

FOR LEASE // 49 STONY HILL RD, BETHEL, CT



PROPERTY DESCRIPTION

Freestanding Commercial space on Busy Rt. 6 With Large Level Parking Lot! Currently used as Salon space with oversized waiting/reception area, private offices, 1 1/2 Baths, Wash Area and Basement Storage. Property has Outstanding Signage and Easy access to I84! Ideal space for office, retail, service or medical use!

PROPERTY HIGHLIGHTS

- Hardwood Floors
- 2 Bathrooms
- Handicap Accessible
- Central A/C
- Oil Heat
- City Water and Sewer

OFFERING SUMMARY

Lease Rate:	\$1,950/month (Gross) + utilities, snow & lawn
Available SF:	1,456 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	189	476	1,632
Total Population	595	1,488	4,685
Average HH Income	\$220,334	\$217,999	\$198,953



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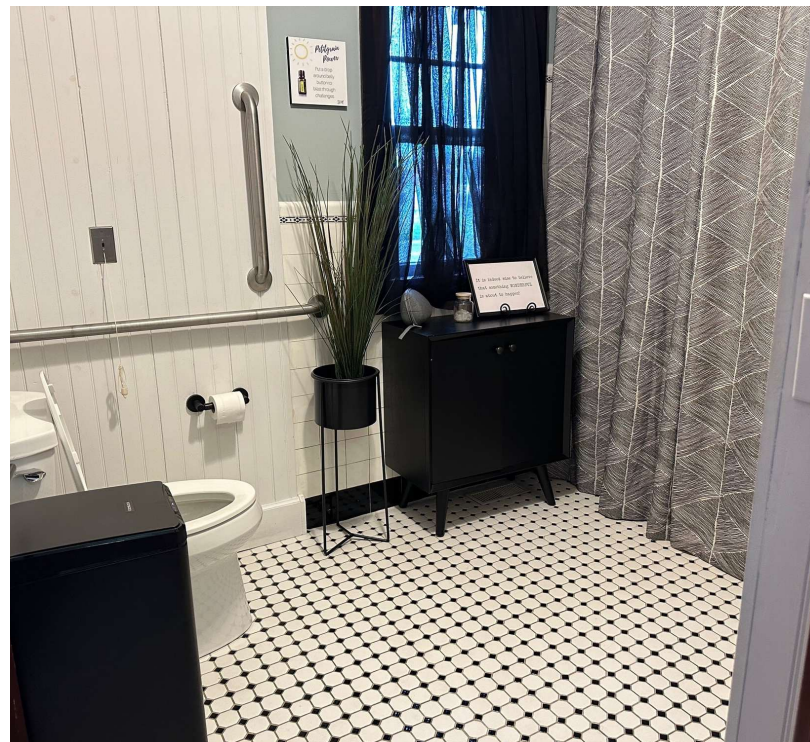


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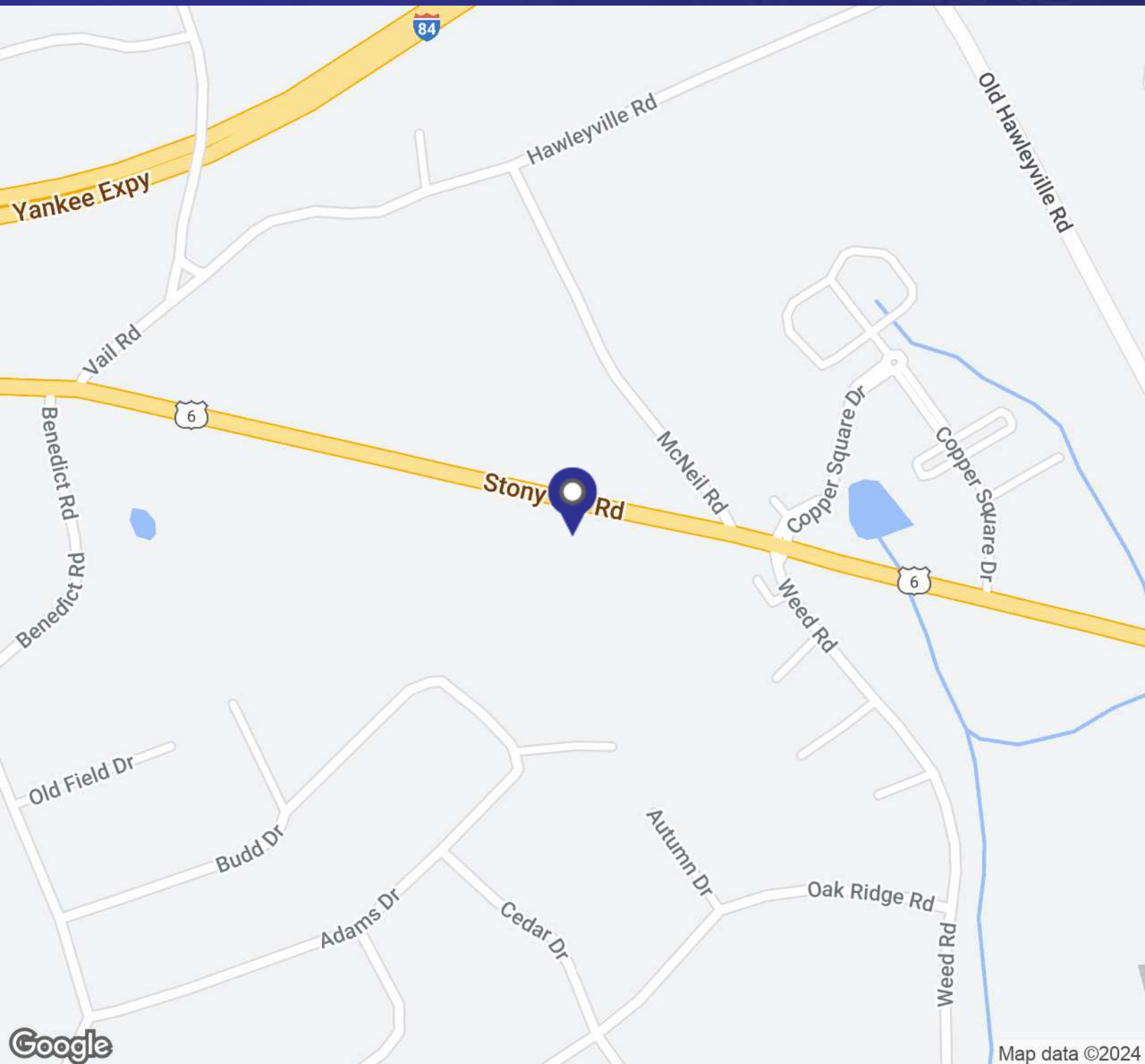


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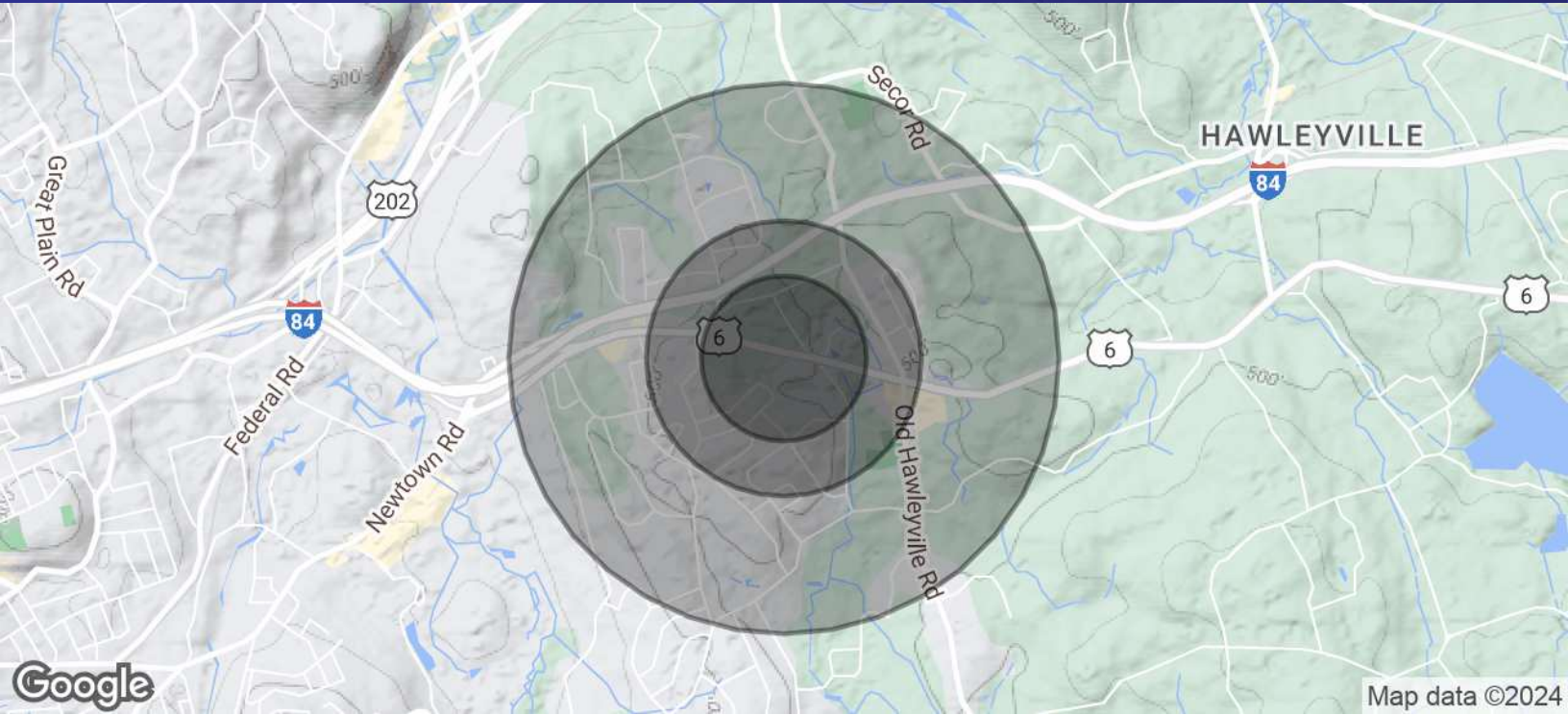
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	595	1,488	4,685
Average Age	45	45	45
Average Age (Male)	42	42	42
Average Age (Female)	48	47	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	189	476	1,632
# of Persons per HH	3.1	3.1	2.9
Average HH Income	\$220,334	\$217,999	\$198,953
Average House Value	\$450,934	\$449,804	\$458,958

Demographics data derived from AlphaMap



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