

# LEASE

## BROOKFIELD VILLAGE

802/804 Federal Road Brookfield, CT 06804



### 360° VIRTUAL TOUR

#### PROPERTY DESCRIPTION

Coldwell Banker Commercial Realty presents The Brookfield Village for Lease. This Mixed unit development includes 140 residential units and 19,984 total SF of high end retail shops and restaurants. Property consists of four building in the heart of Brookfield four-corners. The area is currently in the process of an extensive revitalization project which includes a major street scape with lit sidewalks and access to the Still River Greenway Trail. This destination is the main attraction to the center of Brookfield with easy access to I-84 and Route 7.

#### PROPERTY HIGHLIGHTS

- New Mixed-Use Commercial / Residential Development - Brookfield Town Center
- Great Mix of Retail Tenants with Restaurants, Shops, Spa, and Medical
- High Residential Density with Great Walkability

#### OFFERING SUMMARY

Lease Rate:	\$16.00 - 22.00 SF/yr (NNN)
RE Taxes and CAM	\$5.50+/- SF/yr
Available SF:	1000 - 2,141 SF
Lot Size:	6 Acres

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,173	4,392	8,490
Total Population	3,127	10,793	20,327
Average HH Income	\$123,082	\$135,511	\$129,692

**Garett Palmer**  
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**Denis Kobas**  
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### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1000 - 2,141 SF	Lease Rate:	\$16.00 - \$22.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
802/804 Federal Rd, Brookfield, Suite D1	Available	2,141 SF	NNN	\$22.00 SF/yr	Open shell with all utilities stubbed into the space. Can be sub-divided
804 Federal Rd, Suite 6	Available	1,572 SF	NNN	\$16.00 SF/yr	Shell space with window display. Landlord willing to provide tenant allowance.
Four Corners Nutrition	Available	1,350 SF	NNN	\$21.00 SF/yr	This corner unit is a former nutritional store. The amenities include previous buildout with sinks and a grease trap along with a ADA compliant bathroom and ample storage space.

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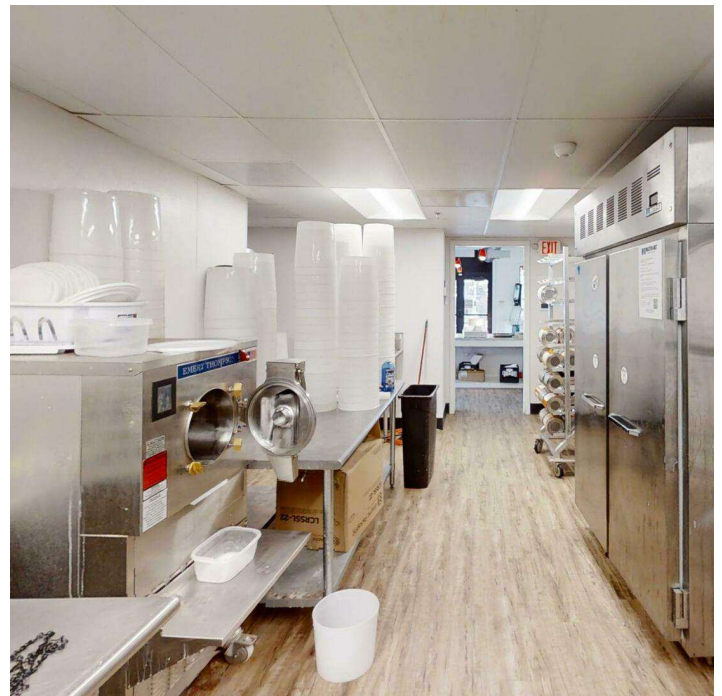
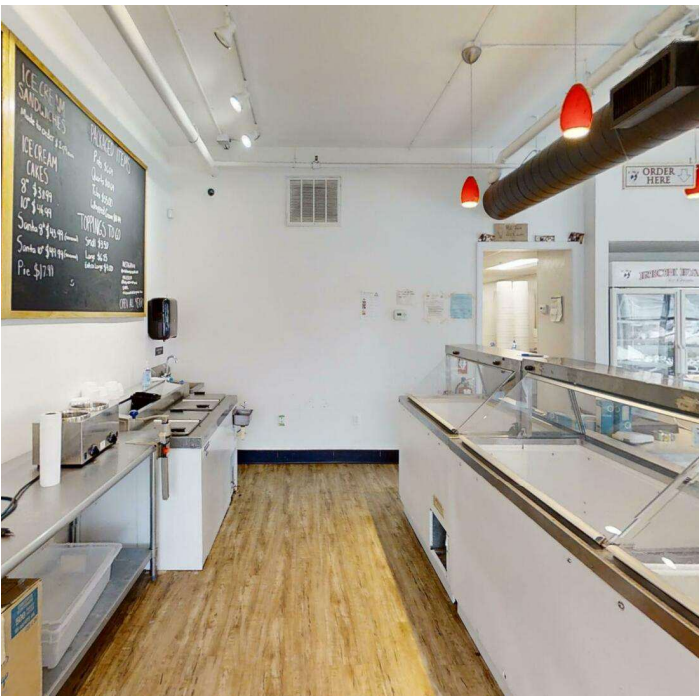
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**FORMER ICE CREAM SHOP**  
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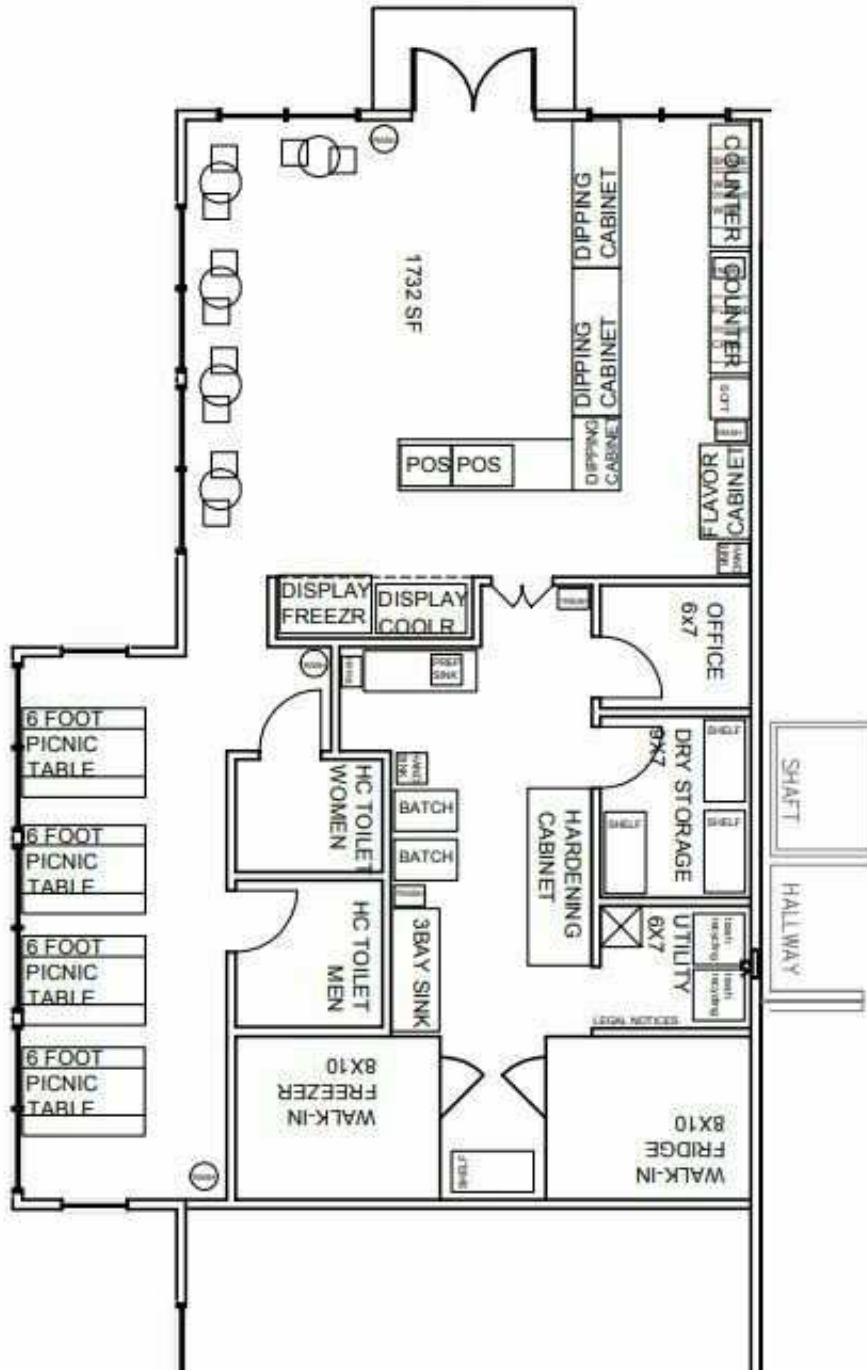


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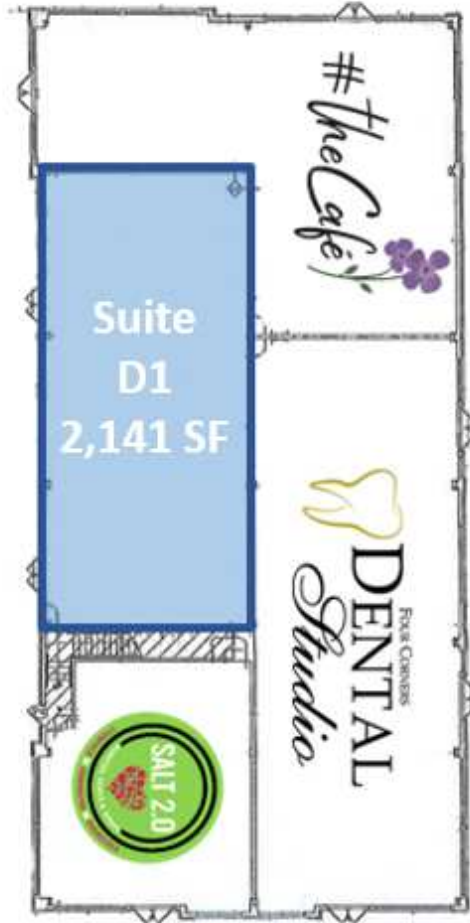
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SHELL SPACE AVAILABLE

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## Building 2



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**Brookfield Village**

**Building 1**

- 1 - Subway
- 2 - LaPiazza Pizzeria
- 3 - Honeymoon Nails & Spa
- 4 - Traveling Chic Boutique
- 5 - Four Corners Nutrition

**Building 2**

- 6 - Salt 2.0
- 7 - VACANT 2,141 SF (Shell Space)
- 8 - Four Corners Dental Studio
- 9 - # The Cafe

**Building 3**

- 10 - TOMO (Coming Soon)
- 11 - Pierpointe ABA

**Building 4**

- 12 - VACANT 1,732 SF (Former Ice Cream Shop)

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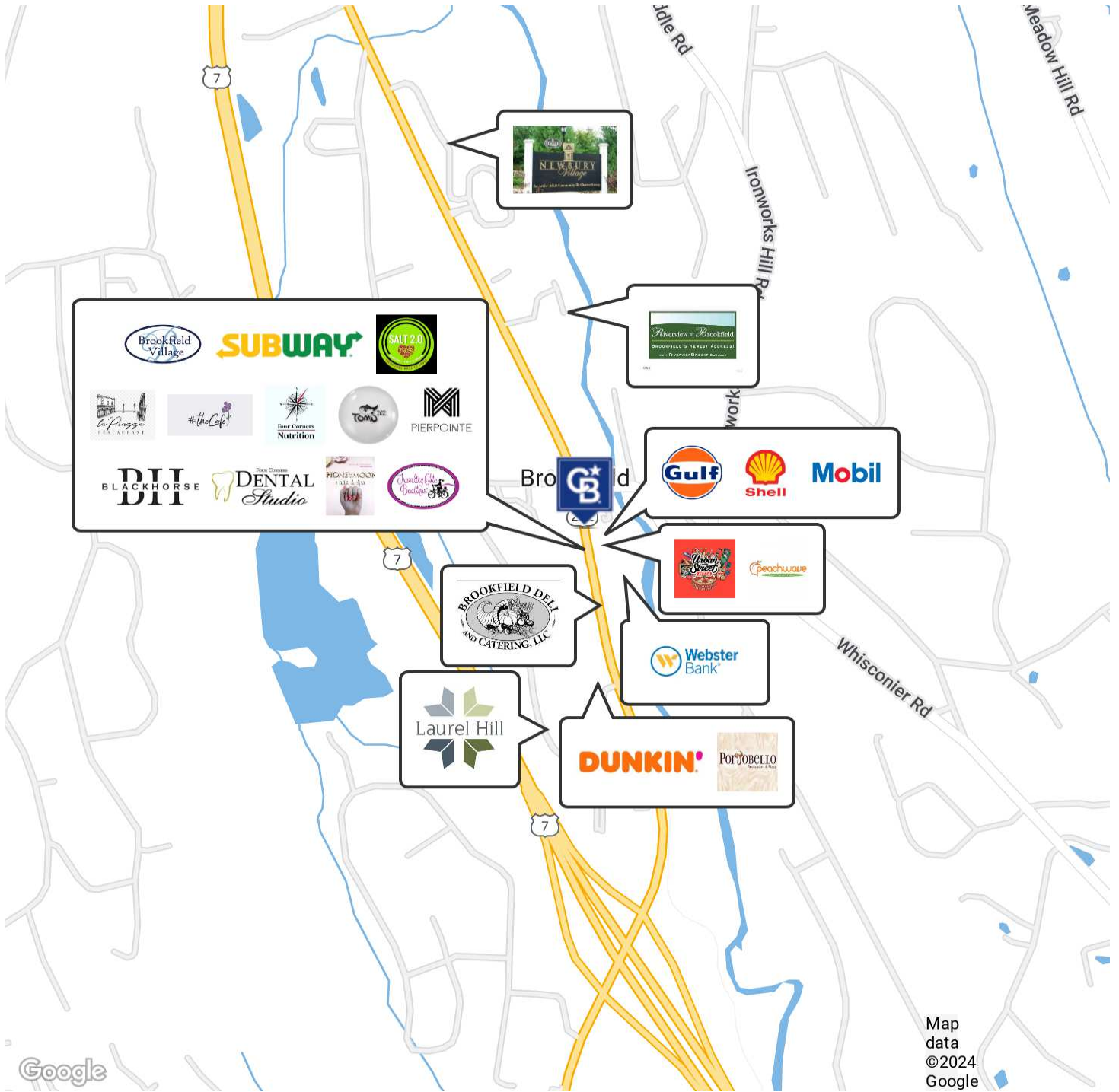
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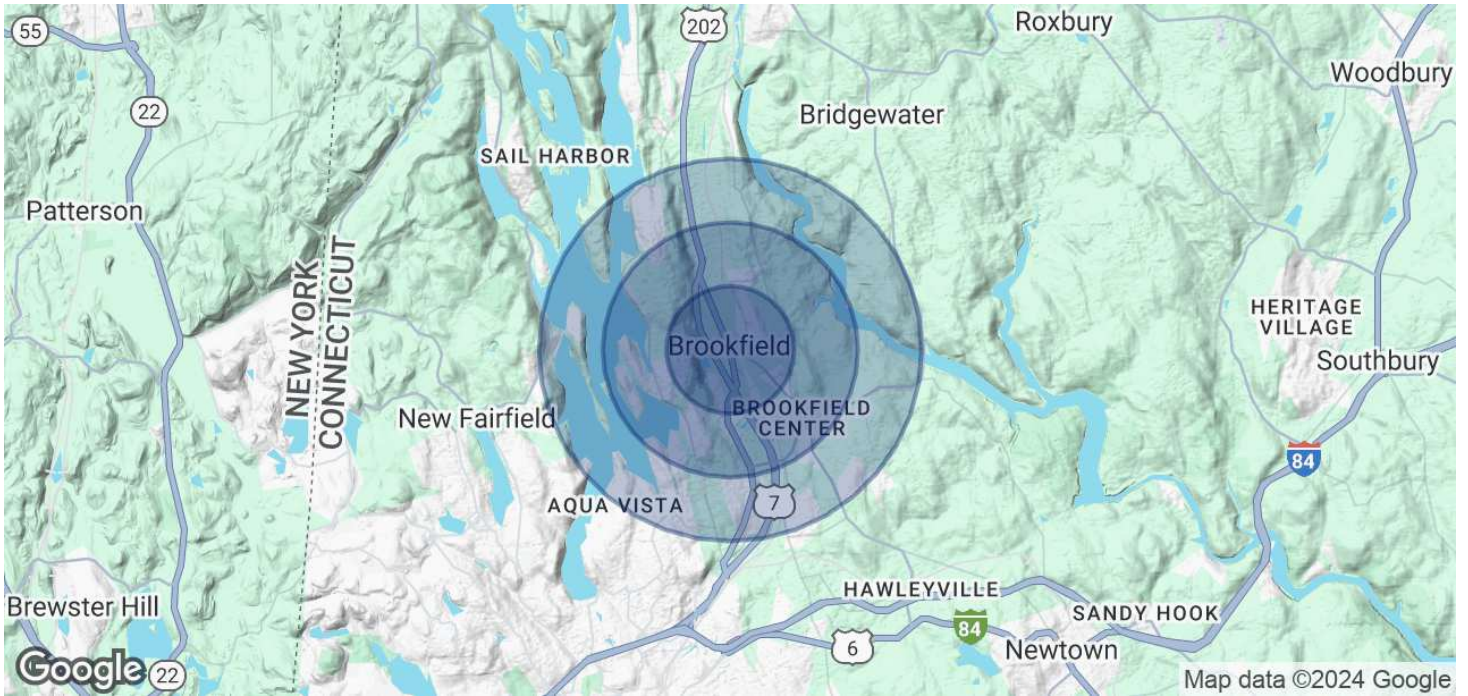
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### POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	3,127	10,793	20,327
Average Age	42.2	43.6	44
Average Age (Male)	40.6	42.1	43.1
Average Age (Female)	42.3	43.4	43.4

### HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,173	4,392	8,490
# of Persons per HH	2.7	2.5	2.4
Average HH Income	\$123,082	\$135,511	\$129,692
Average House Value	\$389,213	\$395,909	\$383,873

2020 American Community Survey (ACS)

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