

FOR LEASE // 159 GREENWOOD AVE, BETHEL, CT



PROPERTY DESCRIPTION

159 Greenwood Avenue in Bethel, CT, ideally located in the heart of the Central Business District, minutes from the train station. This former bank with a drive-through is perfect for medical, retail, or office use, with excellent frontage, dual access from Greenwood Avenue and School Street, VC zoning, and ample parking.

PROPERTY HIGHLIGHTS

- Heart of Bethel's Central Business District
- Former bank building with drive-through
- Suitable Uses: Medical, retail, or office
- Excellent frontage on Greenwood Avenue
- Zoning: VC Zone (wide range of permitted uses)
- Parking: 30+ Car Parking
- First Floor: 3,510 SF
- Lower Level: 3,510 SF

OFFERING SUMMARY

Lease Rate:	\$25 SF/yr (NNN)
Available SF:	7,020 SF (Sub-dividable)
Lot Size:	0.71 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	501	1,200	3,658
Total Population	1,151	2,855	8,988
Average HH Income	\$100,272	\$110,595	\$124,171



MICK CONSALVO

Broker

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- Total Bldg.: 7,020 SF



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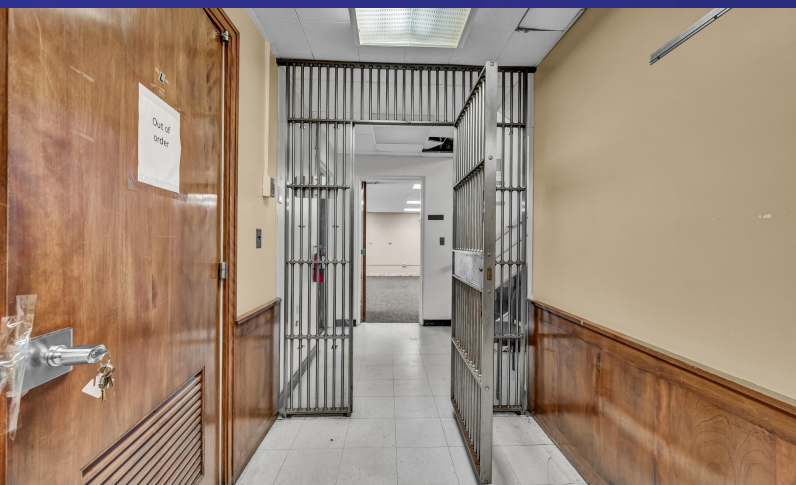


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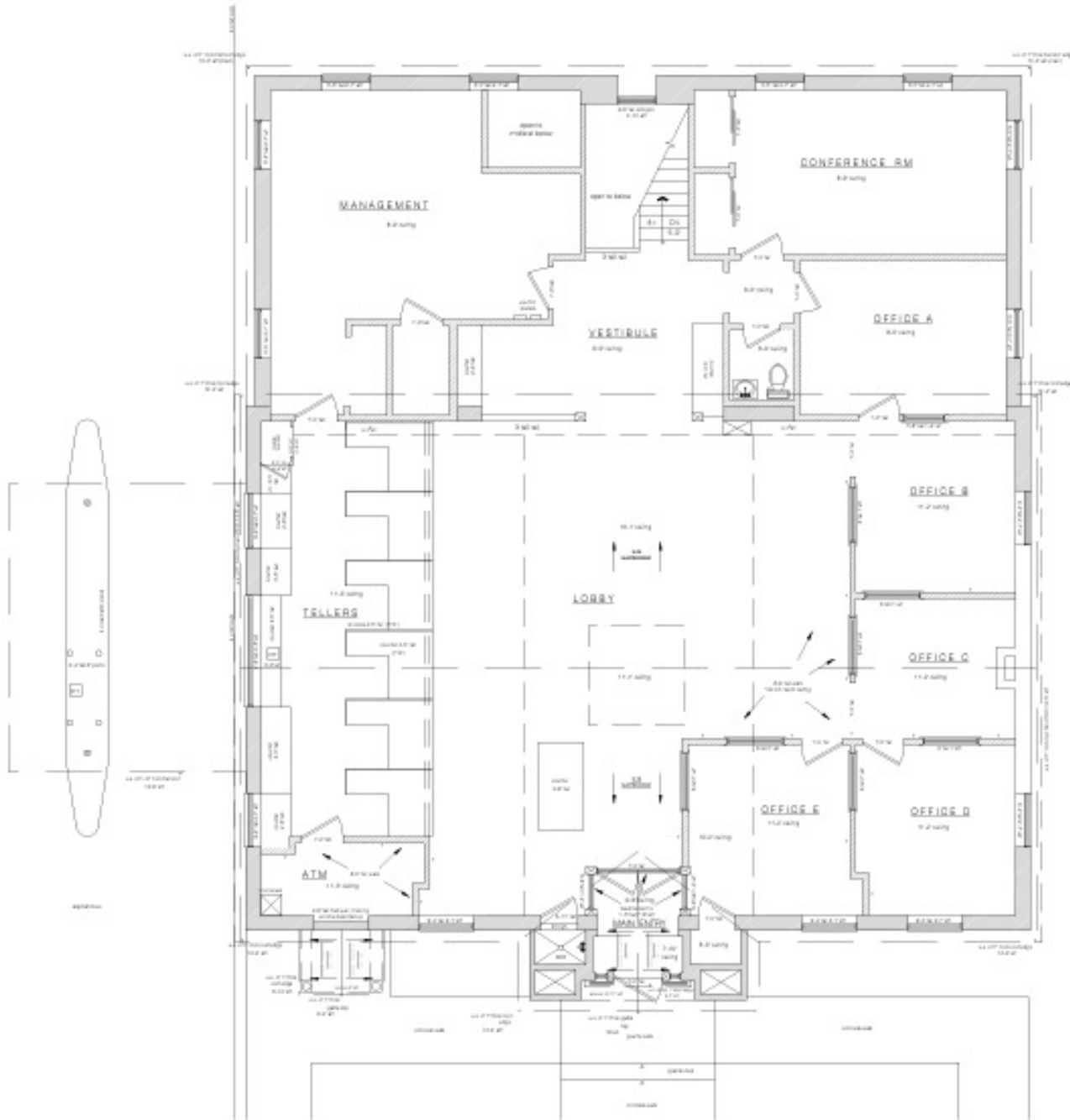
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MAIN FLOOR PLAN



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**BASEMENT AND
MID-LEVEL FLOOR PLAN**



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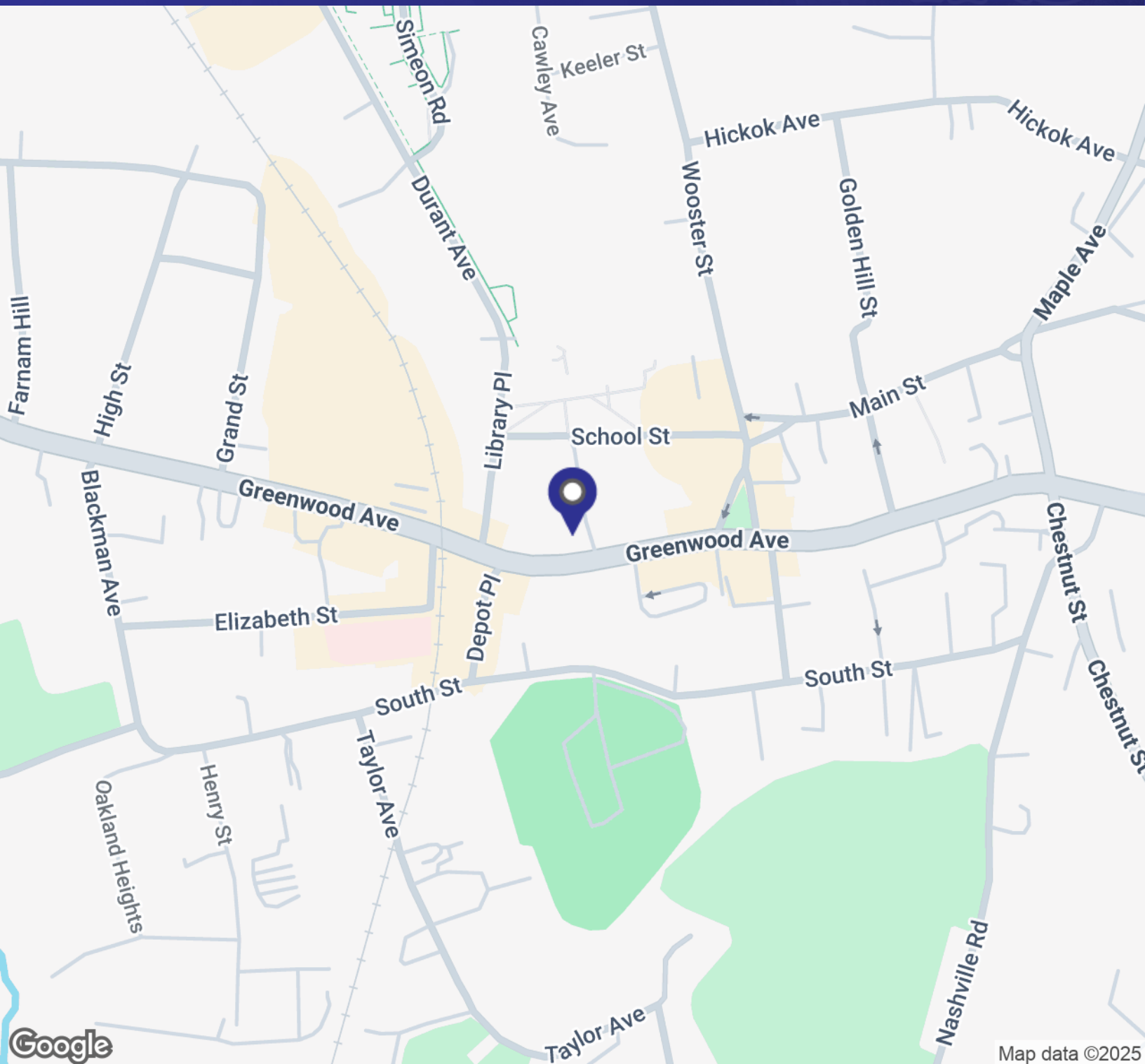


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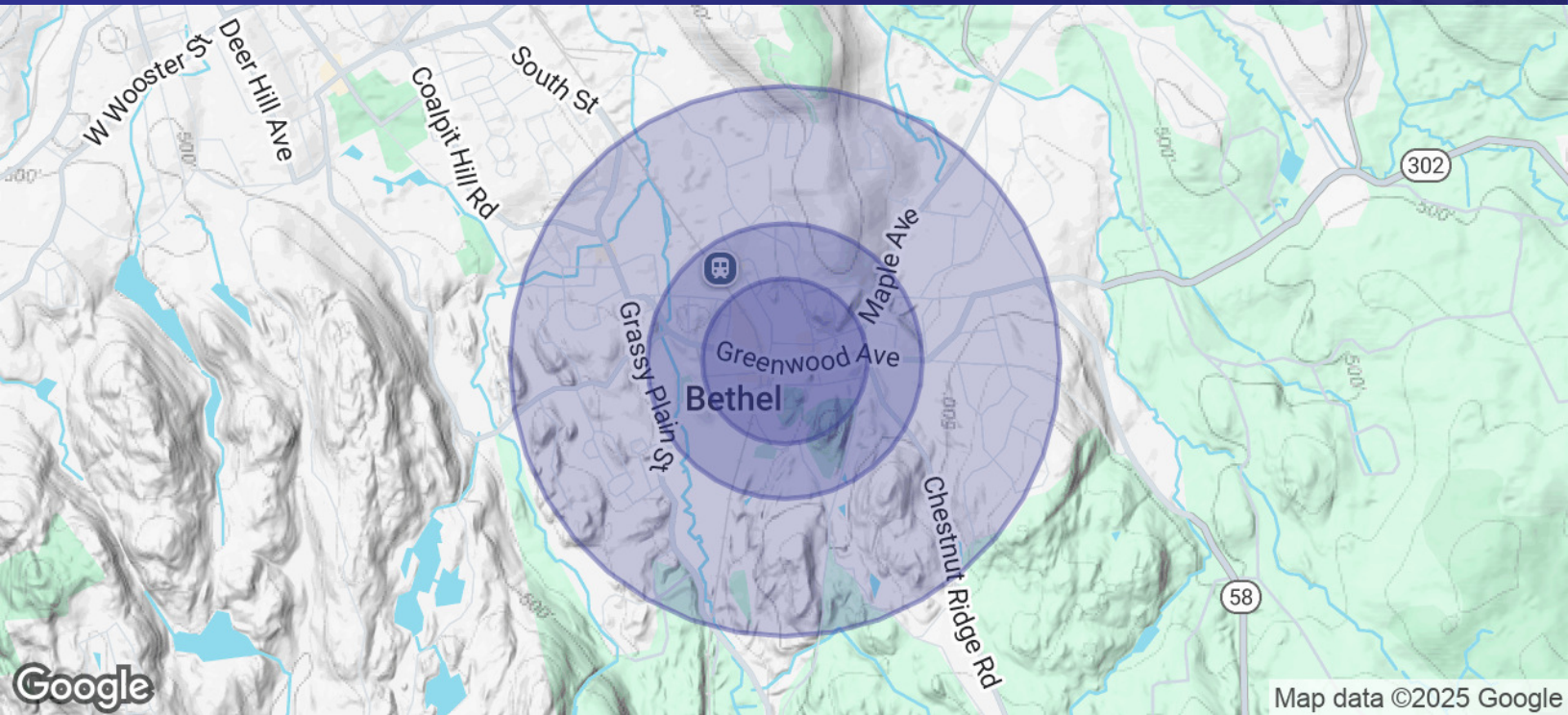
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,151	2,855	8,988
Average Age	41	42	42
Average Age (Male)	40	40	40
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	501	1,200	3,658
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$100,272	\$110,595	\$124,171
Average House Value	\$447,501	\$446,950	\$466,836

Demographics data derived from AlphaMap



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