

FOR LEASE // PRIME RETAIL & OFFICE SPACE

109 Greenwood Ave, Bethel CT



PROPERTY DESCRIPTION

Excellent opportunity to lease retail or office space in the heart of Bethel's vibrant Greenwood Avenue commercial corridor. Ideally situated along one of Bethel's most desirable downtown locations, this property is surrounded by numerous established retailers, restaurants, residential apartments, and local businesses, providing excellent exposure and a convenient setting for a variety of uses.

The spacious, light-filled unit features large windows that provide abundant natural light, creating a bright and welcoming atmosphere for customers and employees alike. Additional features include a private bathroom, gas heat, and city water and sewer.

Perfect for retail businesses, professional offices, service providers, or boutique-style operations seeking a prime downtown Bethel location.

Position your business in the heart of Greenwood Avenue and take advantage of this highly desirable commercial setting.

OFFERING SUMMARY

Lease Rate:	\$1,500 per month + Util
Available SF:	1,200 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,858	18,823	38,270
Total Population	7,021	48,431	101,776
Average HH Income	\$118,615	\$110,674	\$126,520



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PROPERTY HIGHLIGHTS

- Prime Downtown Bethel Location
- Excellent Greenwood Avenue Exposure
- Retail & Office Space Available
- Surrounded by Established Retailers, Restaurants & Residential Apartments
- Spacious, Bright & Open Layout
- Large Windows Offering Abundant Natural Light
- Private Bathroom
- Gas Heat
- City Water & Sewer
- Ideal for Retail, Professional Office or Service-Oriented Businesses
- Convenient Access to Local Shops, Dining & Amenities



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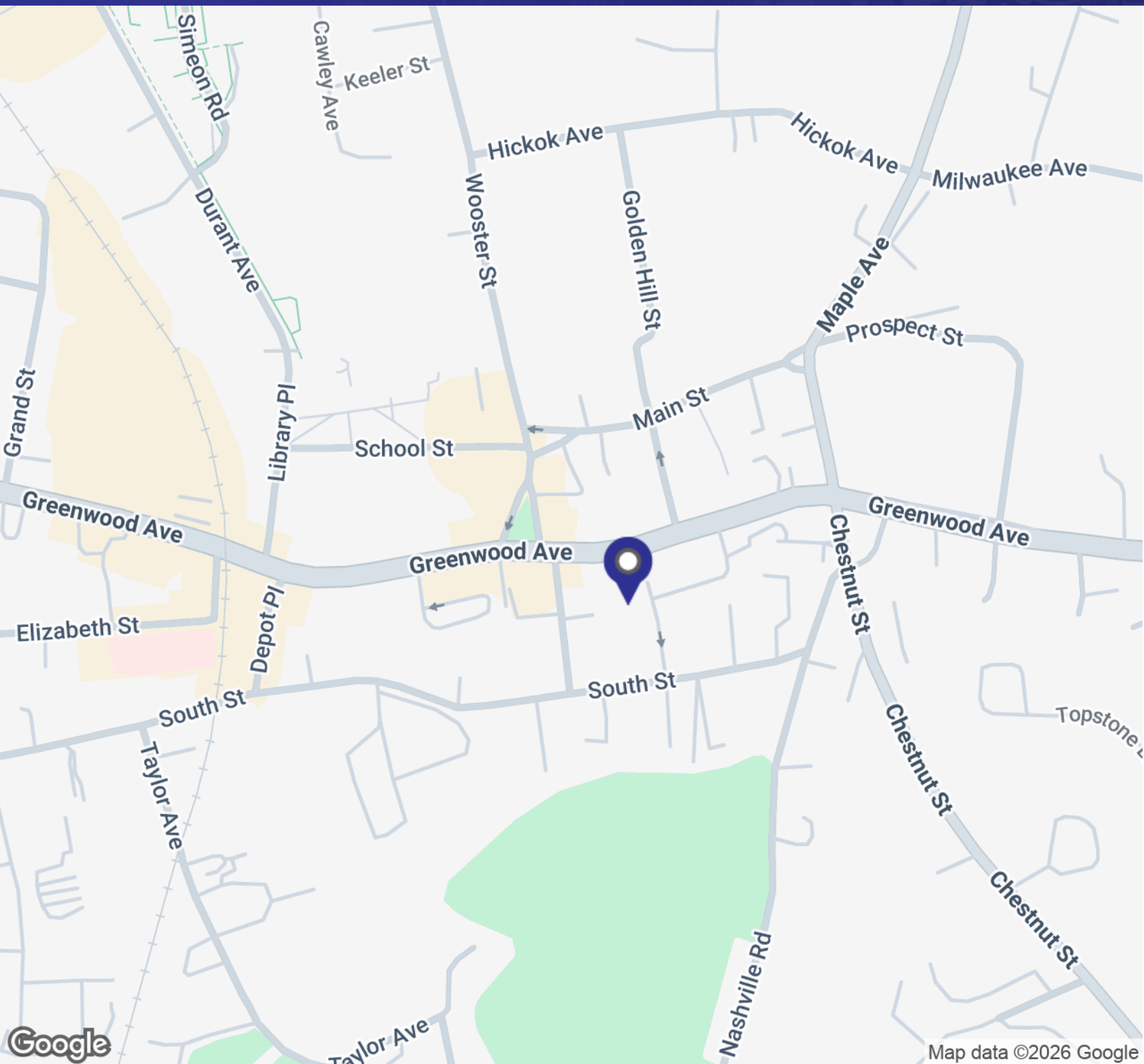
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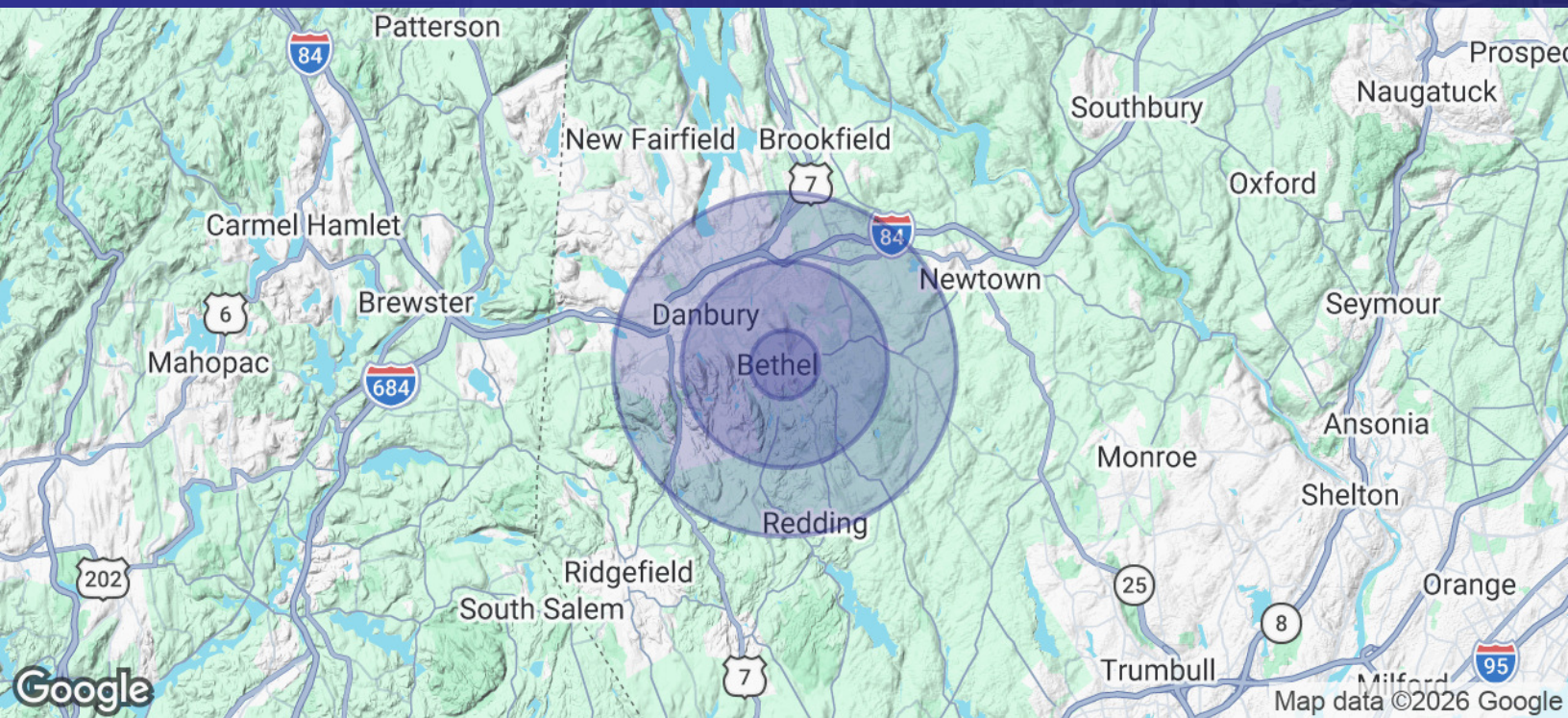
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,021	48,431	101,776
Average Age	41.4	40.0	41.1
Average Age (Male)	37.6	38.6	39.4
Average Age (Female)	43.5	41.8	42.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,858	18,823	38,270
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$118,615	\$110,674	\$126,520
Average House Value	\$371,068	\$384,631	\$430,152

2023 American Community Survey (ACS)



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