

FOR LEASE // FIRST FLOOR OFFICE SPACE



PROPERTY DESCRIPTION

Light and bright first floor office space. This building offers a large convenient parking lot, road signage and common baths. Ideal location with easy access to RT. 6 and I84!

PROPERTY HIGHLIGHTS

- Four private offices
- Conference room
- Kitchenette
- File room
- IT closet
- LED lighting
- Great parking

24 STONY HILL RD, SUITE 106, BETHEL, CT

| | |
|----------------|-------------------------------|
| Lease Rate: | \$1,975/month (Gross) + Utils |
| Available SF: | 1,400 SF |
| Building Size: | 12,920 SF |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|-----------|
| Total Households | 124 | 416 | 1,720 |
| Total Population | 387 | 1,305 | 4,777 |
| Average HH Income | \$216,563 | \$219,621 | \$189,832 |

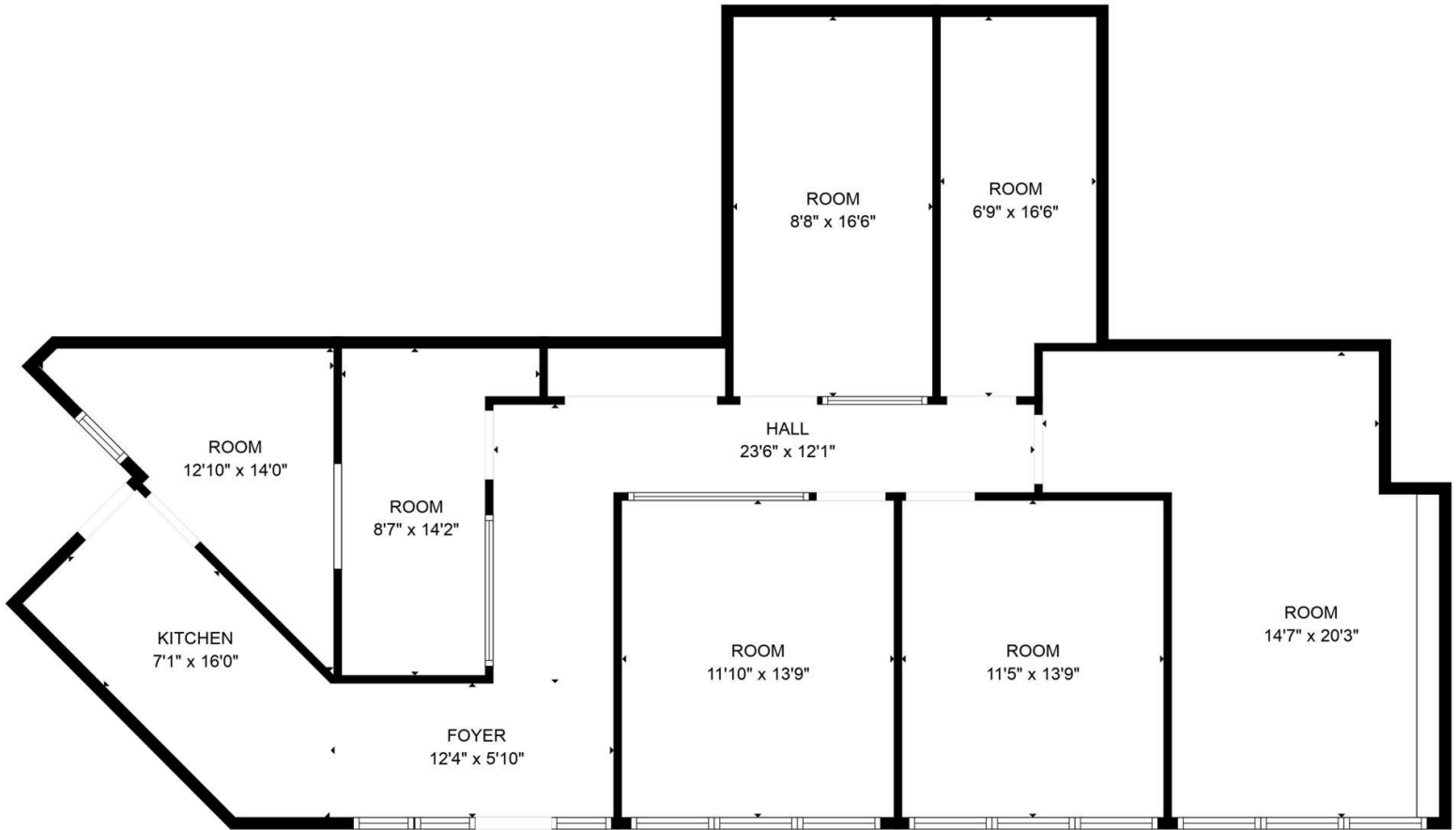


MICK CONSALVO
Broker
 203.241.5188
 mconsalvo@towercorp.com



TOMMY CONSALVO
Broker
 203.482.5792
 tconsalvo@towercorp.com

FOR LEASE // FIRST FLOOR OFFICE SPACE



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



MICK CONSALVO

Broker

203.241.5188

mconsalvo@towercorp.com



TOMMY CONSALVO

Broker

203.482.5792

tconsalvo@towercorp.com

FOR LEASE // FIRST FLOOR OFFICE SPACE

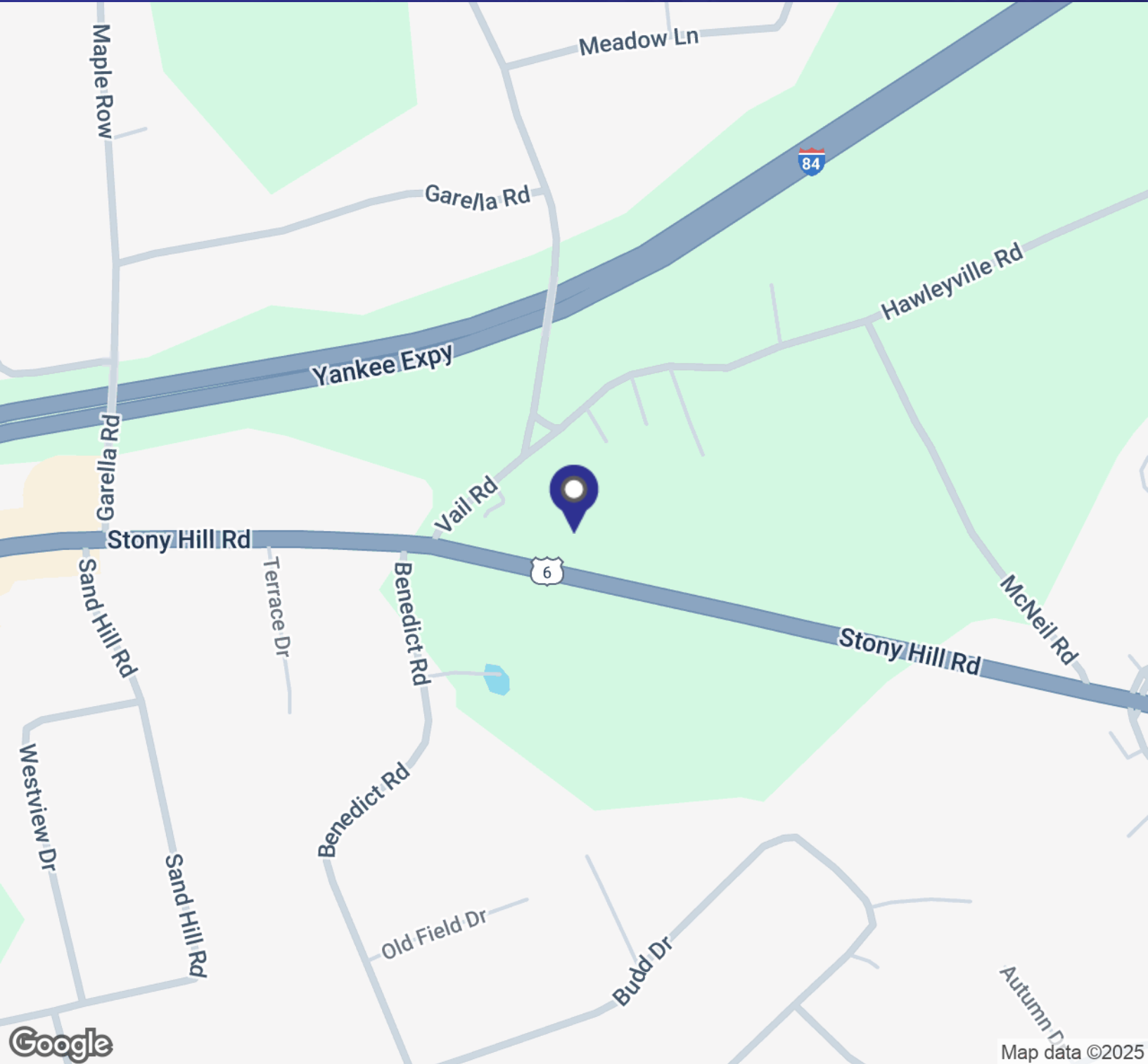


MICK CONSALVO
Broker
203.241.5188
mconsalvo@towercorp.com



TOMMY CONSALVO
Broker
203.482.5792
tconsalvo@towercorp.com

FOR LEASE // FIRST FLOOR OFFICE SPACE



MICK CONSALVO

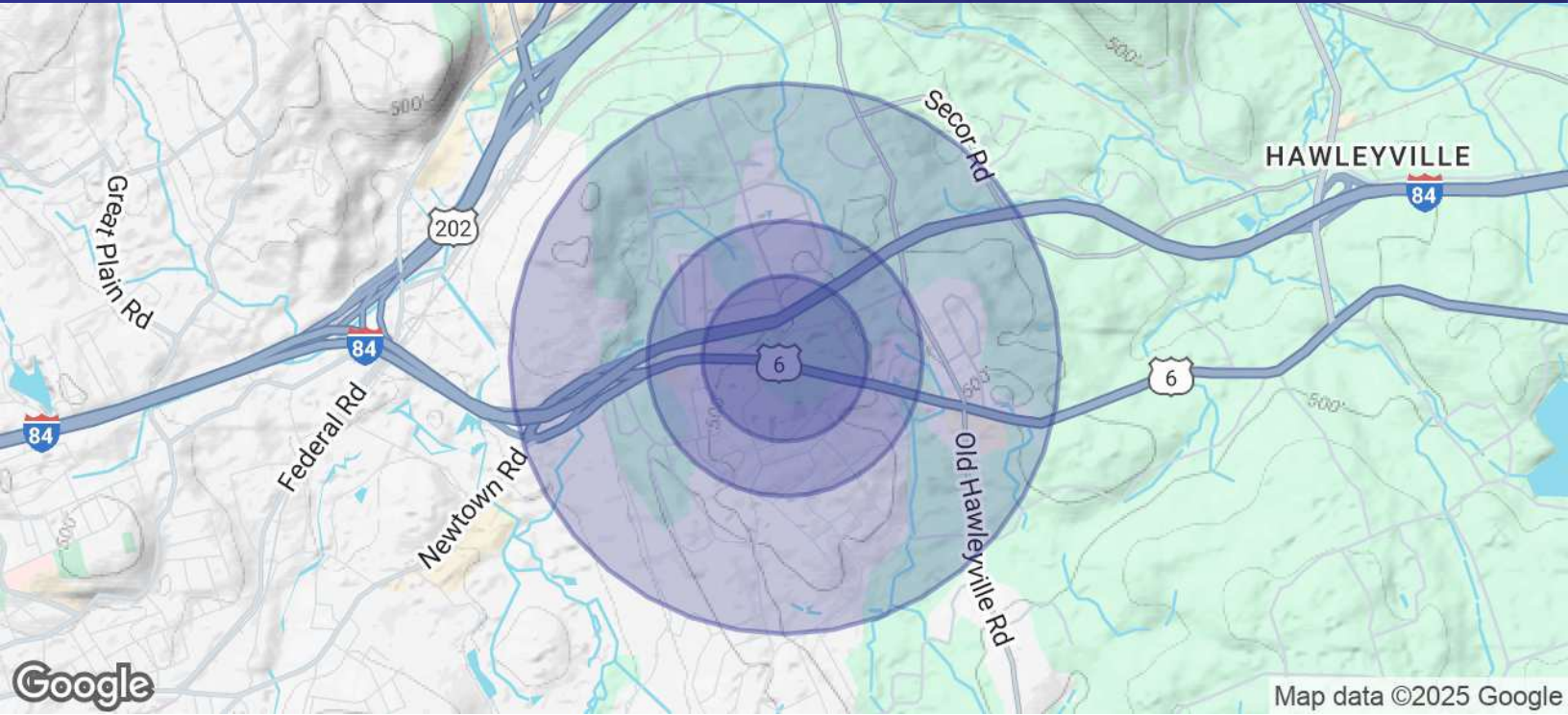
Broker
203.241.5188
mconsalvo@towercorp.com



TOMMY CONSALVO

Broker
203.482.5792
tconsalvo@towercorp.com

FOR LEASE // FIRST FLOOR OFFICE SPACE



| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 387 | 1,305 | 4,777 |
| Average Age | 44 | 45 | 44 |
| Average Age (Male) | 42 | 42 | 42 |
| Average Age (Female) | 47 | 48 | 46 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 124 | 416 | 1,720 |
| # of Persons per HH | 3.1 | 3.1 | 2.8 |
| Average HH Income | \$216,563 | \$219,621 | \$189,832 |
| Average House Value | \$449,110 | \$450,589 | \$440,917 |

Demographics data derived from AlphaMap



MICK CONSALVO

Broker
203.241.5188
mconsalvo@towercorp.com



TOMMY CONSALVO

Broker
203.482.5792
tconsalvo@towercorp.com