



SCALZO
COMMERCIAL
NEW DEVELOPMENT

EMPORIUM PLAZA - DRIVE THRU

731 Federal Road | Brookfield, CT 06804

For Lease





PROPERTY DESCRIPTION

This prime property boasts a modern design, ample parking, and high visibility along a bustling thoroughfare. With its strategic location and impressive curb appeal, this space is an ideal setting for a myriad of businesses. Inside, the property offers versatile floor layouts, abundant natural light, and customizable spaces to suit a variety of tenant needs. Whether it's a flagship retail store or a trendy street retail space, this property provides a dynamic canvas for businesses to make their mark in the Brookfield market. Don't miss out on the chance to elevate your brand in this sought-after location.

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,261	4,508	8,612
Total Population	3,303	11,682	22,209
Average HH Income	\$153,835	\$172,144	\$174,179

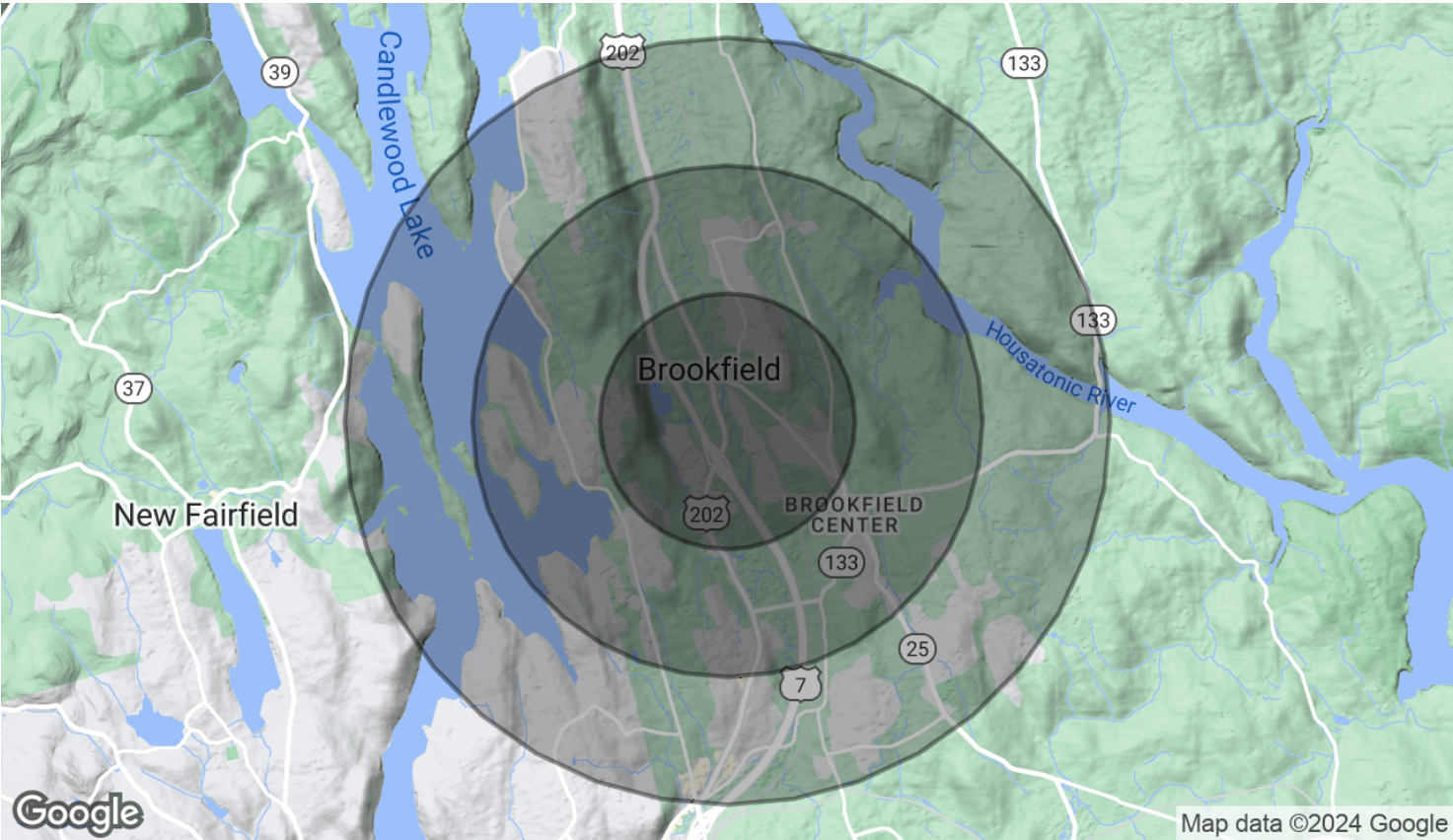
PROPERTY HIGHLIGHTS

- Modern design and architecture
- High visibility and signage opportunities
- Ample parking for tenants and customers
- Versatile floor layouts to accommodate various business needs
- Abundant natural light throughout the space
- Customizable interior spaces to fit tenant requirements
- Proximity to high-traffic thoroughfare for maximum exposure
- Ideal setting for retail, street retail, or other commercial uses

Location Map

Emporium Plaza - Drive Thru 731 Federal Road | Brookfield, CT 06804





POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,303	11,682	22,209
Average Age	42	44	44
Average Age (Male)	41	43	43
Average Age (Female)	43	45	45

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,261	4,508	8,612
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$153,835	\$172,144	\$174,179
Average House Value	\$513,104	\$532,447	\$543,446

Demographics data derived from AlphaMap

Meet the Team

**Emporium Plaza - Drive Thru
731 Federal Road | Brookfield, CT 06804**



PAUL SCALZO SR.

President

Direct: 203.695.1003
MBrown@scalzo.com