

LEASE

OLD ROUTE 53 PLAZA

153 Grassy Plain St Ste A7 Bethel, CT 06801



PROPERTY DESCRIPTION

Industrial condo for lease in downtown Bethel, Connecticut. This 2,040 SF warehouse unit features a small private office and bathroom, a 10' drive-in door, 12' ceiling height, and reserved parking. Ideal for light industrial, storage, or service users.

PROPERTY HIGHLIGHTS

- ±2,040 SF warehouse space
- Small private office with air conditioning
- Gas heat
- Freshly renovated interior
- 10' drive-in overhead door
- 12' clear ceiling height
- Private bathroom
- Reserved parking included

OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr
Available SF:	2,040 SF
Lease Type	Gross

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,155	18,959	37,810
Total Population	5,317	50,476	103,856
Average HH Income	\$113,224	\$109,140	\$125,608

Dan Sousa
(203) 948-7870

Rafael Torres
(203) 770-6155



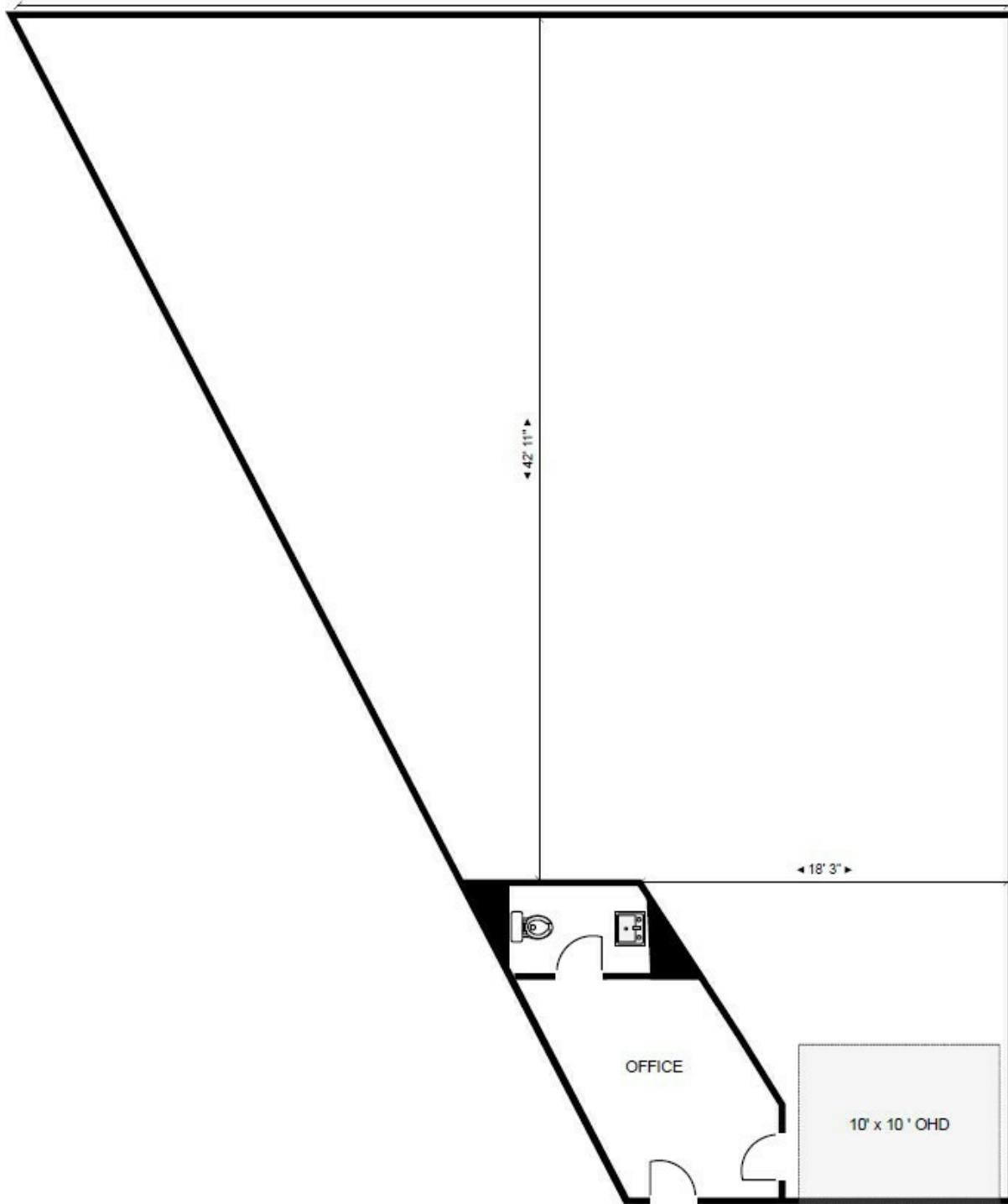
COLDWELL BANKER
COMMERCIAL
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

LEASE

OLD ROUTE 53 PLAZA

153 Grassy Plain St Ste A7 Bethel, CT 06801



Dan Sousa
(203) 948-7870

Rafael Torres
(203) 770-6155



COLDWELL BANKER
COMMERCIAL
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

LEASE

OLD ROUTE 53 PLAZA

153 Grassy Plain St Ste A7 Bethel, CT 06801



Dan Sousa
(203) 948-7870

Rafael Torres
(203) 770-6155



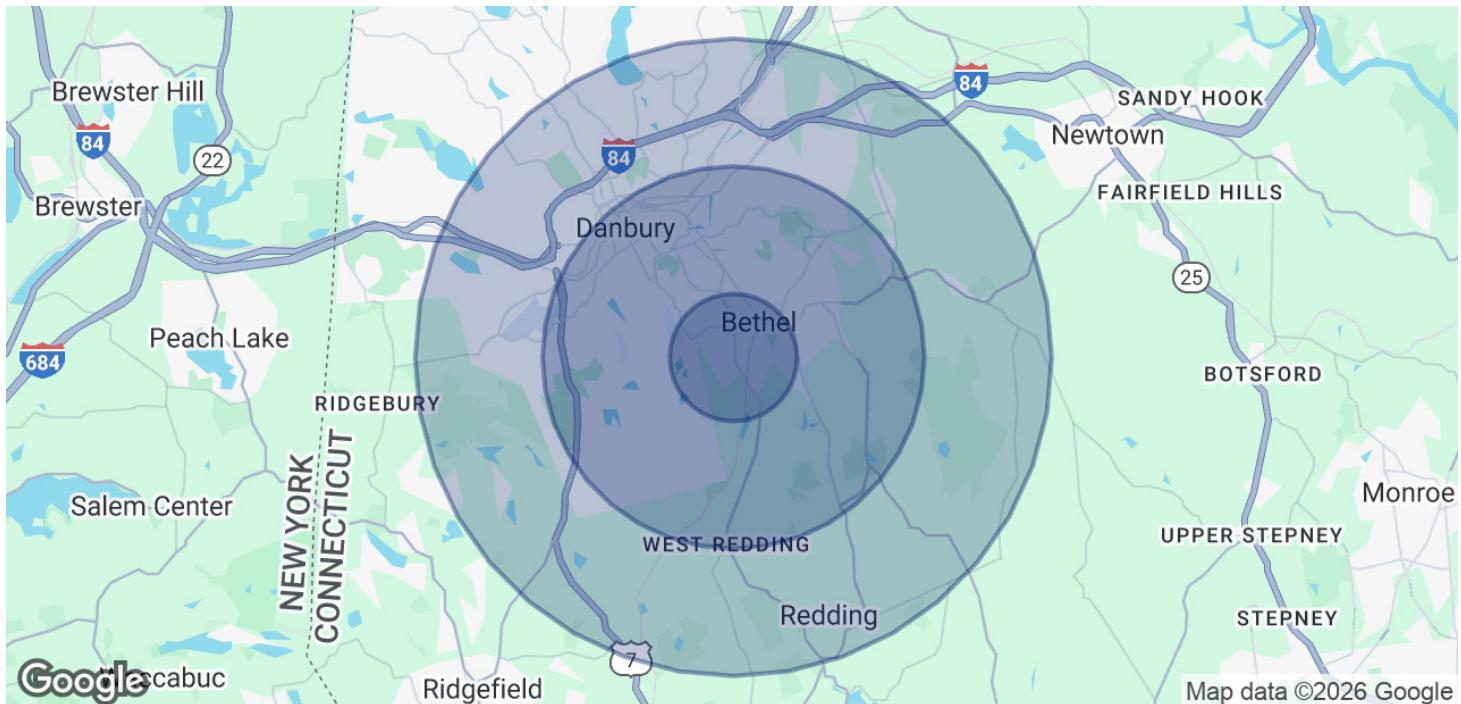
COLDWELL BANKER
COMMERCIAL
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

LEASE

OLD ROUTE 53 PLAZA

153 Grassy Plain St Ste A7 Bethel, CT 06801



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,317	50,476	103,856
Average Age	41	40	41
Average Age (Male)	40	39	39
Average Age (Female)	42	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,155	18,959	37,810
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$113,224	\$109,140	\$125,608
Average House Value	\$463,887	\$405,123	\$444,426

Demographics data derived from AlphaMap

Dan Sousa
(203) 948-7870

Rafael Torres
(203) 770-6155



COLDWELL BANKER
COMMERCIAL
REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.