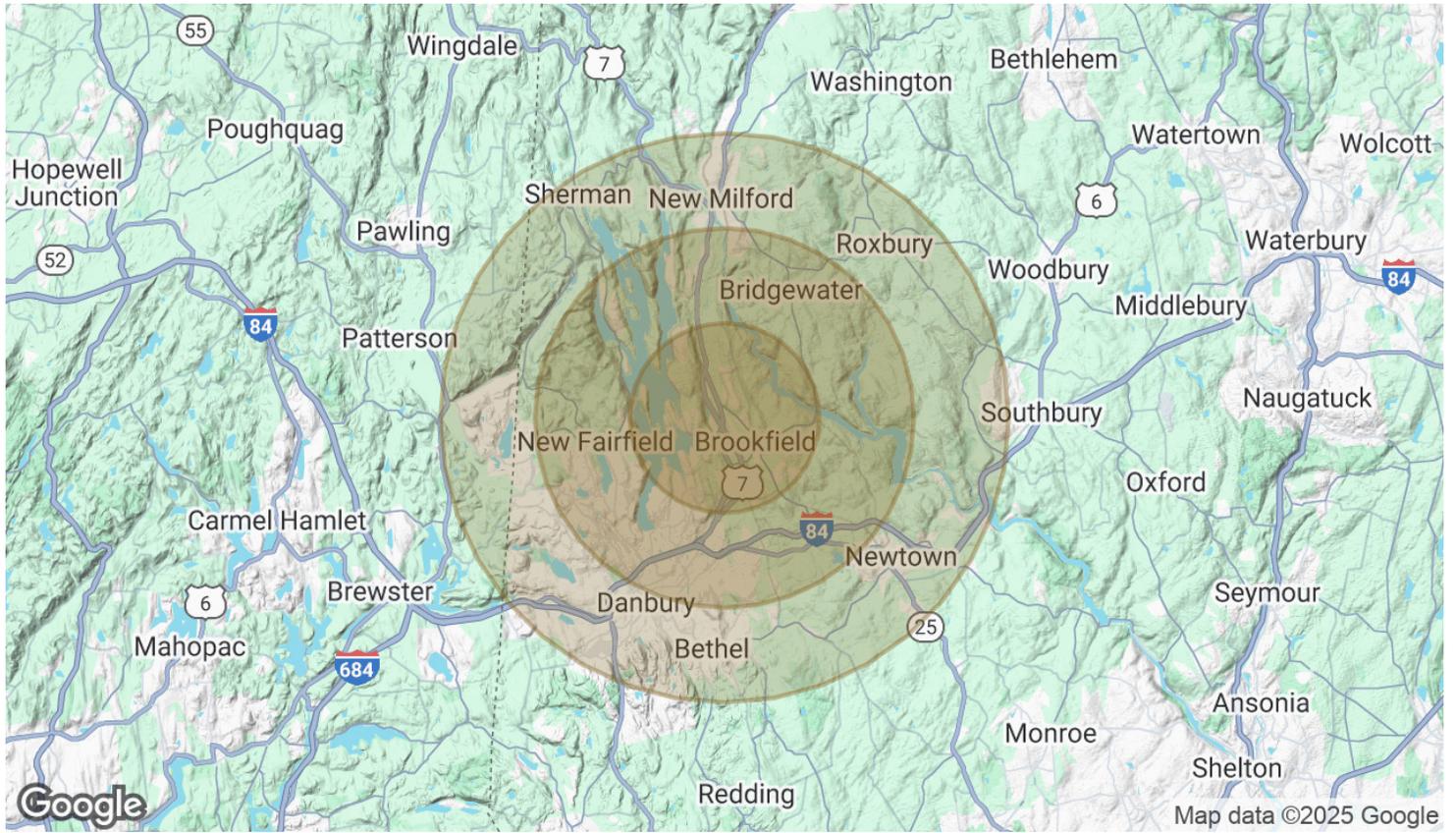
## TAXES & VALUATION

Foreclosure / Distressed	No
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**Location Map**

**Emporium Plaza - Drive Thru  
731 Federal Road | Brookfield, CT 06804**





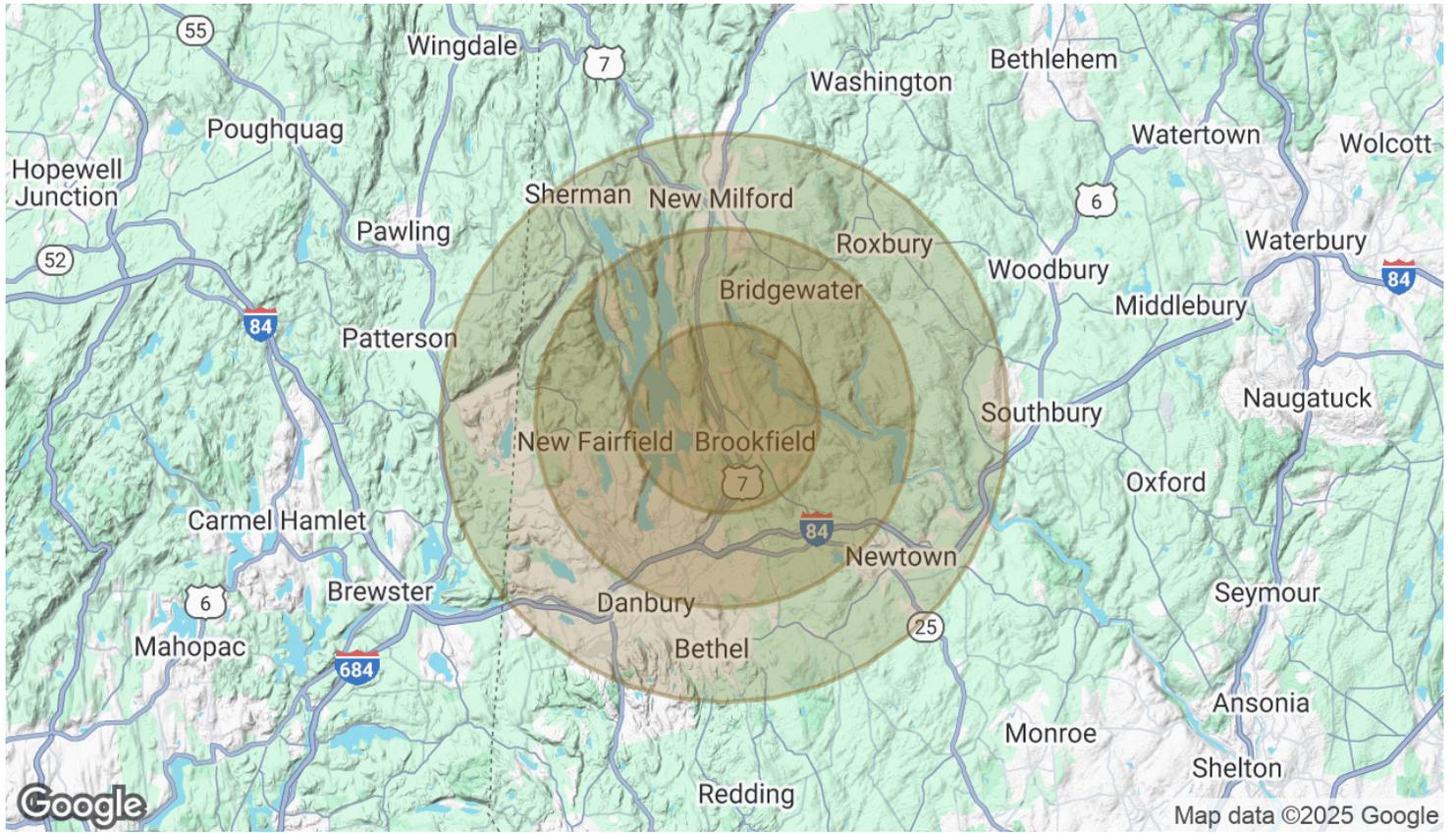
<b>POPULATION</b>	<b>3 MILES</b>	<b>6 MILES</b>	<b>9 MILES</b>
Total Population	22,026	87,280	185,758
Average Age	44	43	43
Average Age (Male)	43	41	42
Average Age (Female)	45	44	44

<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>6 MILES</b>	<b>9 MILES</b>
Total Households	8,569	32,393	69,709
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$175,681	\$149,645	\$140,154
Average House Value	\$542,037	\$470,237	\$469,551

<b>RACE</b>	<b>3 MILES</b>	<b>6 MILES</b>	<b>9 MILES</b>
% White	77.4%	64.0%	63.5%
% Black	2.8%	4.7%	4.6%
% Asian	5.2%	5.4%	4.7%
% Hawaiian	0.0%	0.0%	0.0%
% American Indian	0.2%	0.4%	0.4%



% Other	4.3%	12.9%	13.6%
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Demographics data derived from AlphaMap

## **Agents Contact**

**Emporium Plaza - Drive Thru  
731 Federal Road | Brookfield, CT 06804**

### **MICHELE LEGAUX BROWN**

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### **TEXT HEADLINE**

Add text here...