

FOR LEASE // 243 FEDERAL RD (RT. 7), BROOKFIELD, CT



PROPERTY DESCRIPTION

Prime standalone opportunity on Federal Road (Route 202) in Brookfield’s busiest commercial corridor. This ±2,654 SF freestanding building sits at a signalized intersection with approximately 20,000 cars per day, offering outstanding visibility, seamless access, and a double drive-thru for maximum convenience. Zoned C-1 (Commercial), the property supports a wide range of uses including bank, quick-service restaurant, medical, office, or service retail.

The building is fully air conditioned with gas heat, connected to city water, sewer, and gas, and features a vault, full alarm system, and approximately 26 on-site parking spaces. Surrounded by strong national retailers such as Chick-fil-A, Costco, and BJ’s Wholesale Club, this location benefits from steady consumer traffic and established area synergy.

OFFERING SUMMARY

Lease Rate:	\$23.00 SF/yr (NNN)
Available SF:	2,654 SF
Lot Size:	.75 Acres
Nets	+/- \$5.00 PSF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	219	431	1,303
Total Population	459	954	3,090
Average HH Income	\$138,235	\$146,586	\$159,037

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PROPERTY HIGHLIGHTS

- ±2,654 SF freestanding commercial building
- High-visibility location on Federal Road (Route 202)
- Signalized intersection with excellent ingress/egress
- Approx. 20,000 cars per day
- Double drive-thru configuration
- Zoned C-1 (Commercial)
- Ideal for bank, QSR, medical, office, or service retail
- ±26 on-site parking spaces
- Fully air conditioned with gas heat
- City water, sewer, and natural gas
- Vault in place
- Fully alarmed building
- Surrounded by national retailers including Chick-fil-A, Costco, and BJ's Wholesale Club

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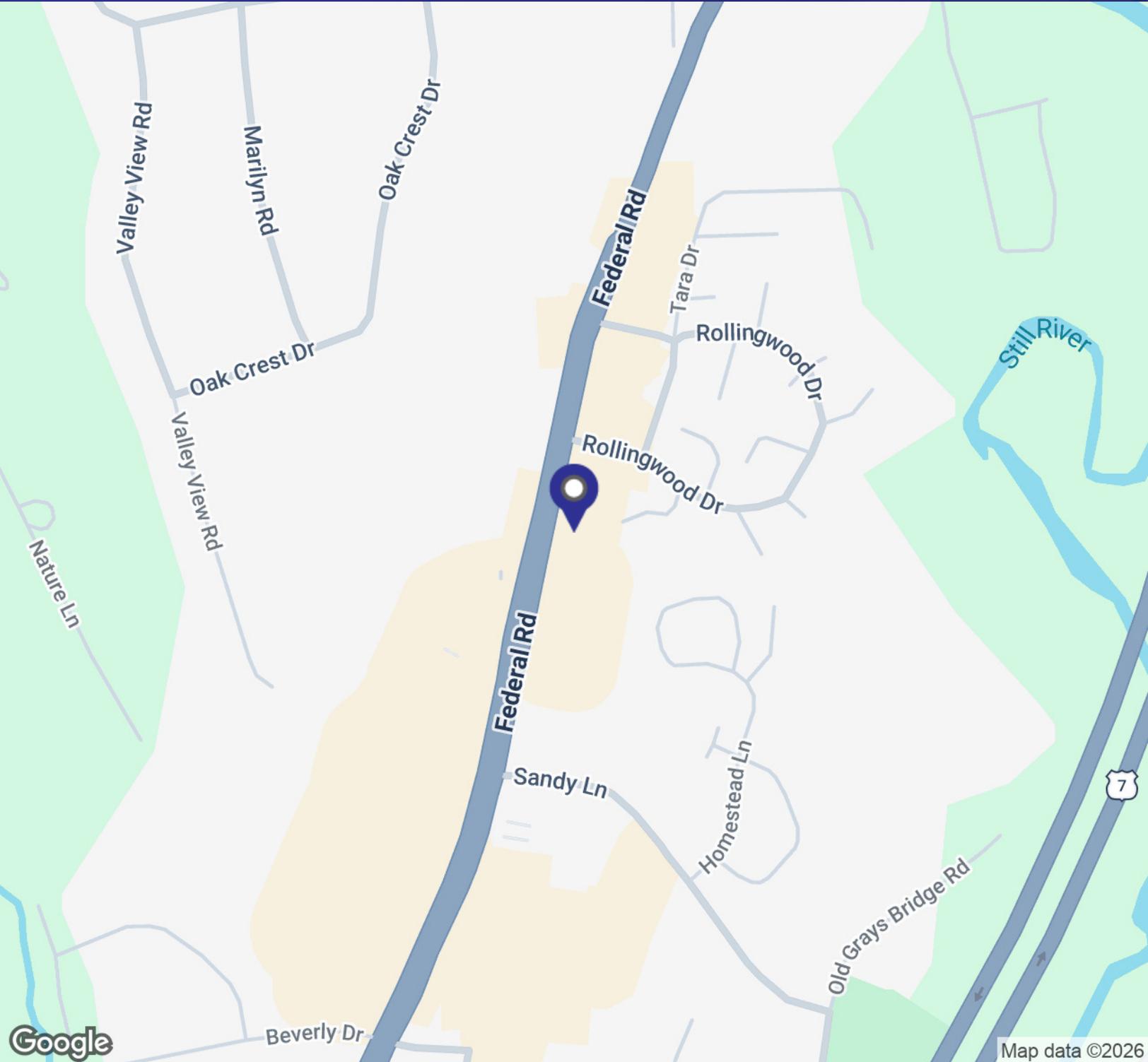
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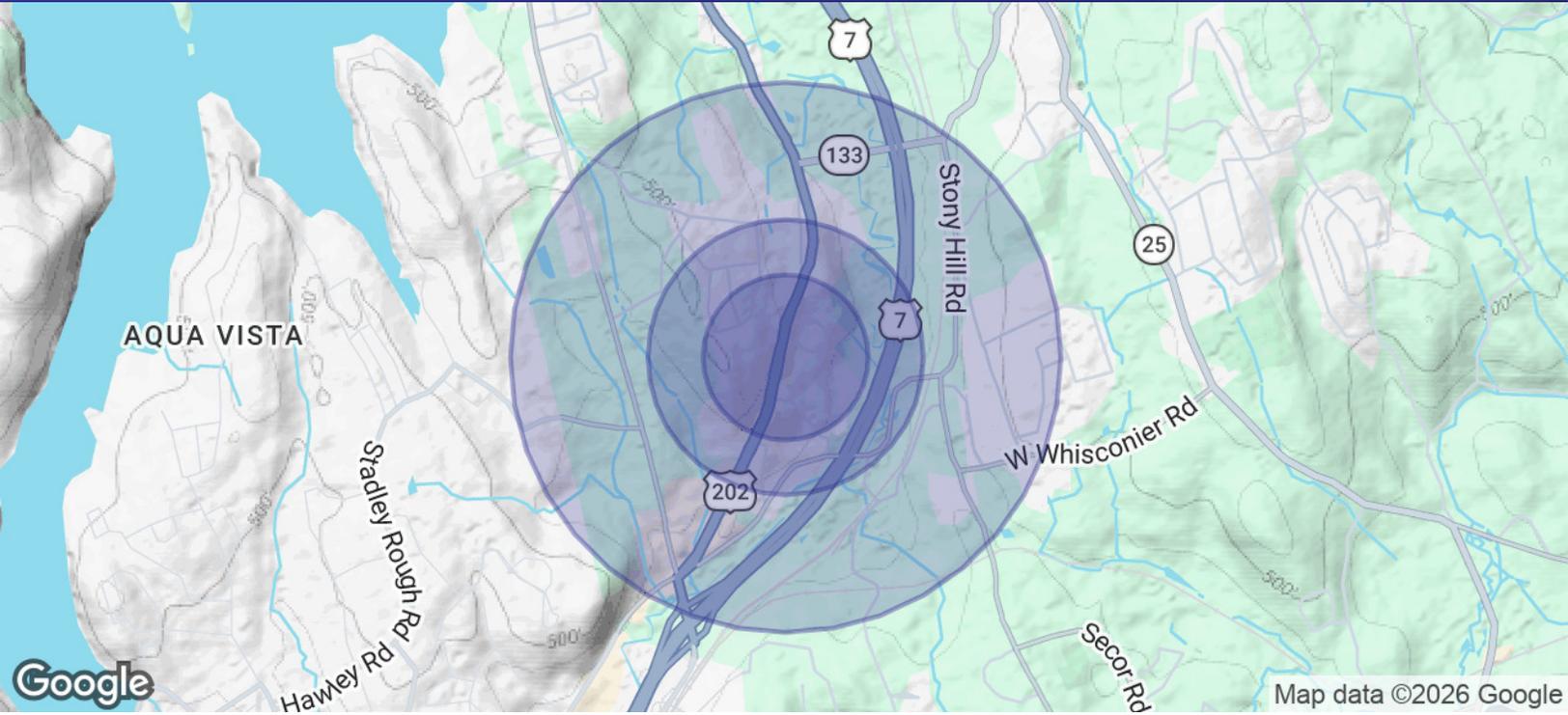
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	459	954	3,090
Average Age	45	45	45
Average Age (Male)	42	42	42
Average Age (Female)	47	47	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	219	431	1,303
# of Persons per HH	2.1	2.2	2.4
Average HH Income	\$138,235	\$146,586	\$159,037
Average House Value	\$412,498	\$432,738	\$473,276

Demographics data derived from AlphaMap

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