

FOR LEASE // PRIME RETAIL OPPORTUNITY ON ROUTE 7

20 Federal Rd, Brookfield CT



PROPERTY DESCRIPTION

Position your business in one of the area's premier retail corridors with exceptional visibility and high traffic counts. Join an outstanding lineup of national and regional retailers including Stew Leonard's, BJ's Wholesale Club, Home Depot, Verizon, Big Y, CVS, Five Guys, Town Fair Tire, P.C. Richard & Son, Raymour & Flanigan, and many more.

This highly visible retail space features:

- Open floor plan adaptable to a variety of retail uses
- High ceilings creating a bright, spacious environment
- Prominent building and pylon signage opportunities
- Excellent accessibility with convenient access to I-84
- Ample parking and strong co-tenancy in a thriving commercial district
- An outstanding opportunity to establish your business in one of the region's most sought-after retail destinations.

OFFERING SUMMARY

Lease Rate:	\$18 SF/yr (NNN)
Available SF:	3,125 - 12,150 SF
Lot Size:	2.39 Acres
Building Size:	12,150 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	146	676	2,127
Total Population	284	1,217	4,366
Average HH Income	\$155,795	\$145,333	\$142,940



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PROPERTY HIGHLIGHTS

- Size – from 3,125 to 12,150 SF
- Price - \$18 NNN
- Zone – C-1 (Commercial)
- Lot size - +/- 2.39 acres
- Construction – Masonry and steel
- Heating/Cooling – Full AC and propane heat
- Utilities – City sewer and well water
- Parking – 49 spaces
- Signage - Pylon signage and building signage
- Ceiling height +/- 20'



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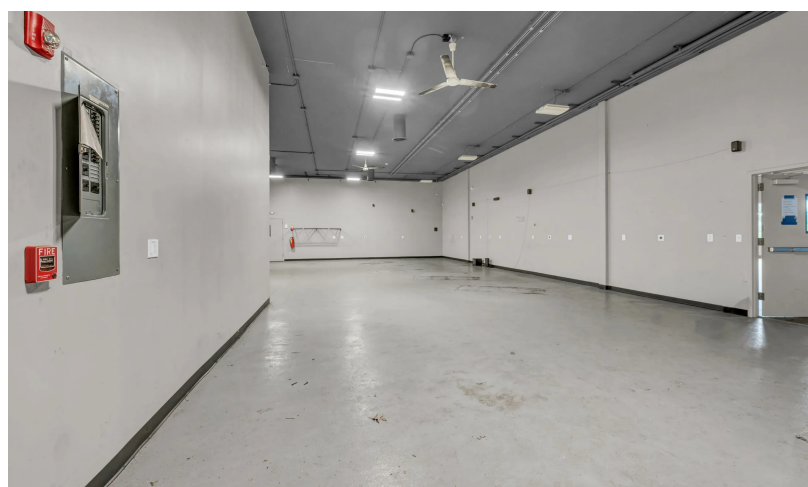
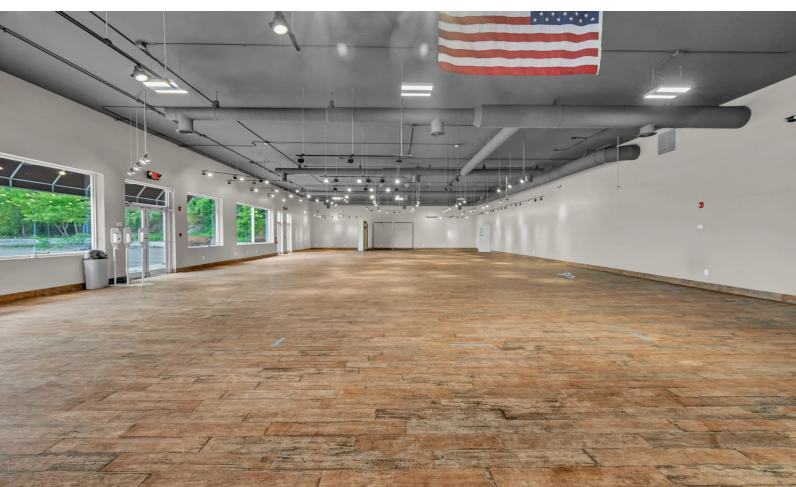
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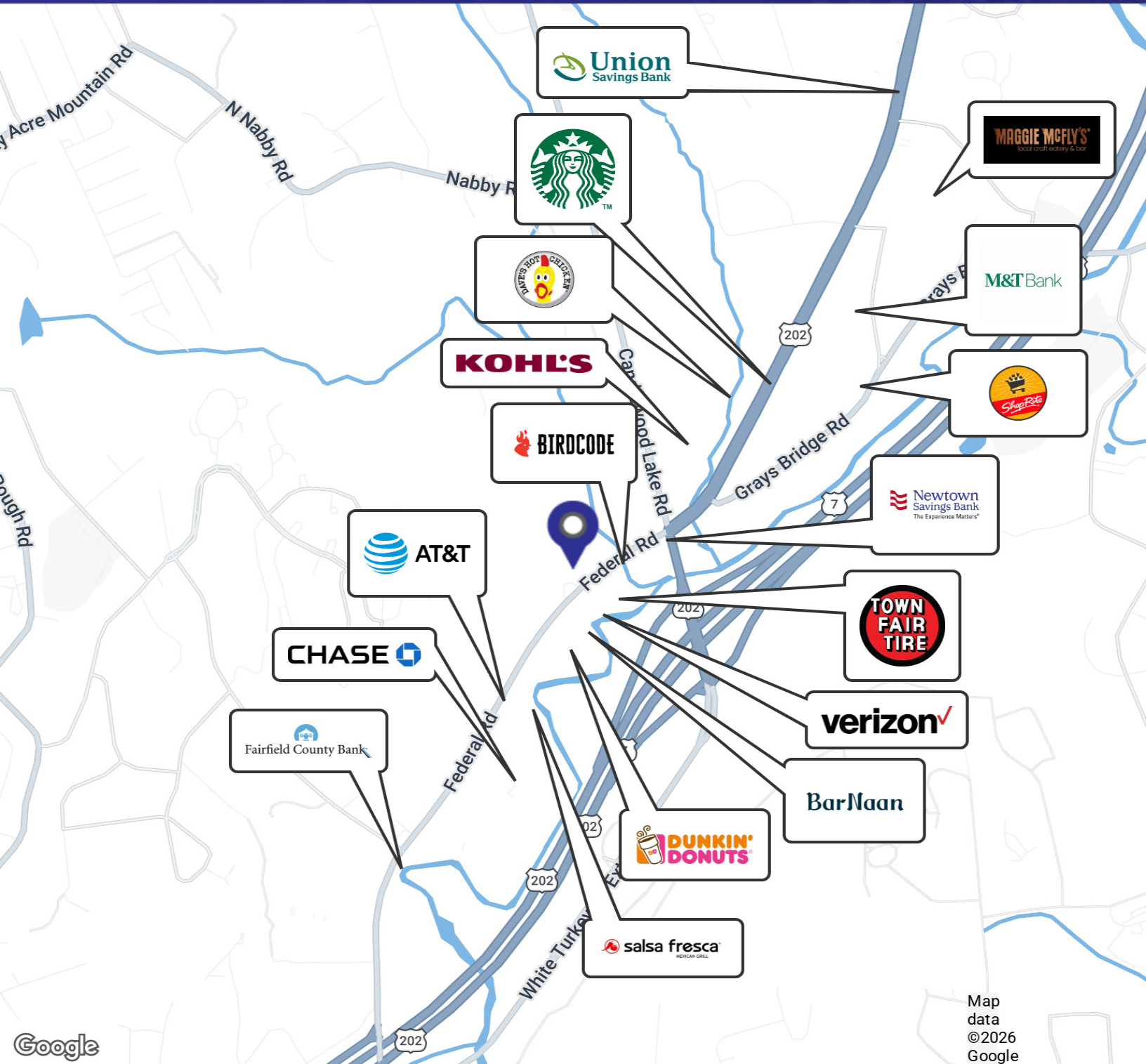
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Map
data
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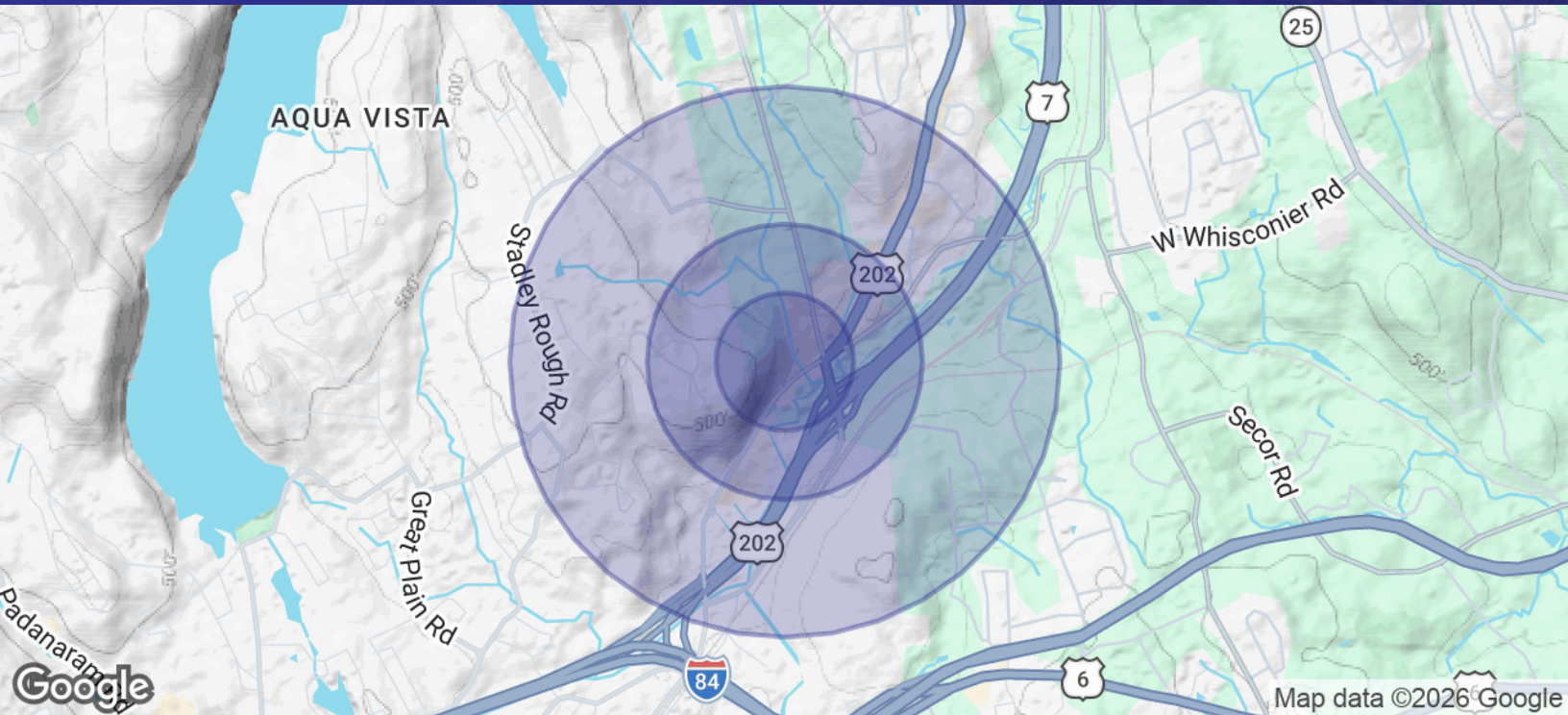


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	284	1,217	4,366
Average Age	51.8	52.8	49.8
Average Age (Male)	53.6	56.0	48.8
Average Age (Female)	52.0	53.2	53.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	146	676	2,127
# of Persons per HH	1.9	1.8	2.1
Average HH Income	\$155,795	\$145,333	\$142,940
Average House Value	\$371,825	\$355,985	\$357,822

2023 American Community Survey (ACS)



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