

FOR LEASE // COMMERCIAL KITCHEN WITH WAREHOUSE SPACE



PROPERTY DESCRIPTION

Fully approved rare Commercial Kitchen! Space includes sinks and hood. Other equipment available: Walk-In freezer, refrigeration, mixer, gas stove, convection oven, shelving and tables. Ideal location in Francis J Clarke Park!

PROPERTY HIGHLIGHTS

- Brick and Metal with Glass Front
- IP (Industrial Park)
- Built 2008
- 200 Amp, 3 Phase Power
- 9'-20' Ceiling Heights
- One 12X14' Drive-In- Door
- Gas Heat
- Central A/C
- One Bath
- City Water, Sewer and Gas
- Equipment Available for Additional Cost

OFFERING SUMMARY

16 FRANCIS J CLARKE, UNIT 1, BETHEL, CT

Lease Rate:	\$1,950/mo. + utilities
Available SF:	+/- 1,378 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,482	4,450	7,221
Total Population	3,062	9,592	16,257
Average HH Income	\$79,102	\$92,575	\$98,961



MICK CONSALVO

Broker

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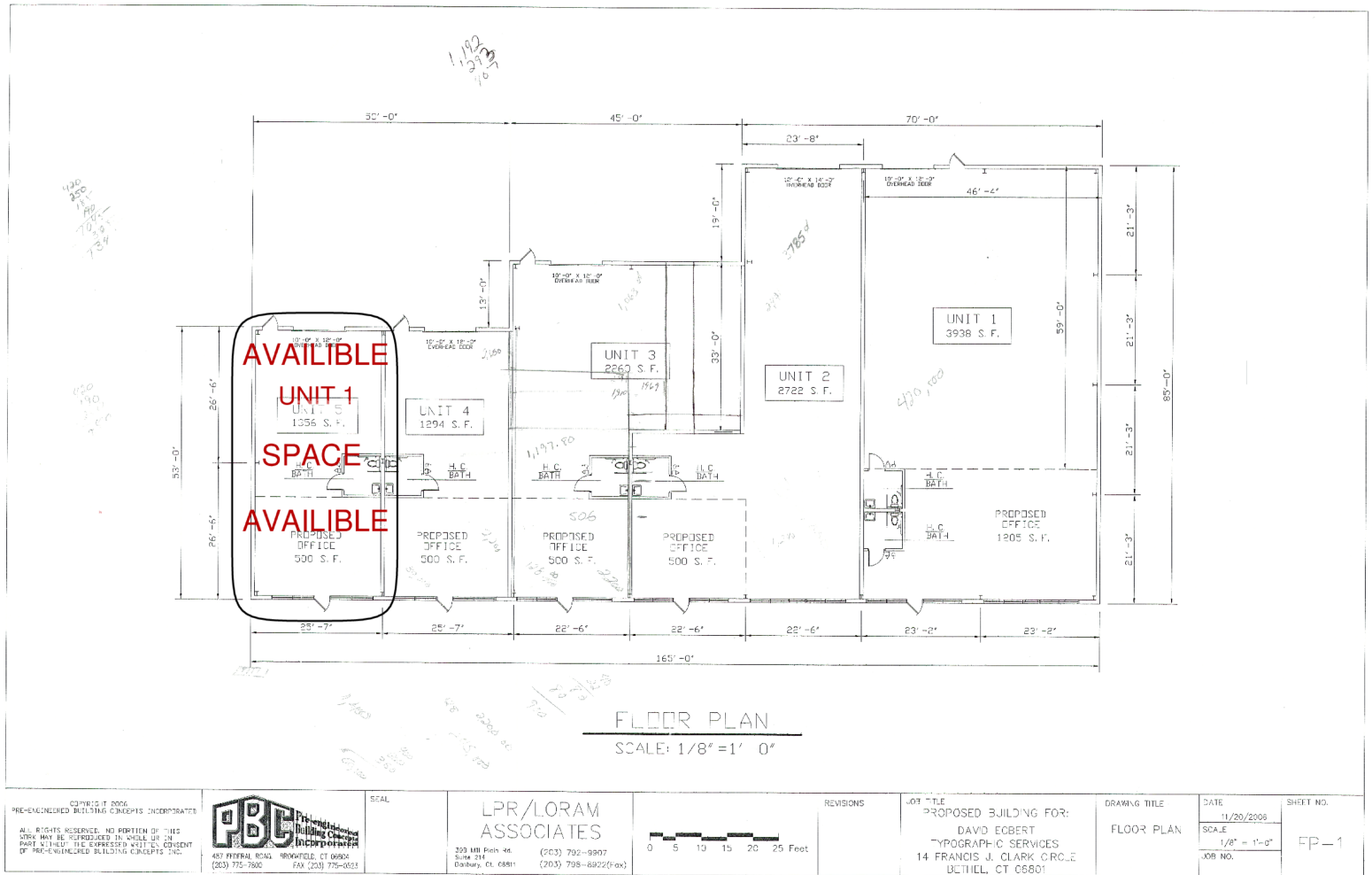
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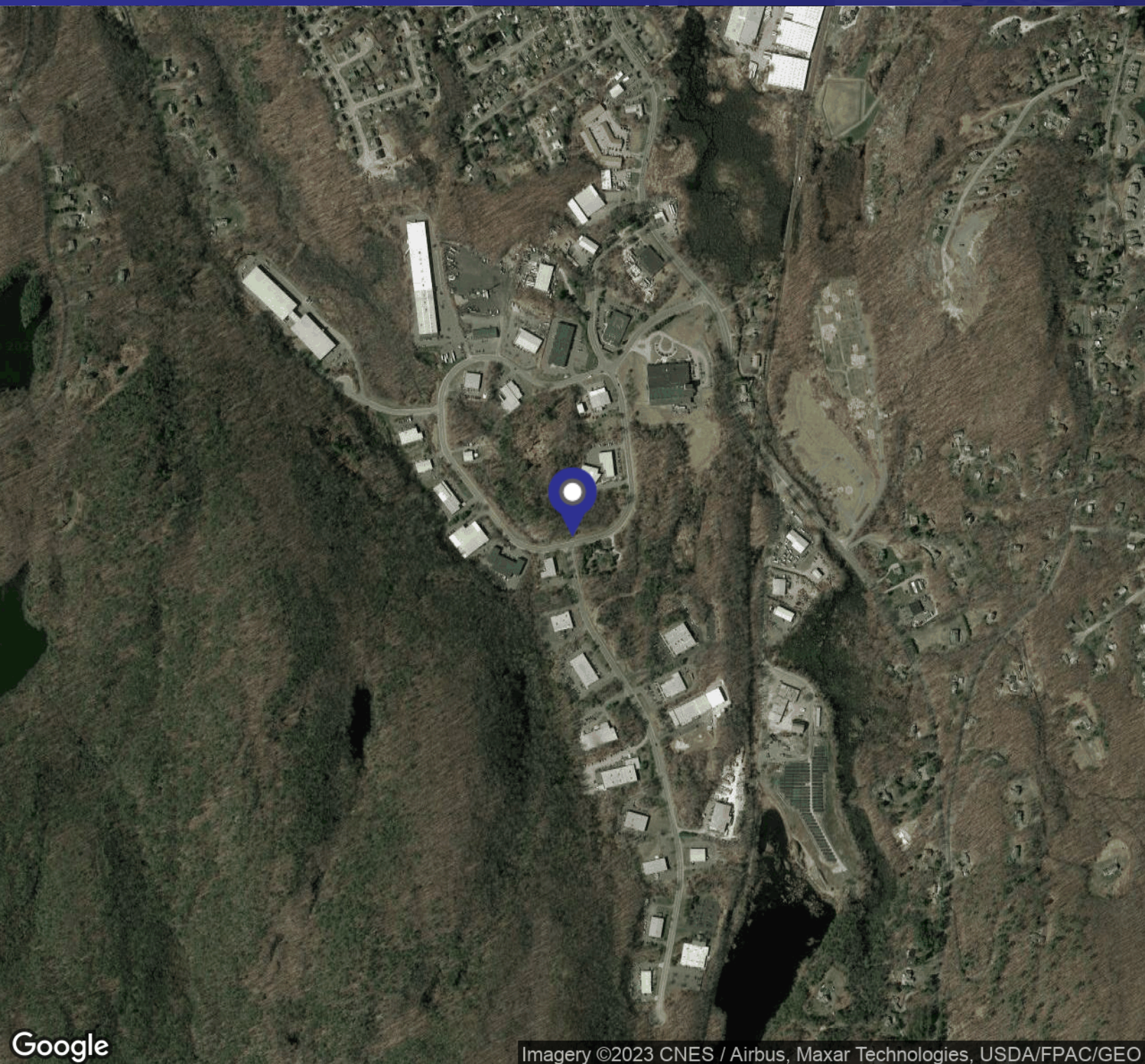


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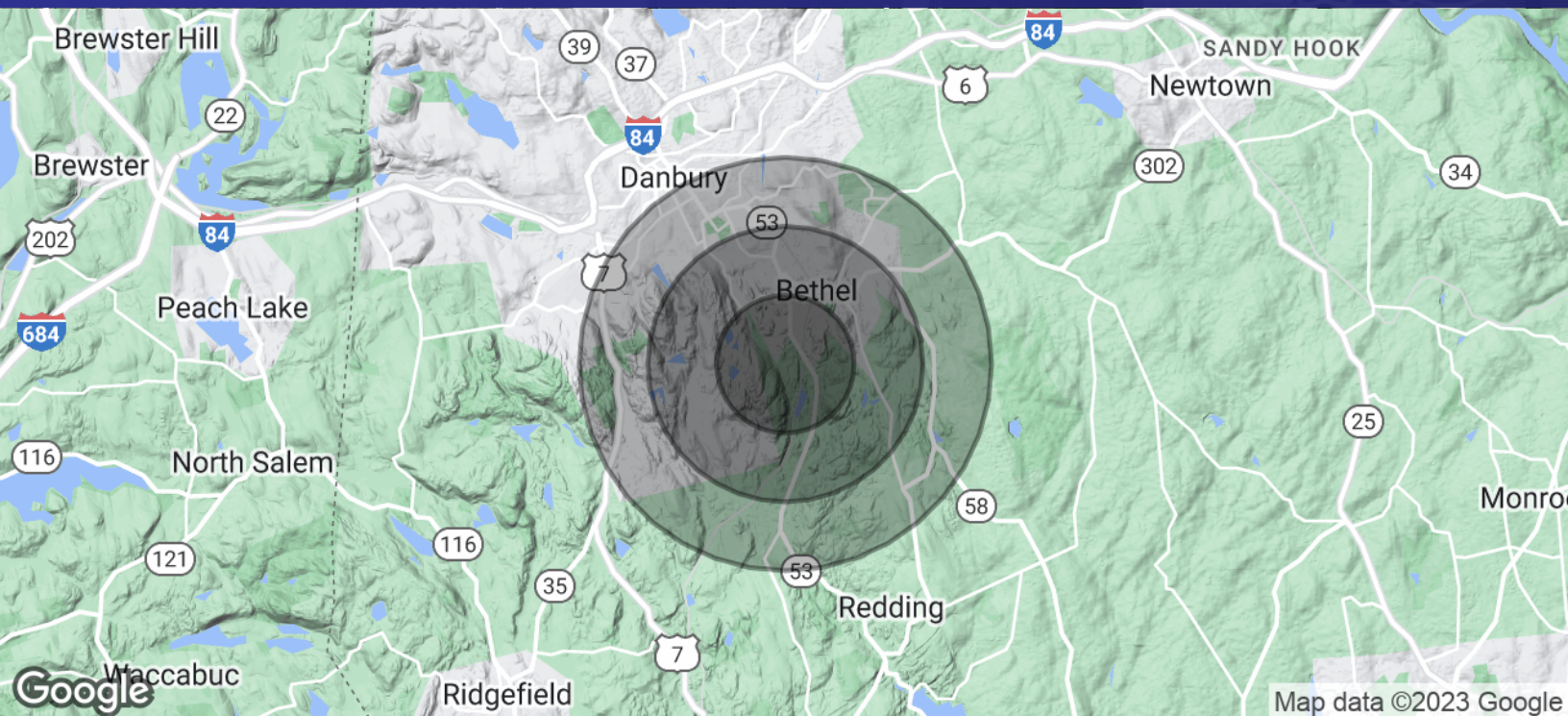


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,062	9,592	16,257
Average Age	39.4	41.7	42.8
Average Age (Male)	35.4	38.9	41.0
Average Age (Female)	40.2	42.7	43.5

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,482	4,450	7,221
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$79,102	\$92,575	\$98,961
Average House Value	\$255,124	\$280,579	\$302,351

* Demographic data derived from 2020 ACS - US Census



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