

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:	\$35 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

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- Total Bldg.: 7,020 SF



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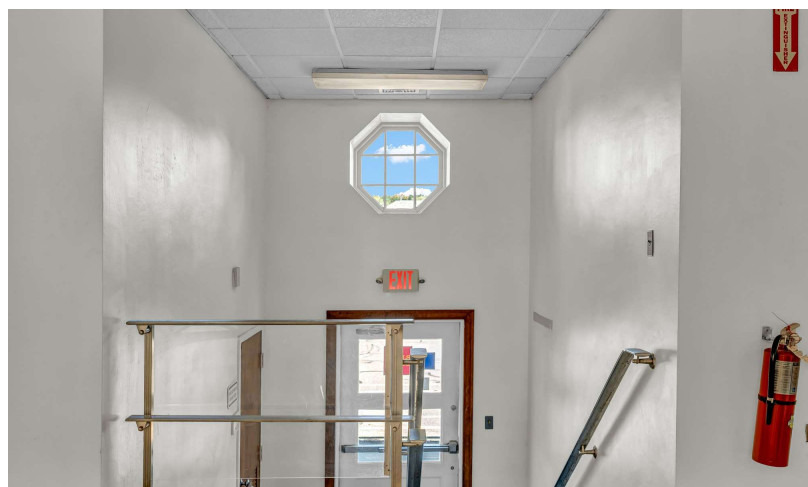
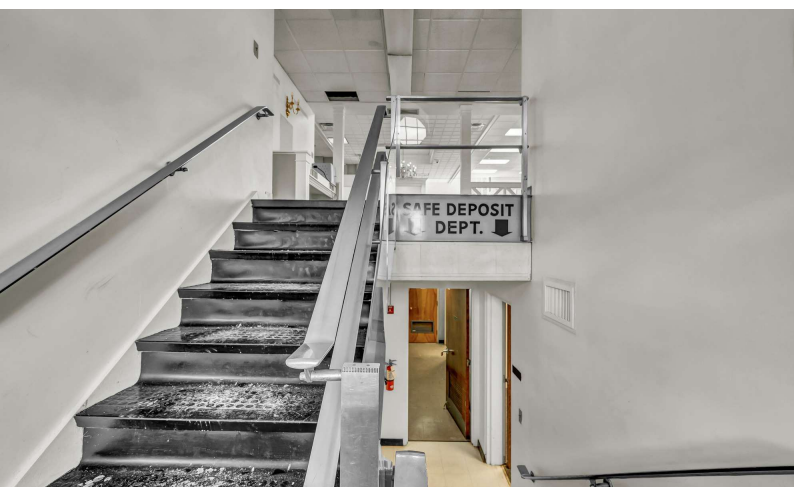
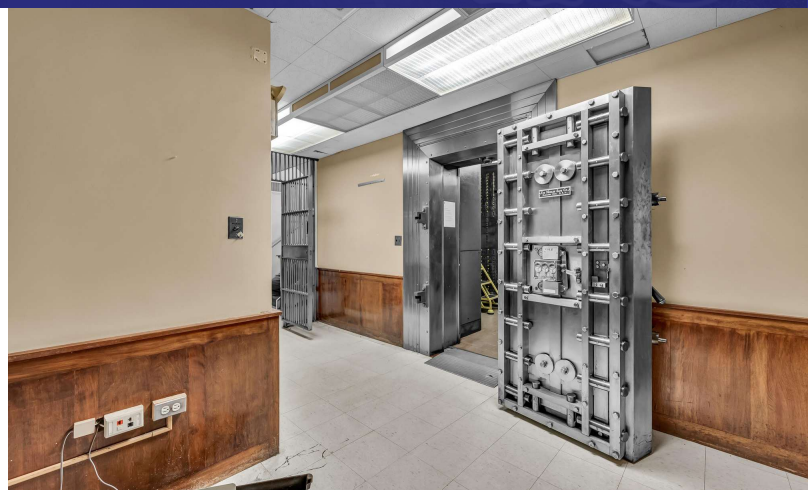
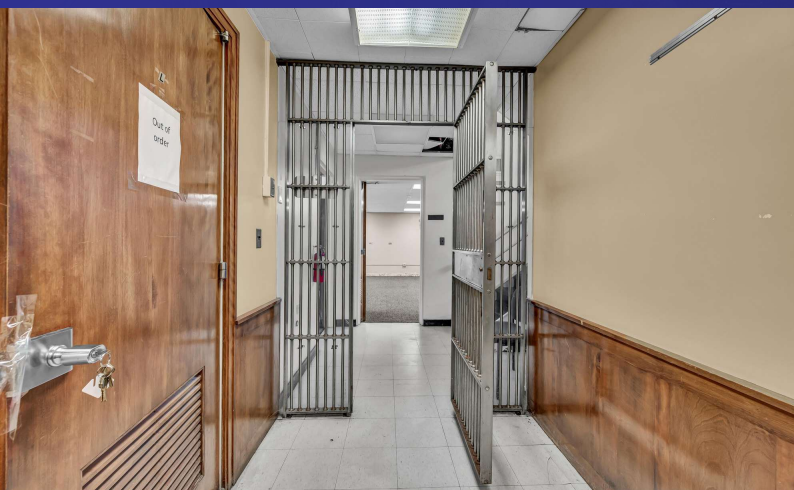


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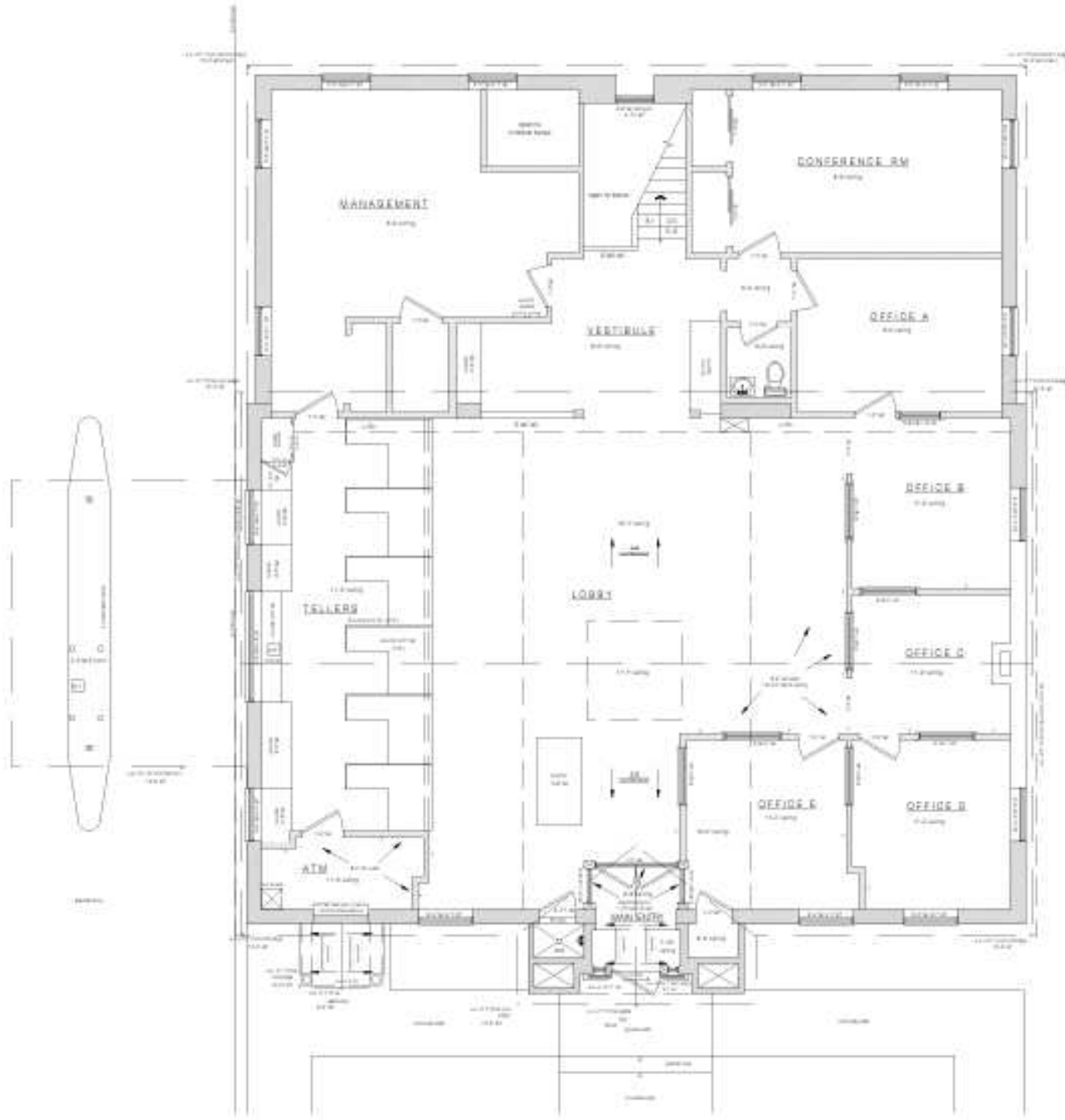


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MAIN FLOOR PLAN



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This is a detailed architectural floor plan of the first floor of the National Archives building. The plan shows various rooms including Reception, Bookkeeping, Breakroom, Electric, Utility, Men, Ladies, Gents, Corridor, Curio, Hall, AC, Vestibule, Entry, and Bank Deposit. It also includes a central staircase and numerous smaller rooms and corridors. Dimensions are provided for many rooms, and a north arrow is located in the bottom right corner.

A horizontal number line is shown with tick marks at intervals of 2, labeled 0, 2, 4, 6, 8, 10, and 12. A point is marked with a dot at the number 6. A horizontal bracket is drawn below the number line, starting from the 0 tick mark and ending at the 6 tick mark. Below this bracket, the text "6 units" is written.



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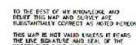
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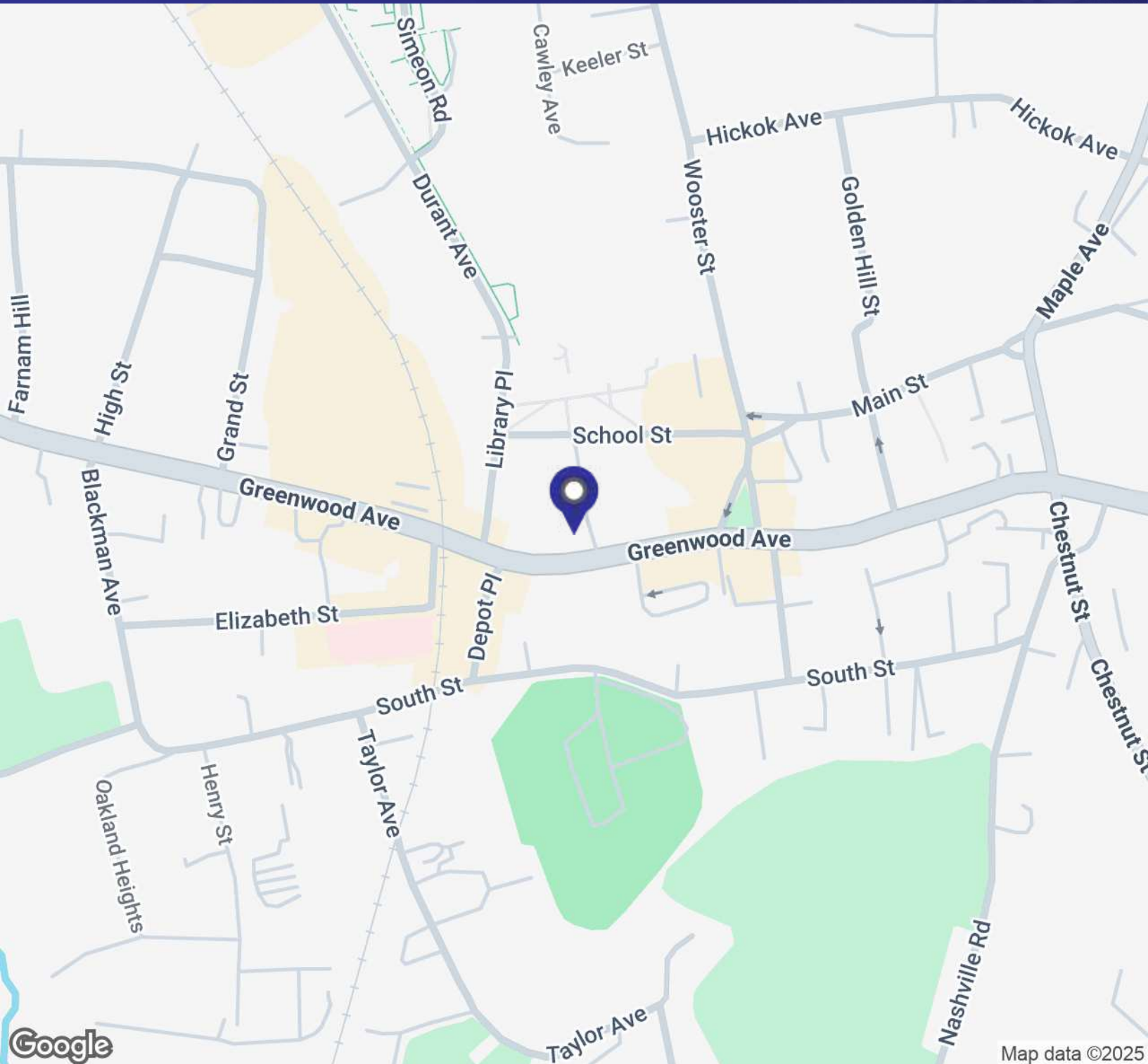


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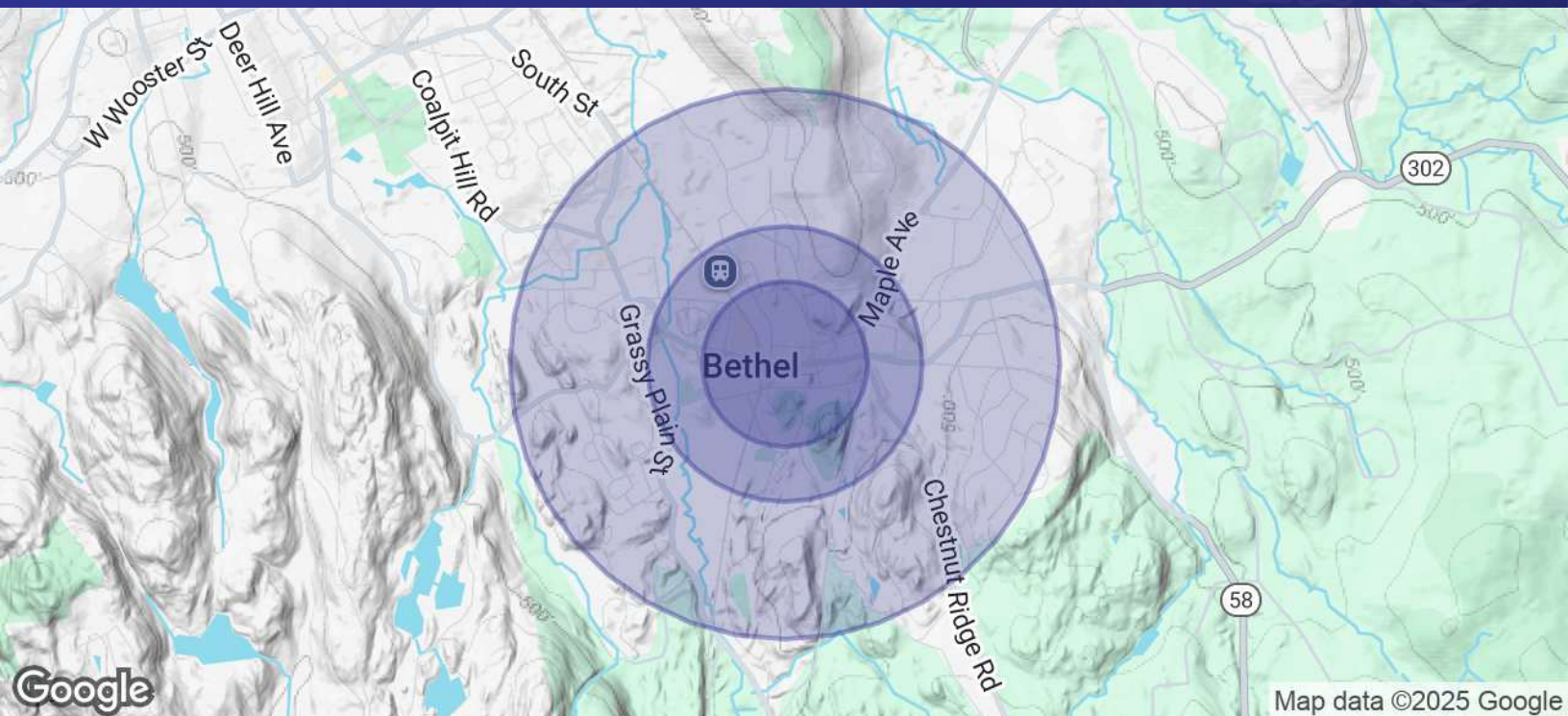
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,151	2,855	8,988
Average Age	41	42	42
Average Age (Male)	40	40	40
Average Age (Female)	43	43	43

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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