

FOR SALE OR LEASE // PROFESSIONAL OFFICE // MEDICAL SPACE
304 Federal Road, Unit 312, Brookfield CT

PROPERTY DESCRIPTION

Light and Bright second floor office space on Federal Road (Route 7) for sale or lease! Open floor plan with large windows and new vinyl plank flooring. Landlord willing to demise unit for long term lease. Ideal for any professional or medical office use!

PROPERTY HIGHLIGHTS

- Open Floor Plan
- Large Windows
- New Vinyl Flooring
- Heat Pump
- Central AC
- Well/City Sewer
- Easy Access to I-84
- Owner Willing To Do Work For Long Term Lease

OFFERING SUMMARY

Lease Rate:	\$725.00 per month + Util.
Sale Price:	\$60,000
Available SF:	565 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,045	33,924	83,298
Total Population	2,716	93,381	228,879
Average HH Income	\$131,266	\$96,892	\$103,073


JOE DIMYAN

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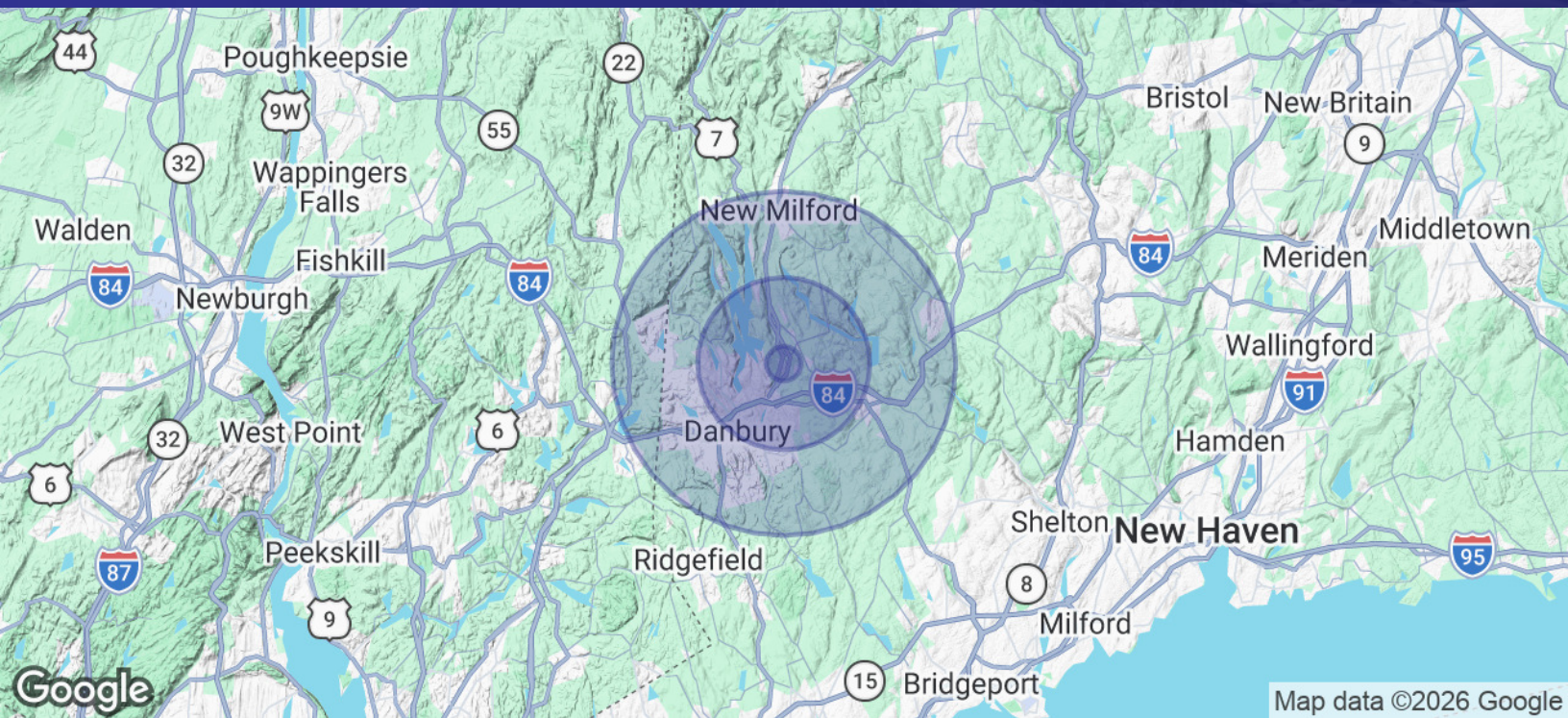
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,716	93,381	228,879
Average Age	41.0	38.8	39.7
Average Age (Male)	37.2	37.9	38.8
Average Age (Female)	43.9	39.7	40.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,045	33,924	83,298
# of Persons per HH	2.6	2.8	2.7
Average HH Income	\$131,266	\$96,892	\$103,073
Average House Value	\$423,310	\$420,655	\$440,167

* Demographic data derived from 2020 ACS - US Census



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