

**FOR LEASE // 1 P T BARNUM SQUARE, BETHEL CT**



**PROPERTY DESCRIPTION**

Cooking equipment ready restaurant in the heart of Bethel! This end unit is on the corner of Greenwood Ave with parking out front. Rare opportunity to walk into a existing restaurant with tables, chairs, walk in fridge/freezer, storage, +/- 100 seats, grease trap, 2 hoods, large windows, and much more. Employee parking and full size truck delivery area in back of building. Ideal for QSR or restaurant use.

This unit can be split.

**OFFERING SUMMARY**

Lease Rate:	\$18.00 SF/yr (NNN)
Available SF:	3,200 SF

DEMOGRAPHICS	0.5 MILES	2 MILES	3.5 MILES
Total Households	1,164	9,227	25,793
Total Population	2,743	23,693	70,844
Average HH Income	\$114,071	\$125,784	\$110,381



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**PROPERTY HIGHLIGHTS**

- +/- 100 seats
- Walk in Fridge/ Freezer
- Prep Station
- Completely Renovated
- All Equipment Owned
- Grease Trap in Place
- Corner Property on Greenwood Ave
- Large Windows
- 2 Hoods (one with full ansul system)
- Office Space
- 2 Handicap Accessible Bathrooms
- Fryer Machines
- Tables and Chairs
- No Load Bearing Walls
- Employee Parking in Back
- Room for Full Size Truck Deliveries in Rear of Building



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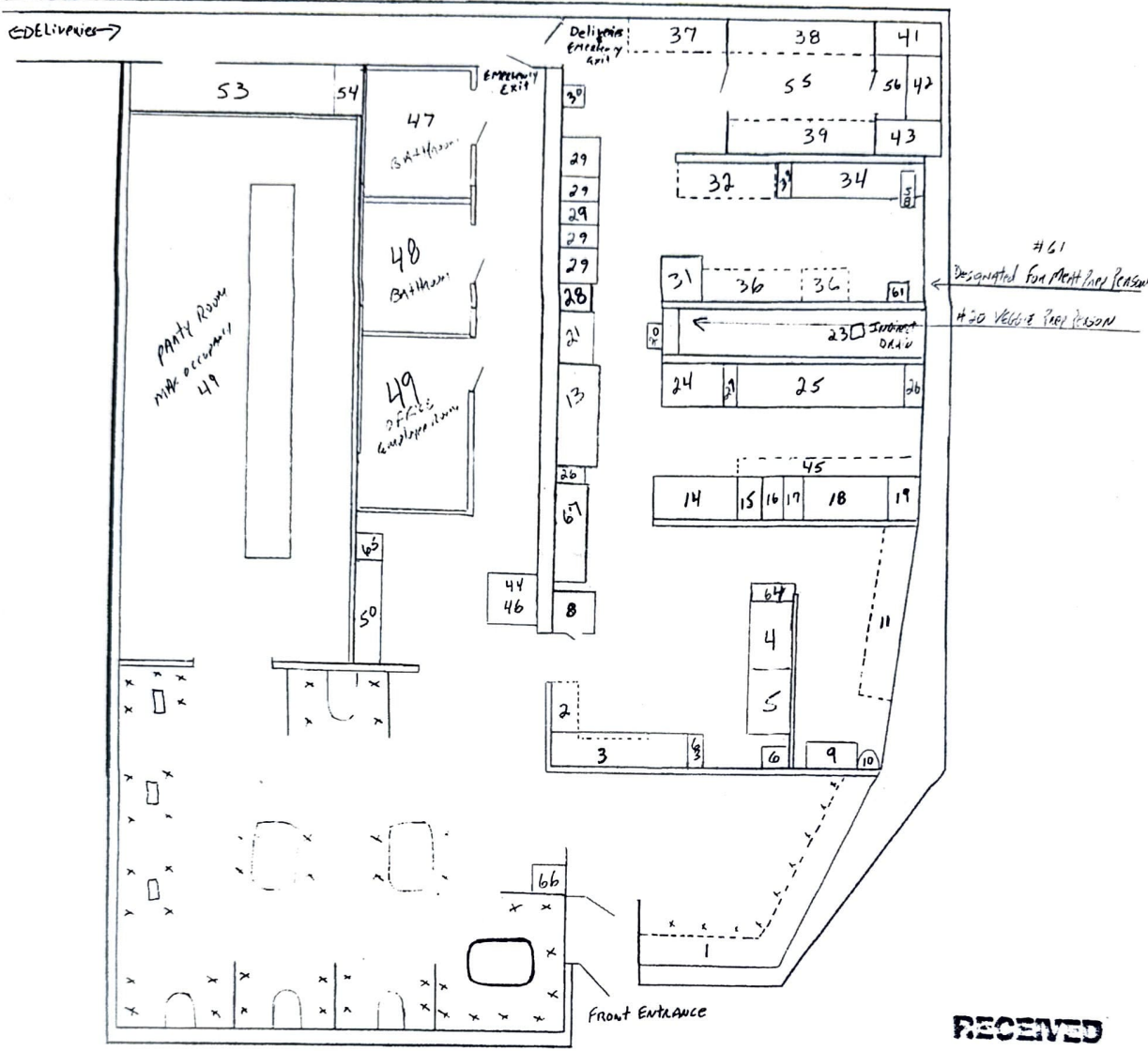
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**RECEIVED**

MAR 29 2023

**BETHEL BUILDING DEPT**

**BURGERS N' BITES**  
**107-109 GREENWOOD AVE**  
**BETHEL, CT 06801**  
**DATE - 02/14/2023**

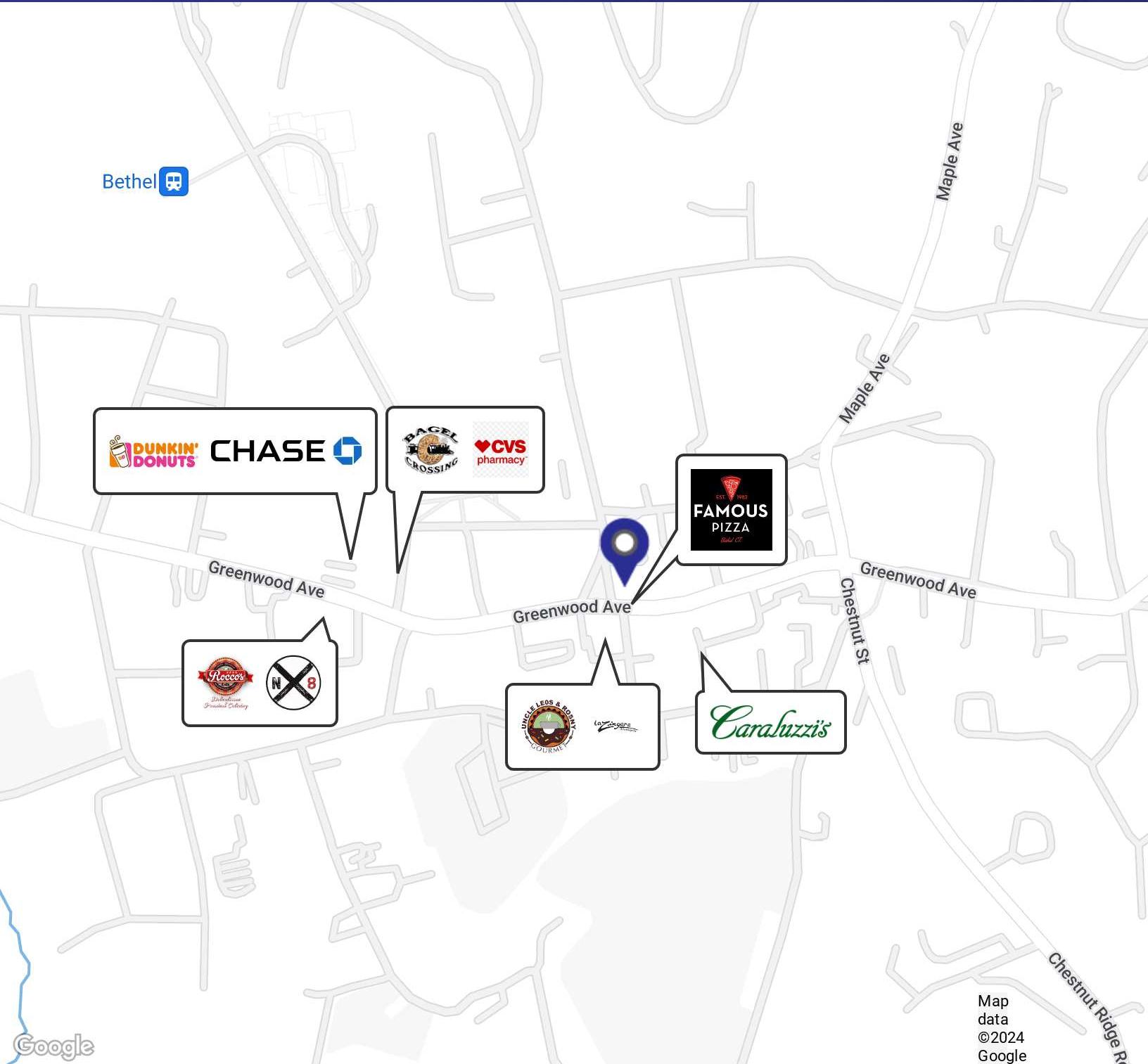
*Revised  
 Party Suite  
 3/20/23*

$\frac{1}{4}'' = 1'$

Revised floor plans offered  
 complete and are approved  
 -NBS 3/28/23

**REVISED**

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Map data ©2024 Google



**JOE DIMYAN**

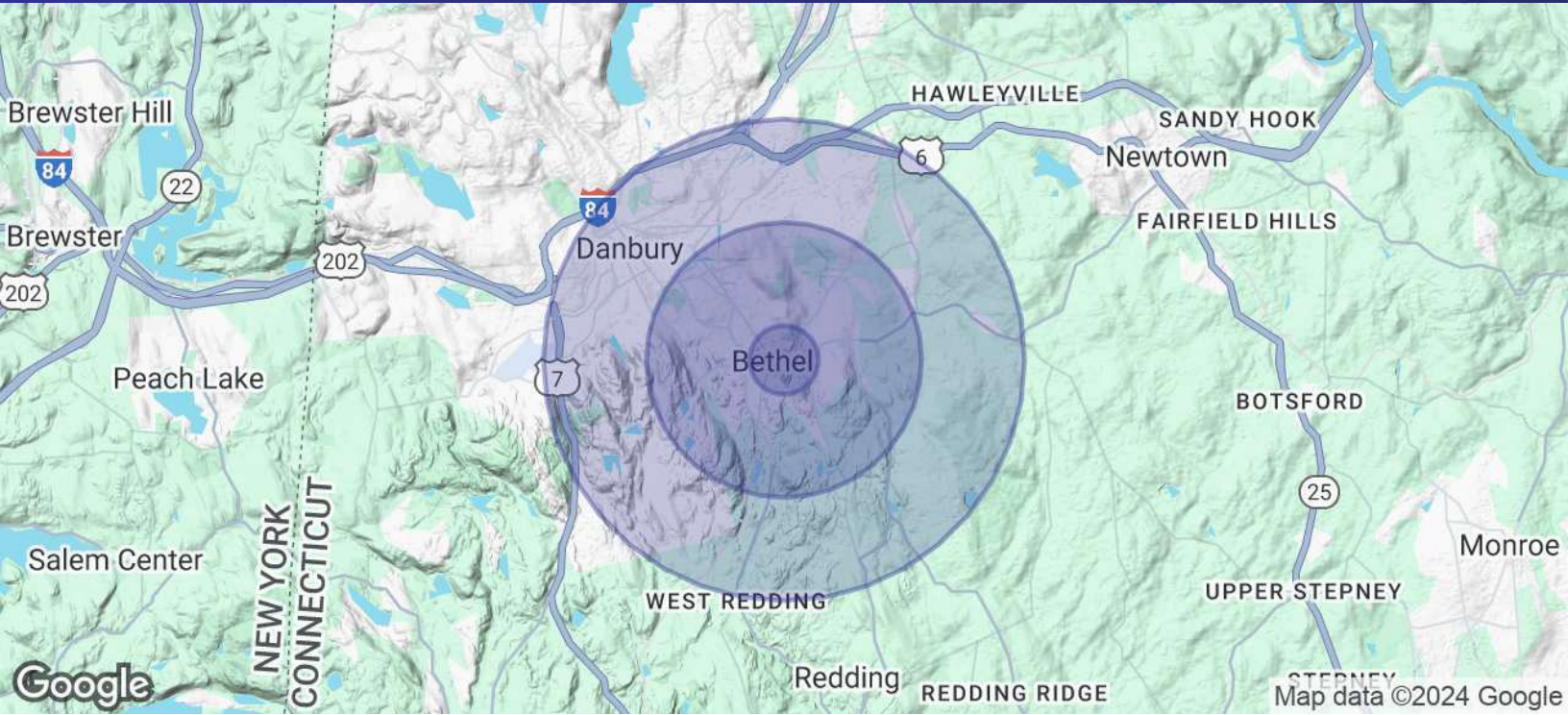
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POPULATION	0.5 MILES	2 MILES	3.5 MILES
Total Population	2,743	23,693	70,844
Average Age	42	41	39
Average Age (Male)	40	40	38
Average Age (Female)	43	42	40

HOUSEHOLDS & INCOME	0.5 MILES	2 MILES	3.5 MILES
Total Households	1,164	9,227	25,793
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$114,071	\$125,784	\$110,381
Average House Value	\$457,671	\$430,130	\$398,811

Demographics data derived from AlphaMap



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