

**FOR LEASE // OFFICE/ASSEMBLY/RETAIL SPACE**



**PROPERTY DESCRIPTION**

Clean and bright first floor unit with excellent exposure on Federal Road. Ideal location on Route 7 convenient to shopping and easy access to I84. Ideal for many different users: office, assembly, lab, retail, warehouse and light manufacturing. Building offers great parking and available signage.

**PROPERTY HIGHLIGHTS**

- Zone: C-2 (Commercial)
- Year Built: 1988
- Private Bathroom
- Kitchenette
- Ceiling Height +/- 9 ft
- Heating: Electric Heat Pump
- Cooling: Central A/C
- Utilities: Well and City Sewer

**OFFERING SUMMARY**

**487 FEDERAL RD, UNIT 1, BROOKFIELD, CT**

Lease Rate:	\$2,900/month + utilities (Gross)
Available SF:	+/- 2,300 SF
Building Size:	+/- 11,924 SF

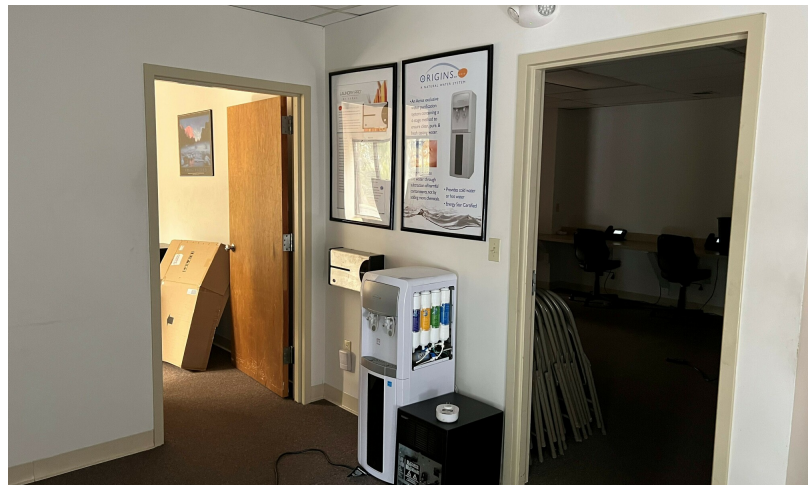
DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,348	5,274	11,229
Total Population	3,195	12,640	26,478
Average HH Income	\$126,530	\$124,777	\$125,619



**TOMMY CONSALVO**

Broker  
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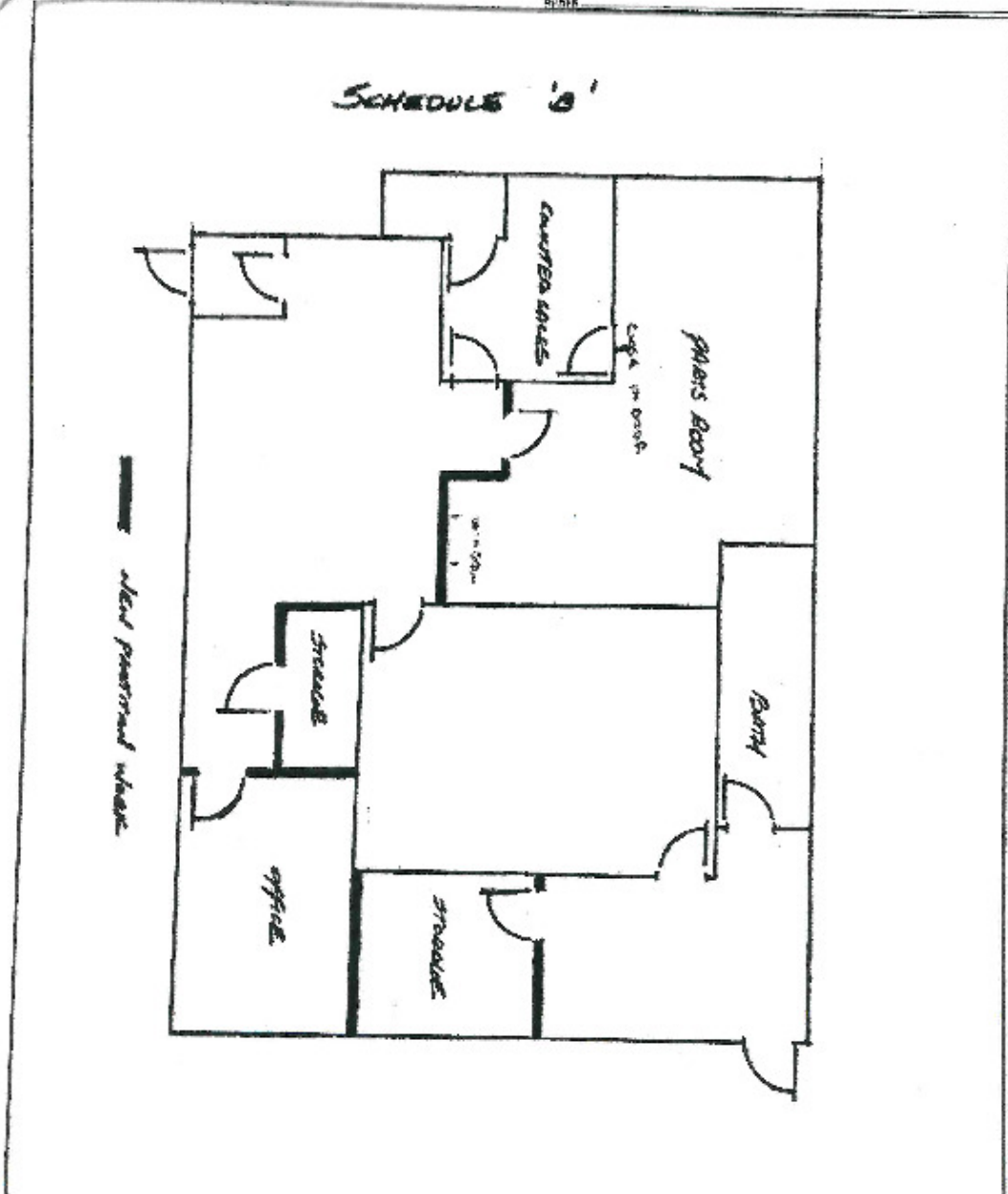
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PRE ENGINEERED  
BUILDING CONCEPTS  
"Building Your Future... TODAY"  
301 Central Road  
MIDDLETOWN, CT 06457  
(203) 775-7800

AIR \_\_\_\_\_  
 SHEET NO. \_\_\_\_\_ OF \_\_\_\_\_  
 CALCULATED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 ENGINEER BY \_\_\_\_\_ DATE \_\_\_\_\_  
 SCALE \_\_\_\_\_

*SCHEDULE 'B'*



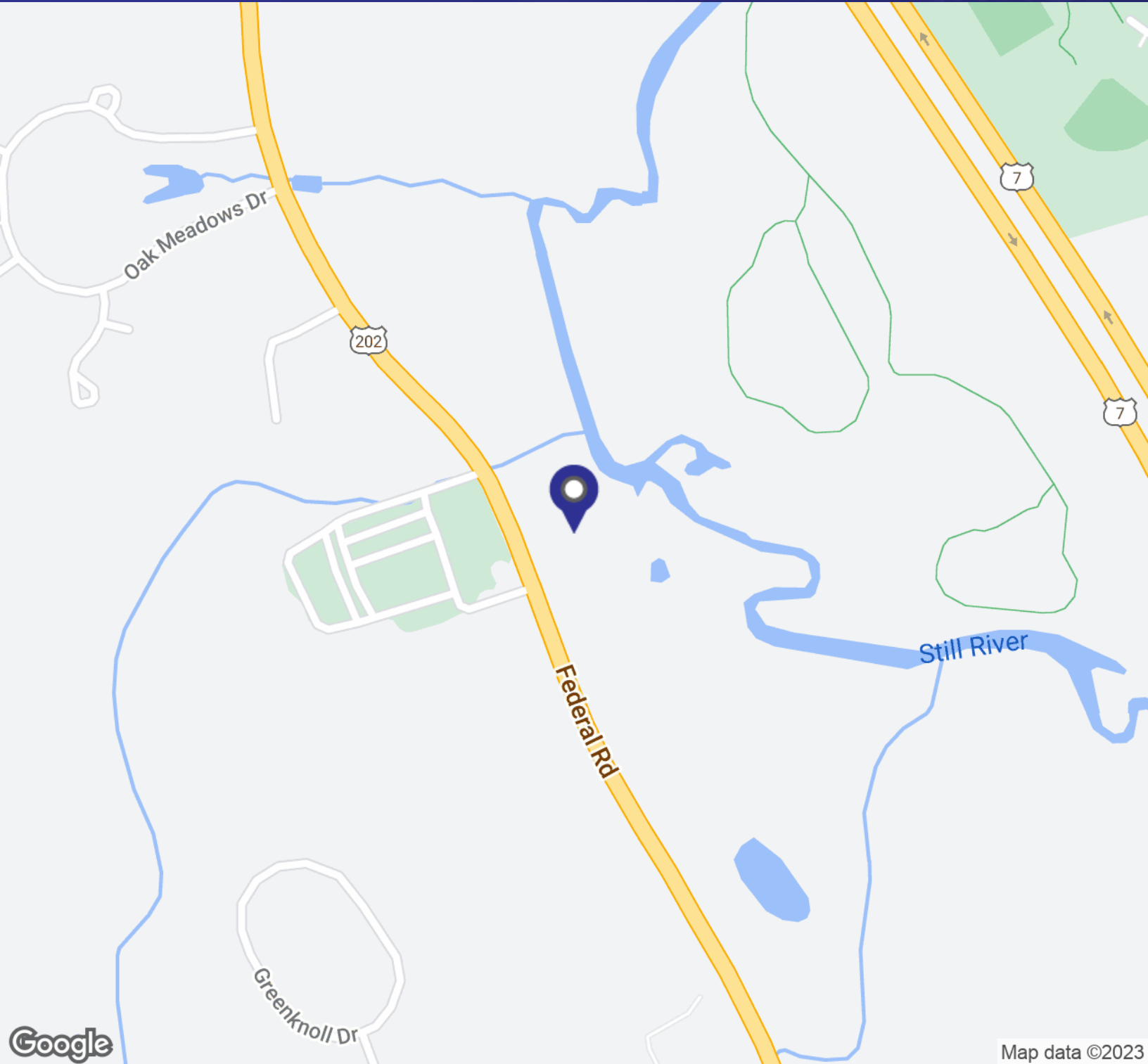
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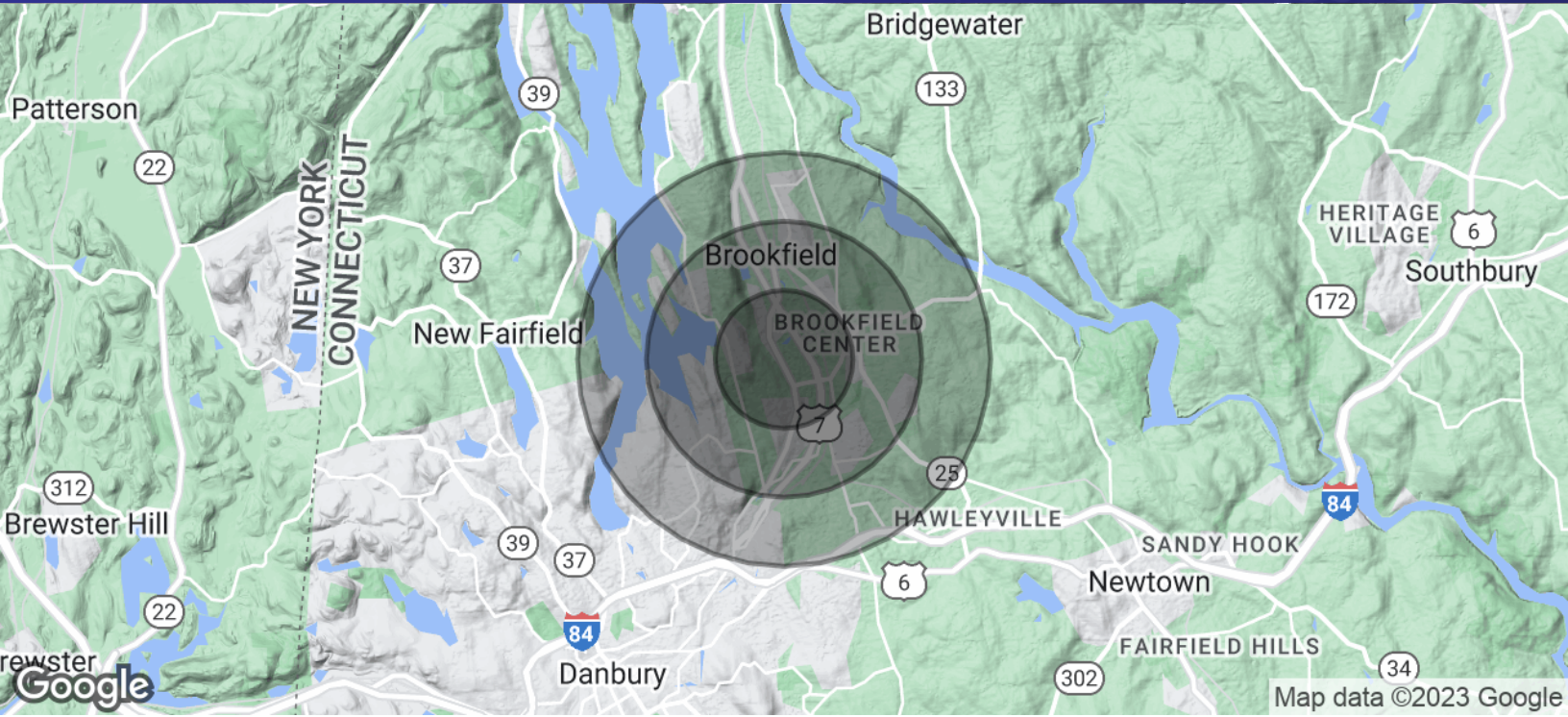
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,195	12,640	26,478
Average Age	43.3	44.5	45.7
Average Age (Male)	39.8	43.3	44.2
Average Age (Female)	44.4	44.0	45.6

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,348	5,274	11,229
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$126,530	\$124,777	\$125,619
Average House Value	\$358,479	\$348,956	\$372,700

\* Demographic data derived from 2020 ACS - US Census



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