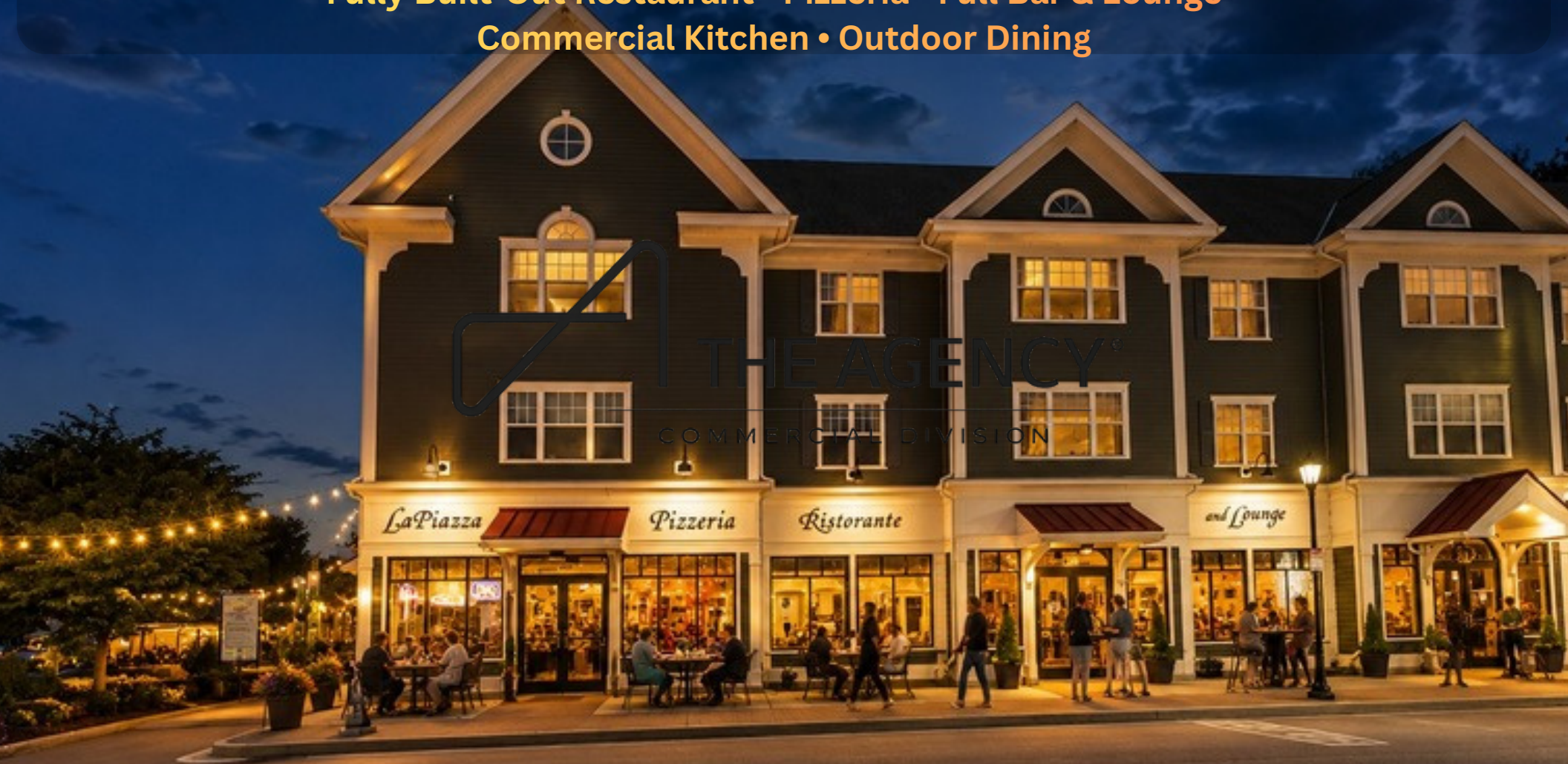


800 Federal Road | Brookfield, Connecticut
La Piazza Brookfield

Fully Built-Out Restaurant • Pizzeria • Full Bar & Lounge •
Commercial Kitchen • Outdoor Dining



KEY MONEY / FFE
ASKING PRICE: \$375,000



Located within Brookfield Village, one of the most significant mixed-use developments within Brookfield's revitalized Four Corners/Town Center District, the offering provides a new operator with the opportunity to take over a substantial restaurant infrastructure that would be costly and time-consuming to recreate.

BROOKFIELD VILLAGE

Brookfield Village is a significant component of the redevelopment of Brookfield's historic Four Corners area.

Built-In Residential + Commercial Demand

The first phases at 7 Station Road, 800 Federal Road and 802 Federal Road were constructed between 2017 and 2022, followed by additional phases at 17 and 19 Station Road. Reporting on the development noted that nearly all of its commercial and residential space had been occupied.

The development's commercial tenant mix has included Subway, La Piazza, Honeymoon Nails & Spa, Traveling Chic Boutique, Four Corners Nutrition, Salt 2.0, #thecafe, Four Corners Dental Studio, Tomo 202, Pierpointe Behavior Analysts and Sweet Scoops.

Today, nearby Brookfield Village businesses include Subway, Traveling Chic Boutique Brookfield, Tomo 202 and #theCafe.

The development's own neighborhood guide also highlights its proximity to shopping, restaurants, employers, schools and recreational destinations including Candlewood Lake and the Still River Greenway.

RESIDENTIAL COMPONENT

Brookfield Village provides something that a traditional strip-center restaurant cannot: residents living directly within the development.

Town documentation identifies 72 apartments at 802 and 806 Federal Road, consisting of 36 one-bedroom and 36 two-bedroom residences. A more recent town affordable-housing inventory lists Brookfield Village addresses at 800, 802 and 806 Federal Road and 7 Station Road, confirming the project's continuing residential component.

Town data identified approximately 1,100 residential units recently built, under construction or approved across several Brookfield projects, demonstrating the scale of residential investment occurring along and around the Federal Road corridor.

INVESTMENT & OPERATOR HIGHLIGHTS

- \$375,000 turnkey entry price including FFE and restaurant equipment
- Recently constructed restaurant infrastructure with equipment largely purchased new approximately two-plus years ago
- Large commercial kitchen capable of supporting high-volume restaurant, catering, delivery and takeout operations
- Established pizzeria + restaurant + bar/lounge configuration
- Approximately 20 additional outdoor seats
- Located directly within Brookfield Village's growing residential community
- Entire Brookfield Village development contains 201 residential units across six buildings, according to current property-owner information.
- The earlier 800/802 Federal Road portion of the development was marketed with approximately 140 residential units and nearly 20,000 SF of retail/restaurant space, illustrating the substantial built-in population immediately surrounding the restaurant.
- Long-term lease structure potentially available
- \$8,250 monthly restaurant rent
- Optional two-bedroom apartment at \$2,000 per month, providing a valuable option for an owner/operator, chef, manager or staff housing
- Prominent location along Federal Road, Brookfield's principal commercial corridor
- Immediate access to Brookfield, Danbury, New Milford, New Fairfield, Bethel and the broader Fairfield/Litchfield County trade area
- Close access to Route 7 and Interstate 84
- Part of Brookfield's ongoing Town Center/Four Corners revitalization
- Strong household income demographics supporting discretionary restaurant spending
- Flexible physical configuration capable of accommodating Italian, Mediterranean, steakhouse, American, gastropub, upscale casual, sports-bar, Asian, Latin, seafood or other concepts



La Piazza

EXPRESS
PARKING
ONLY
15 MINUTE
LIMIT

OPEN



BUD
LIGHT

The premises were designed to accommodate multiple complementary food-and-beverage concepts under one roof: a bright, casual pizzeria and takeout operation; a separate full-service dining room; an intimate bar and lounge; a large commercial production kitchen; prep and storage areas; and seasonal outdoor dining.

The existing restaurant confirms that the premises currently operate with both a pizzeria and a separate restaurant/bar concept, describing the property as offering a bright pizzeria and patio as well as a bar/lounge and central Italian-style dining room.





The opportunity is being offered at \$375,000 in key money, inclusive of the existing furniture, fixtures and equipment ("FFE"), with the majority of the restaurant equipment represented as having been purchased new approximately two-plus years ago.



Rather than acquiring an operating business based upon a multiple of historical cash flow, the opportunity should be viewed primarily as an acquisition of an extensive restaurant buildout, equipment package and leasehold position.

For an experienced restaurateur, hospitality group or emerging concept, this represents an opportunity to substantially reduce the capital investment, construction period, permitting timeline and operational downtime typically associated with opening a restaurant of this scale.



FULL-SERVICE RESTAURANT

Beyond the pizzeria is a completely different dining environment.

The restaurant features a dedicated dining room with upholstered banquette seating, white-tablecloth presentation, decorative lighting, mirrors and warm architectural finishes.

This allows an operator to capture a substantially broader customer base than a conventional pizzeria.

The dining room lends itself to:

**Italian • Mediterranean • Steakhouse • American • Seafood • Contemporary Casual •
Upscale Family Dining • Latin • Bistro • Wine Bar • Chef-Driven Concepts**





A major differentiator is the property's separate bar and lounge environment. The space features a long, fully built bar, substantial back-bar infrastructure, under-counter equipment, draft capabilities, liquor display, bar seating and adjacent lounge/dining areas. The bar gives a future operator an important higher-margin revenue component while creating the potential to extend the business beyond traditional lunch and dinner periods.

A GROWING DINING DESTINATION

Brookfield's restaurant market has continued to evolve.

Recent openings along Federal Road have included new steakhouse, grill, sushi and other concepts, with local reporting describing an increasingly dynamic restaurant scene.

The nearby Four Corners area now supports a range of concepts including Black Bull Steak House, Amai Sushi, 7BEANS and other food-and-beverage businesses.

Rather than viewing this solely as competition, a restaurant operator can benefit from the growing perception of Federal Road/Four Corners as a dining and entertainment destination, encouraging customers to visit the area specifically for food, drinks and social occasions.





LARGE COMMERCIAL KITCHEN

For a restaurant buyer, this may be the property's most valuable component.

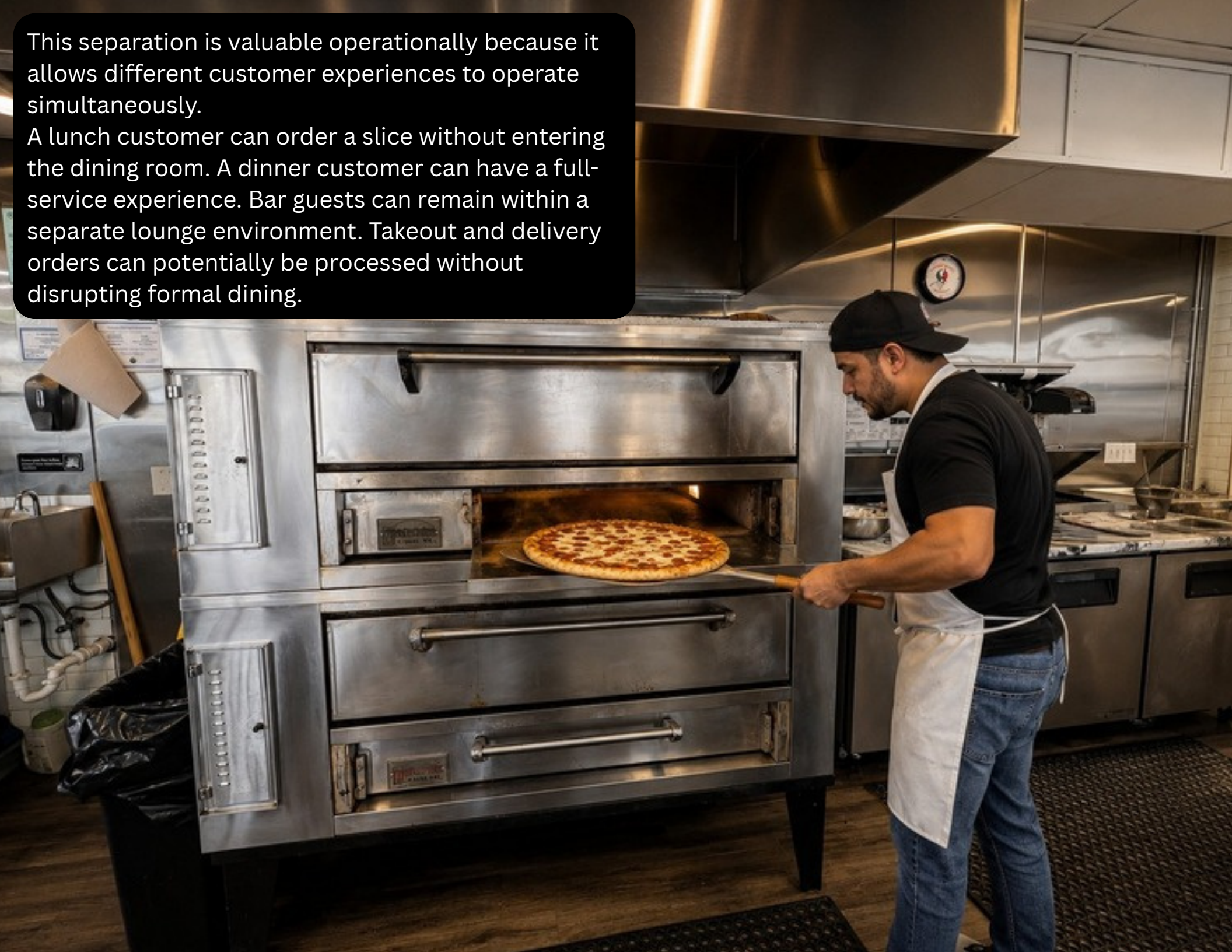
The premises contain a substantial commercial kitchen designed to support both the pizzeria and full-service restaurant.



The majority of the major restaurant equipment is represented as having been purchased new approximately two-plus years ago. For a new operator, the existing infrastructure could represent significant savings compared with designing, permitting and constructing a comparable restaurant from a raw retail shell.

This separation is valuable operationally because it allows different customer experiences to operate simultaneously.

A lunch customer can order a slice without entering the dining room. A dinner customer can have a full-service experience. Bar guests can remain within a separate lounge environment. Takeout and delivery orders can potentially be processed without disrupting formal dining.





Avoid the Cost of Starting From a Raw Shell
Restaurant construction is capital-intensive. Commercial kitchens, exhaust systems, plumbing, electrical service, refrigeration, bars, ADA restrooms, flooring, grease infrastructure, equipment and dining-room finishes can require substantial investment before the first customer walks through the door. Here, much of that infrastructure is already in place.

Build Your Concept — Without Building the Restaurant From Scratch.

800 Federal Road offers something increasingly difficult to find: a large, recently improved, fully equipped restaurant facility in an affluent and growing Fairfield County community.



1 OF 2
LARGE BATHROOMS
IN LOCATION





**EXCEPTIONAL LOCATION.
STRONG TRADE AREA.
BUILT-IN DEMAND.**



STRATEGIC LOCATION

Located at the heart of Brookfield's Four Corners / Town Center District on Federal Road (Route 202).



STRONG DEMOGRAPHICS

Affluent community with \$148,360 Median Household Income and continued residential growth.



HIGH VISIBILITY

Excellent frontage, signage opportunities and traffic counts on Brookfield's primary commercial corridor.



MULTIPLE ACCESS POINTS

Easy access to Route 7, I-84, and surrounding communities including Danbury, Newtown, New Milford & Bethel.



DINING DESTINATION

Surrounded by national retailers, popular restaurants, services, and a growing mixed-use community.



**90 MINUTES
TO NEW YORK CITY**



BRYAN LANZA
Director of Commercial Division
Licensed Associate Broker
The Agency One Rock
c: 914.262.2598
blanza@theagencyonerock.com



IAN HEYMAN
National Investment Sales
Rosewood Realty Group
914 819 7156 (C)
lheyman@rosewoodrg.com



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