

**FOR LEASE // PRIME TURNKEY MEDICAL SPACE – FEDERAL ROAD**

**\*\*Possible\*\* Spaces on = Additional Spaces that could be share for Additional Rent**



**PROPERTY DESCRIPTION**

Located along Federal Road—the busiest retail corridor in the Danbury/Brookfield area—this spectacular Class A office/retail space offers premier visibility and accessibility. Currently operated as a chiropractic office for many years, the property is now available and ready for a new tenant, whether continuing as a medical use or adapting to a variety of retail or professional applications. This turnkey medical office includes equipment availability, providing a seamless opportunity for immediate occupancy and business launch in one of the region's most sought-after commercial locations.

**PROPERTY HIGHLIGHTS**

- Turnkey shared medical office with equipment available, including cool sculpting machine and digital X-ray machine, plus technician available
- WiFi included
- Vinyl plank flooring throughout
- Multiple treatment rooms with sinks
- Shared kitchenette with medical-grade cabinetry

**OFFERING SUMMARY**

Lease Rate:	\$3,000/month + share of utilities
Available SF:	+/-1,500 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	216	731	2,233
Total Population	361	1,317	4,711
Average HH Income	\$145,661	\$142,218	\$142,135



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- WiFi included
- Vinyl plank flooring throughout
- Multiple treatment rooms with sinks
- Shared kitchenette with medical-grade cabinetry
- Dedicated procedure/observation room
- Professional front desk/reception presence



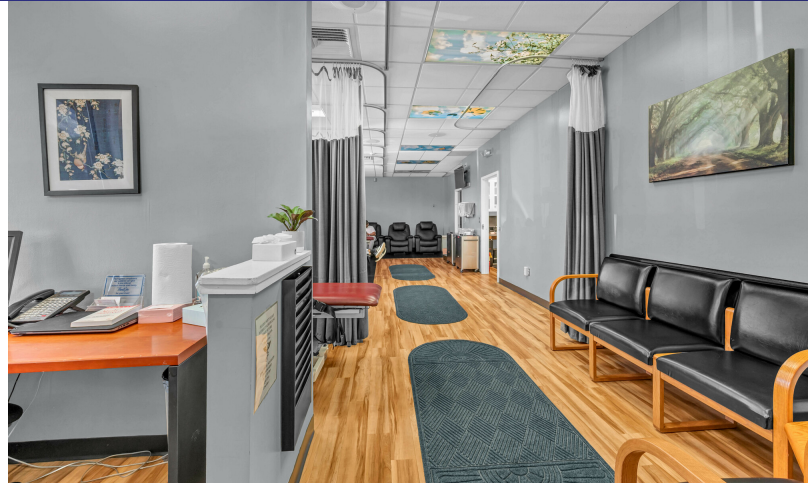
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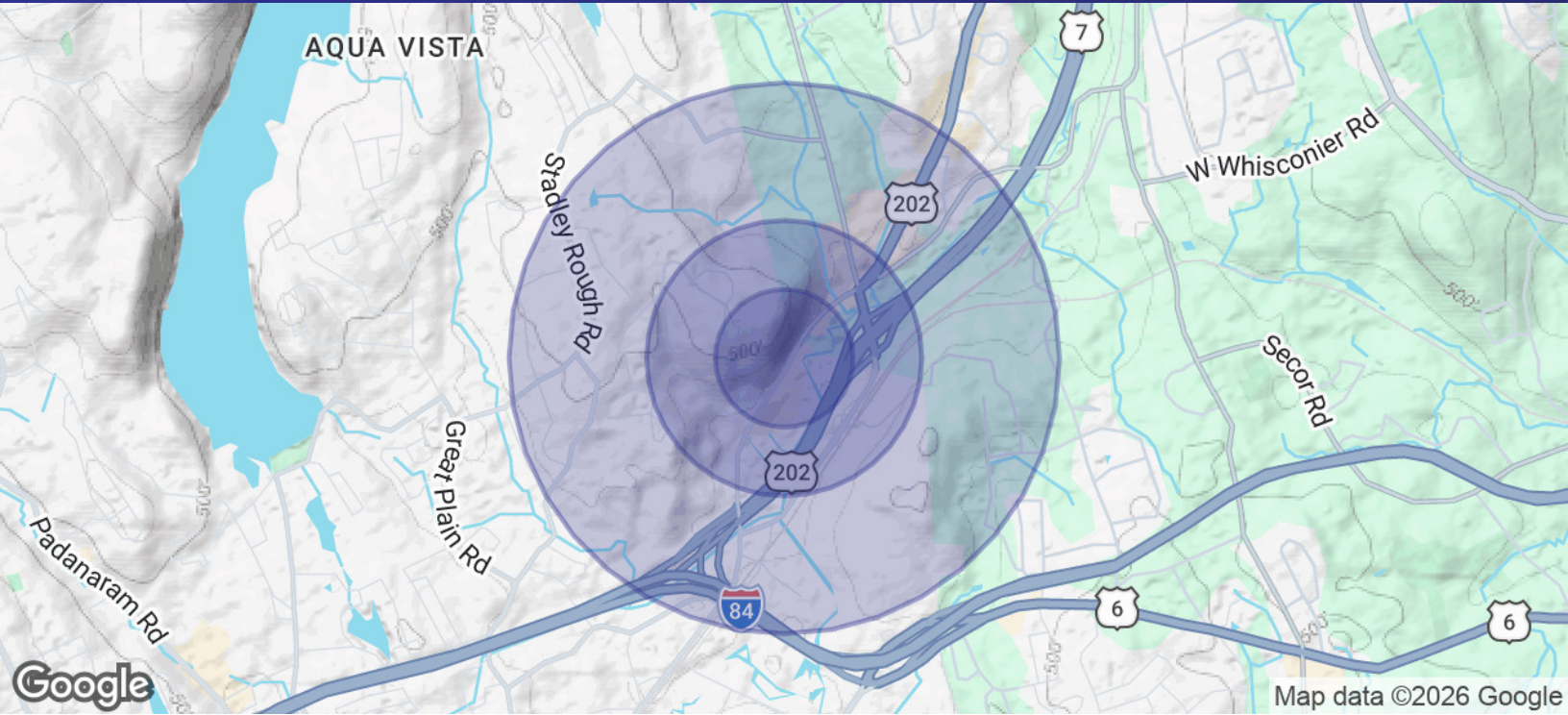
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	361	1,317	4,711
Average Age	54.8	52.0	48.7
Average Age (Male)	61.5	53.5	46.7
Average Age (Female)	54.7	54.7	52.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	216	731	2,233
# of Persons per HH	1.7	1.8	2.1
Average HH Income	\$145,661	\$142,218	\$142,135
Average House Value	\$356,675	\$361,627	\$367,112

2023 American Community Survey (ACS)

