

FOR LEASE // 11 STONY HILL ROAD, BETHEL CT



PROPERTY DESCRIPTION

Ideal Route 6 Office or retail location with easy access to I-84! Property has great parking and exposure with building and rt. 6 signage.

PROPERTY HIGHLIGHTS

- CI (Retail/Office)
- 2 Bathrooms
- Wall Unit A/C
- Electric Heat
- City Water and Sewer
- Upstairs Office Included
- Units can be combined

OFFERING SUMMARY

Unit A Lease Rate:	\$1,500.00 Gross + Util.
Unit A SF:	1,600 SF
Unit B Lease Rate:	\$800 Gross + Util
Unit B SF:	600 SF
Combined:	\$2,200 Gross + Util

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,775	16,662	41,828
Total Population	5,028	44,308	113,158
Average HH Income	\$98,889	\$92,669	\$90,053



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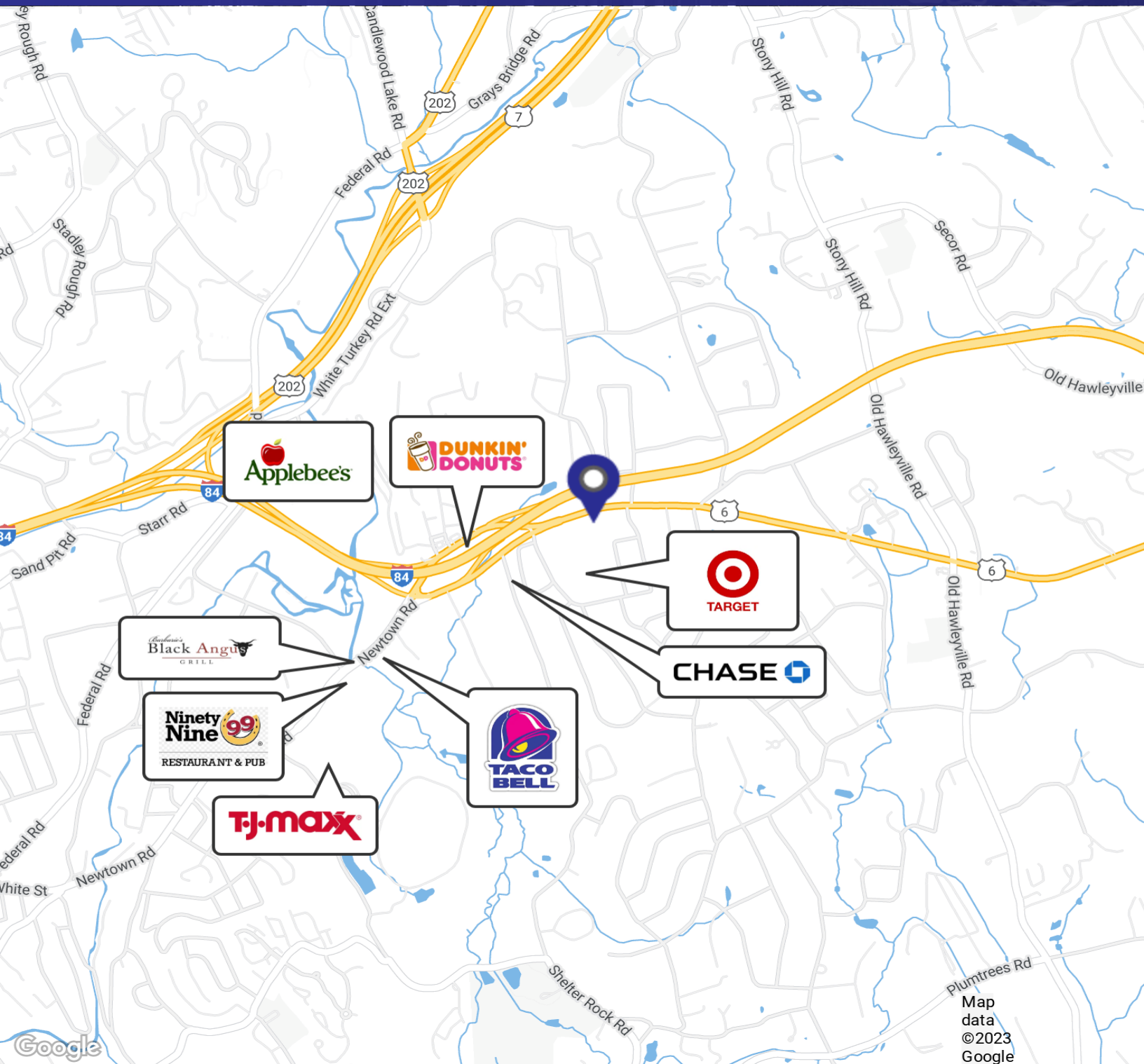
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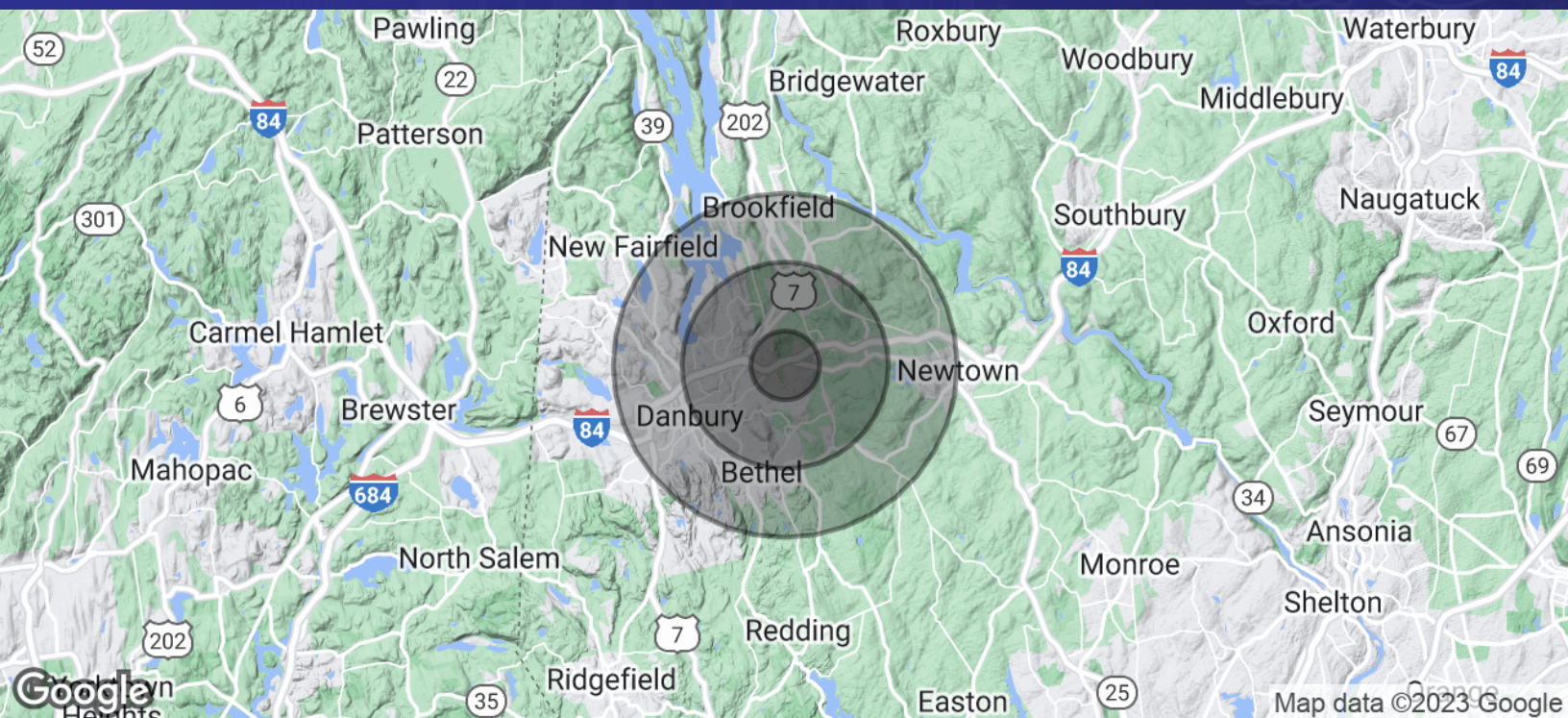
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,028	44,308	113,158
Average Age	42.2	38.7	38.2
Average Age (Male)	39.0	36.7	37.3
Average Age (Female)	45.6	40.6	39.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,775	16,662	41,828
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$98,889	\$92,669	\$90,053
Average House Value	\$385,132	\$380,684	\$407,986

* Demographic data derived from 2020 ACS - US Census



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