

FOR SALE AND LEASE // 1ST FLOOR OFFICE SUITE

304 Federal Rd (Route 7), Unit 106, Brookfield, CT



PROPERTY DESCRIPTION

First floor office unit at Brookfield Office Park. Unit has Three Private Office and Conference Room with common baths. Ideal for any professional or medical office use. Great location just north of Costco with easy access to I-84.

PROPERTY HIGHLIGHTS

- Layout: Three Private Office and Conference Room
- Year Built: 1974
- Plumbing: Common Baths on Each Floor
- Heat Pump and Central A/C
- Common Charges: \$322.76/month
- Taxes: \$1,000 per Year

304 FEDERAL, #106, BROOKFIELD, CT

Sale Price:	\$64,900
Lease Rate:	\$750/month + utilities
Available SF:	+/- 606 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	215	508	1,318
Total Population	479	1,137	3,169
Average HH Income	\$147,484	\$148,354	\$164,265



TOMMY CONSALVO

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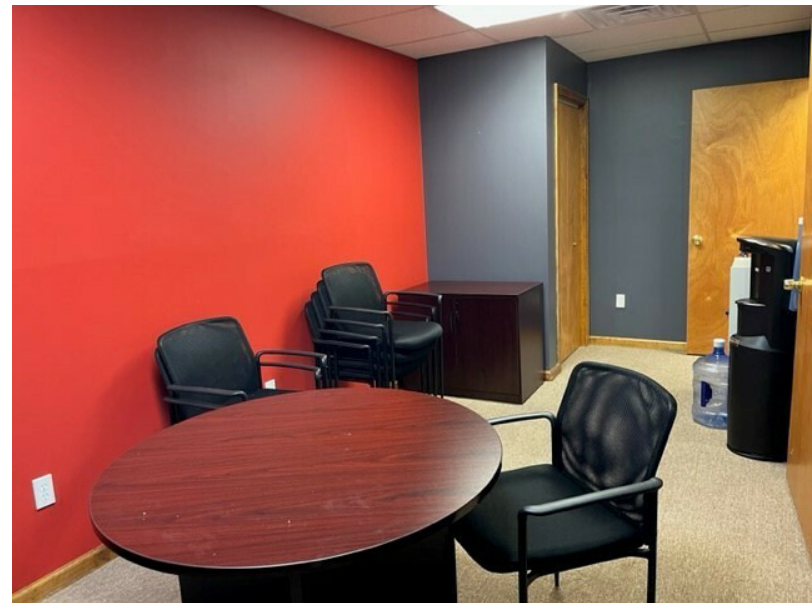


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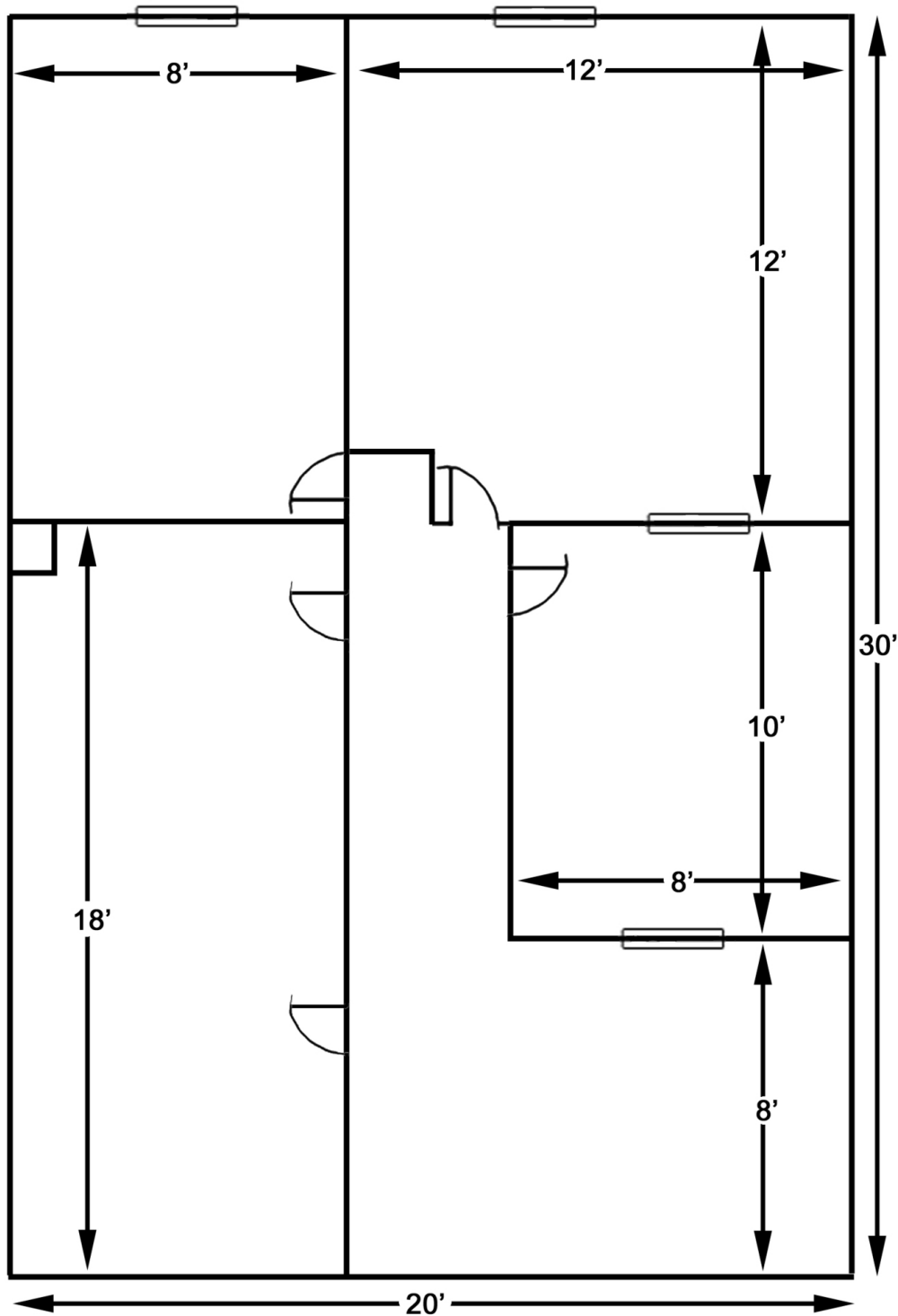


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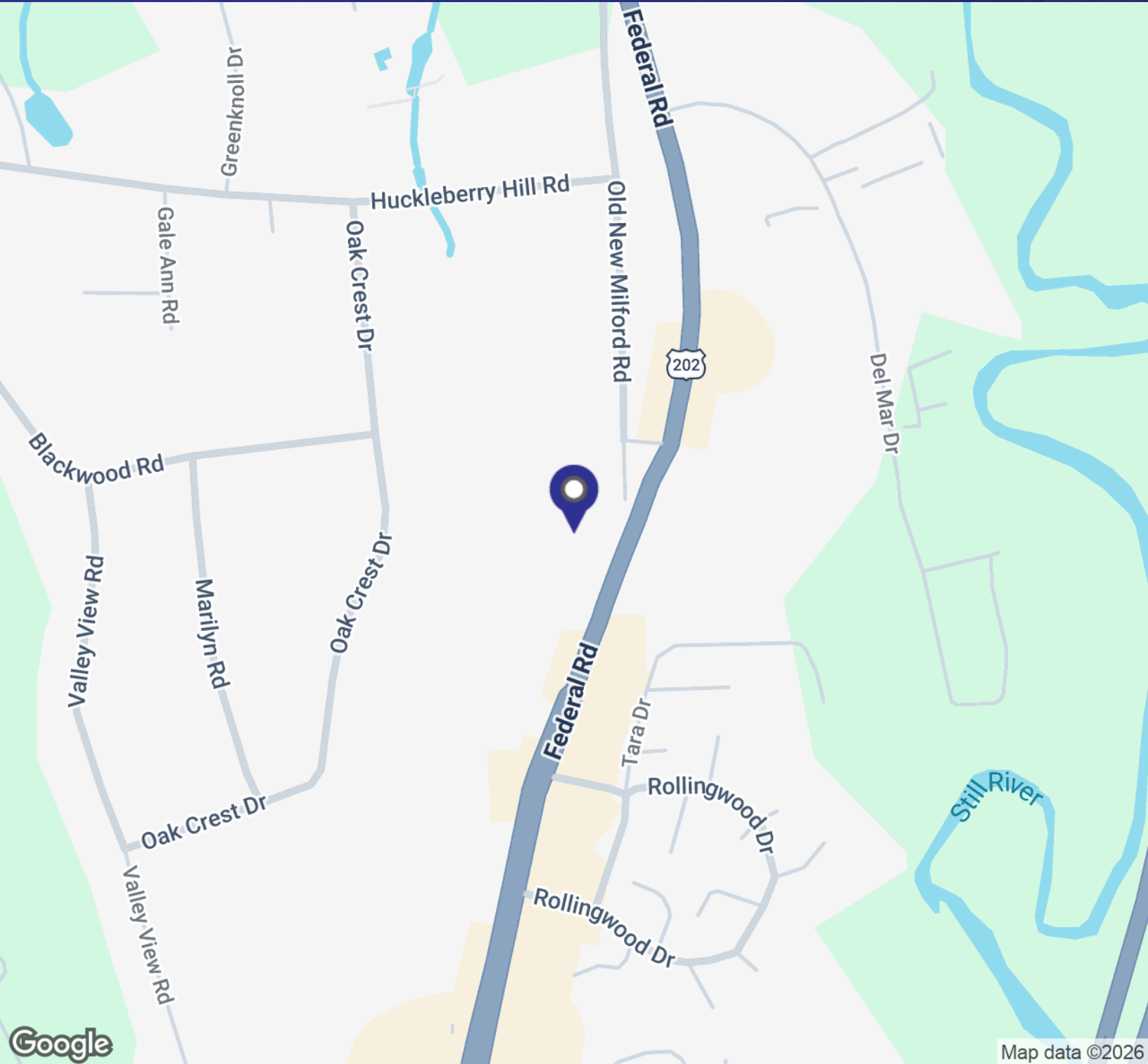


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Map data ©2026



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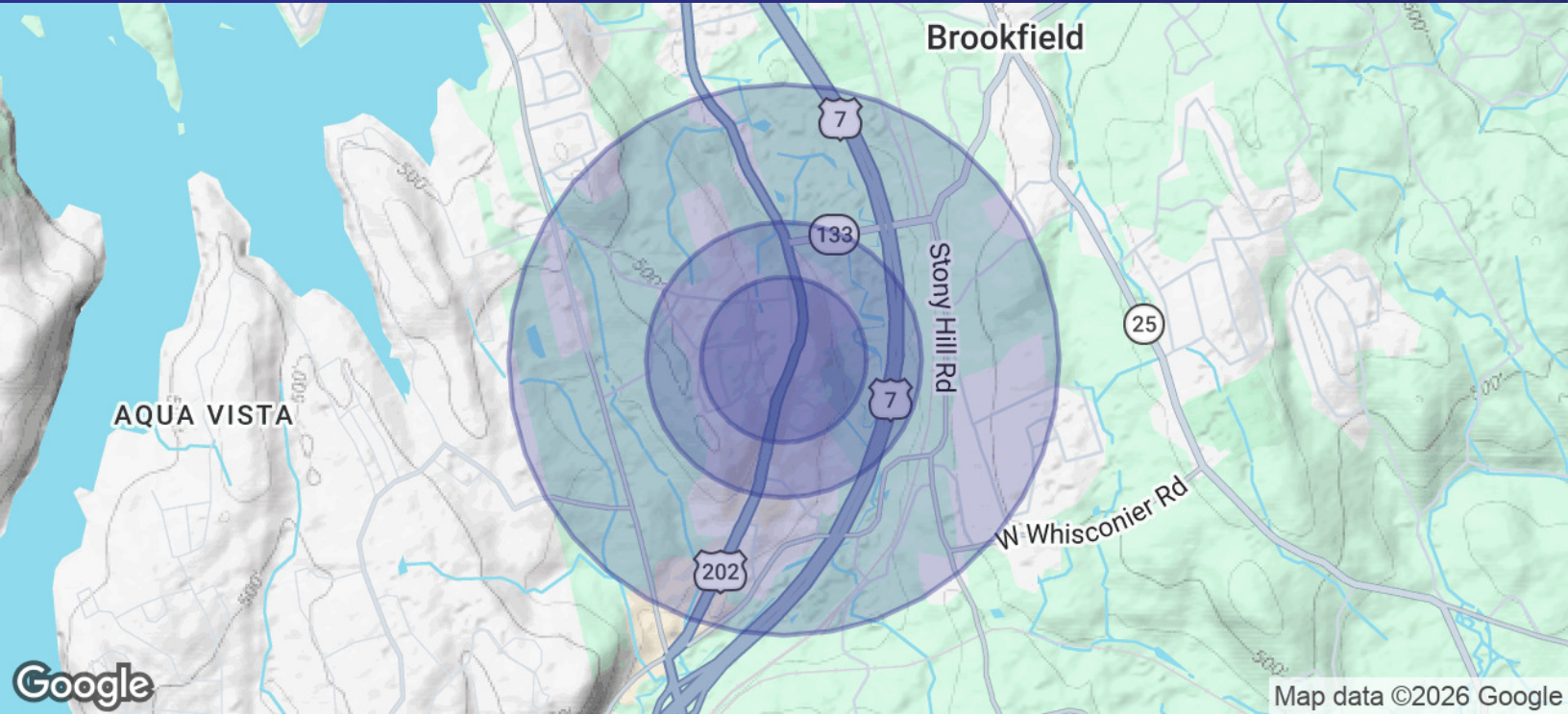


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	479	1,137	3,169
Average Age	45	45	44
Average Age (Male)	42	42	42
Average Age (Female)	47	47	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	215	508	1,318
# of Persons per HH	2.2	2.2	2.4
Average HH Income	\$147,484	\$148,354	\$164,265
Average House Value	\$434,908	\$437,021	\$491,351

2020 American Community Survey (ACS)



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