



SCALZO
COMMERCIAL
NEW DEVELOPMENT

THE GRAND AT STONY HILL

48 Stony Hill Rd | Bethel, CT 06801

For Lease





PROPERTY DESCRIPTION

Discover the perfect commercial space for your business at 48 Stony Hill Rd, Bethel, CT. With its prime location and versatile layout, this property offers an unbeatable lease opportunity. It boasts modern amenities and expansive windows and provides an inviting and functional environment for many businesses. Ample parking and a well-maintained exterior make this property easily accessible for clients and employees. This versatile space is ideal for retail, professional services, or creative endeavors, offering the potential to bring your vision to life.

PROPERTY HIGHLIGHTS

- Versatile layout to accommodate diverse business needs
- Tenant allowance for paint, lighting, drop ceiling
- Delivered-Vanilla Box
- Modern amenities for a comfortable and functional workspace
- Expansive windows for natural light and a welcoming atmosphere
- Ample parking for clients and employees
- Well-maintained exterior for a professional impression
- Ideal for retail, professional services, or creative endeavors
- Opportunity to bring your business vision to life in a thriving location

LOCATION DESCRIPTION

48 Stony Hill Road is conveniently located in Bethel, Connecticut, a charming and growing town in Fairfield County. This prime location sits near the intersection of Stony Hill Road (Route 6) and Old Hawleyville Road, providing excellent visibility and accessibility. The property is easily accessible from major highways, including I-84, which is just minutes away, connecting Bethel to Danbury, Newtown, and the broader Fairfield County region.

The surrounding area features a mix of residential neighborhoods, retail centers, and local businesses, making it a popular destination for shopping, dining, and services. Nearby amenities include grocery stores, cafes, banks, and fitness centers, providing customers and business owners a well-rounded environment. This highly trafficked corridor sees a steady flow of residents and visitors, an average of 19000 cars per day, making 48 Stony Hill Road an ideal location for retail businesses looking to attract a diverse clientele.

Property Summary

The Grand at Stony Hill 48 Stony Hill Rd | Bethel, CT 06801



BUILDINGS A & E: 4 RESIDENTIAL/4 RETAIL

SPACES	LEASE RATE	SPACE SIZE
A1	\$18.00 SF/yr	1,457 SF
A2	\$18.00 SF/yr	905 SF
A3	\$18.00 SF/yr	905 SF
A4	\$18.00 SF/yr	1,457 SF
E1	\$18.00 SF/yr	1,457 SF
E2	\$18.00 SF/yr	905 SF
E3	\$18.00 SF/yr	905 SF
E4	\$18.00 SF/yr	1,457 SF

OFFERING SUMMARY	
Lease Rate:	\$18.00 SF/yr (\$5 - NNN)
Number of Units:	8
Available SF:	905 - 1,457 SF
Lot Size:	815,771 SF
Building Size:	9,686 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	191	416	1,498
Total Population	610	1,275	4,270
Average HH Income	\$227,052	\$214,767	\$198,452

Property Details

The Grand at Stony Hill 48 Stony Hill Rd | Bethel, CT 06801

Lease Rate	\$18.00 SF/YR
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LOCATION INFORMATION

Building Name	The Grand at Stony Hill
Street Address	48 Stony Hill Rd
City, State, Zip	Bethel, CT 06801
County	Fairfield
Road Type	Highway
Market Type	Large
Nearest Highway	Interstate 84
Nearest Airport	Westchester International Airport

BUILDING INFORMATION

Building Size	9,686 SF
Tenancy	Multiple
Number of Floors	1
Framing	Wood
Condition	Excellent

PROPERTY INFORMATION

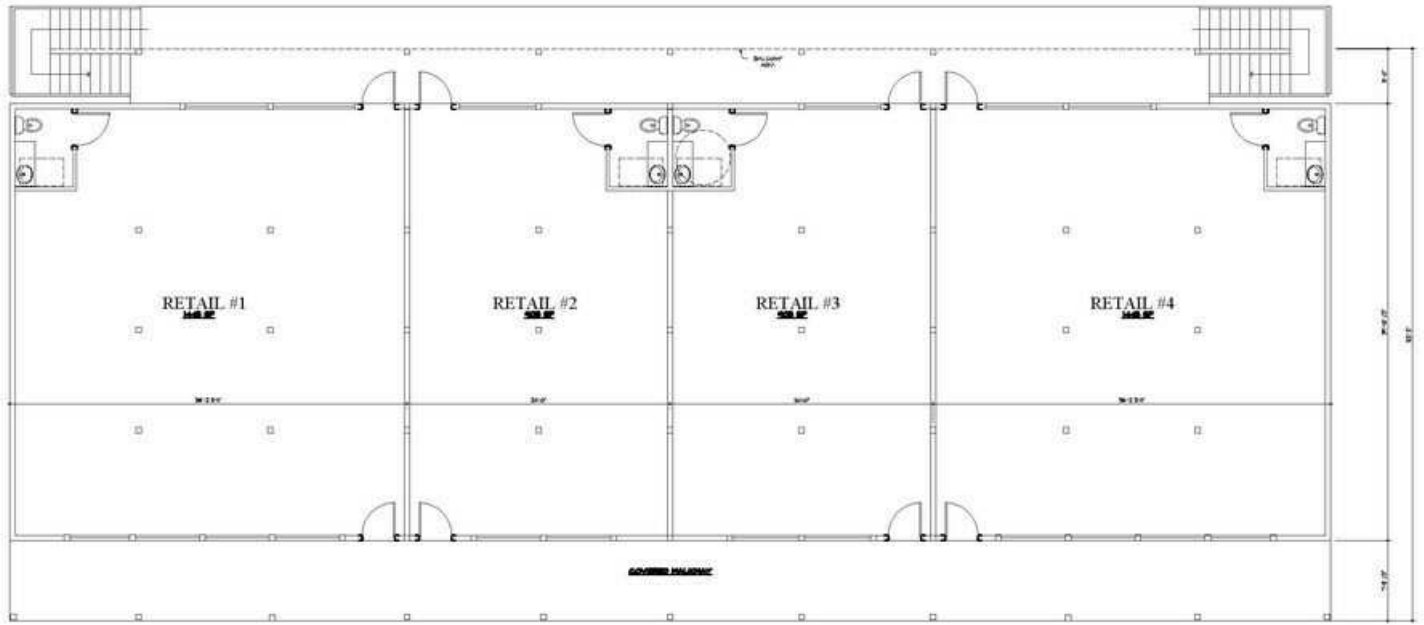
Property Type	Mix Use Retail
Property Subtype	Street Retail
Zoning	RT 6
Lot Size	815,771 SF
APN #	71 110 26
Lot Depth	0 ft
Traffic Count	19000
Traffic Count Street	19000
Traffic Count Frontage	19000
Power	Yes

UTILITIES & AMENITIES

Handicap Access	Yes
Number of Elevators	0
Central HVAC	Yes
Restrooms	8
Gas / Propane	Yes



Lease Spaces



Ground Floor Plan - Retail 4803 sf 11.30.21

LEASE INFORMATION

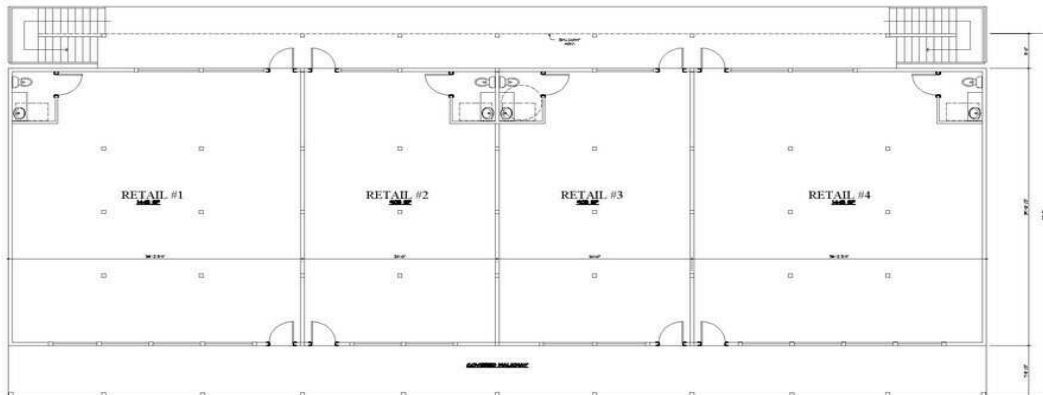
Lease Type:	\$5 - NNN	Lease Term:	Negotiable
Total Space:	905 - 1,457 SF	Lease Rate:	\$18.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
A1	Available	1,457 SF	\$5 - NNN	\$18.00 SF/yr	-
A2	Available	905 SF	\$5 - NNN	\$18.00 SF/yr	-
A3	Available	905 SF	\$5 - NNN	\$18.00 SF/yr	-
A4	Available	1,457 SF	\$5 - NNN	\$18.00 SF/yr	-
E1	Available	1,457 SF	\$5 - NNN	\$18.00 SF/yr	-
E2	Available	905 SF	\$5 - NNN	\$18.00 SF/yr	-
E3	Available	905 SF	\$5 - NNN	\$18.00 SF/yr	-
E4	Available	1,457 SF	\$5 - NNN	\$18.00 SF/yr	-

Additional Photos

The Grand at Stony Hill 48 Stony Hill Rd | Bethel, CT 06801



Ground Floor Plan - Retail 4803 sf

11.30.21

Demographics Map & Report

The Grand at Stony Hill 48 Stony Hill Rd | Bethel, CT 06801

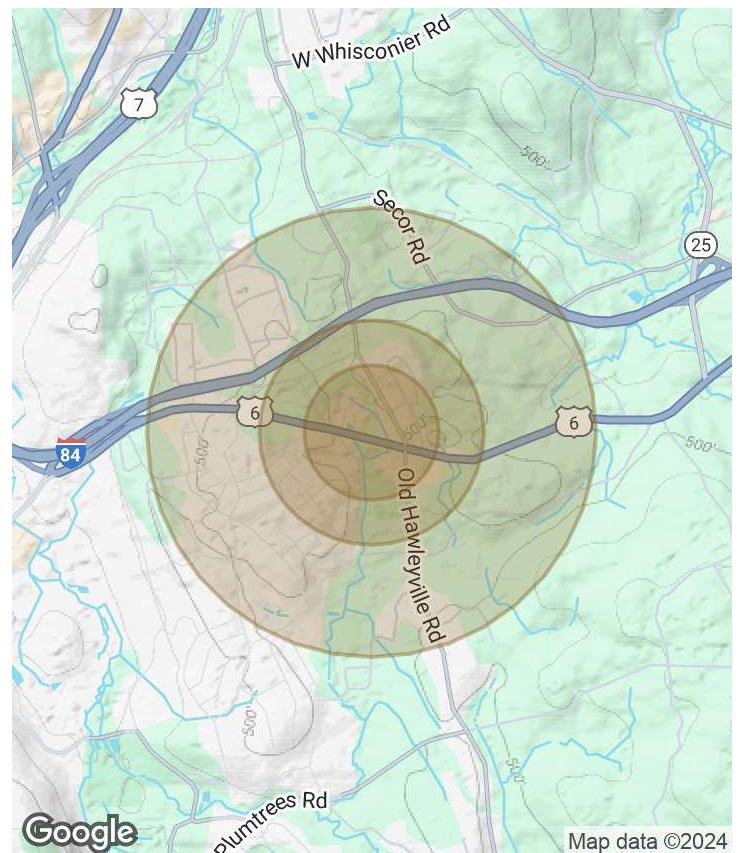


POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	610	1,275	4,270
Average Age	47	46	45
Average Age (Male)	44	43	43
Average Age (Female)	50	49	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	191	416	1,498
# of Persons per HH	3.2	3.1	2.9
Average HH Income	\$227,052	\$214,767	\$198,452
Average House Value	\$454,185	\$462,386	\$473,451

ETHNICITY (%)	0.3 MILES	0.5 MILES	1 MILE
Hispanic	13.1%	12.8%	12.4%

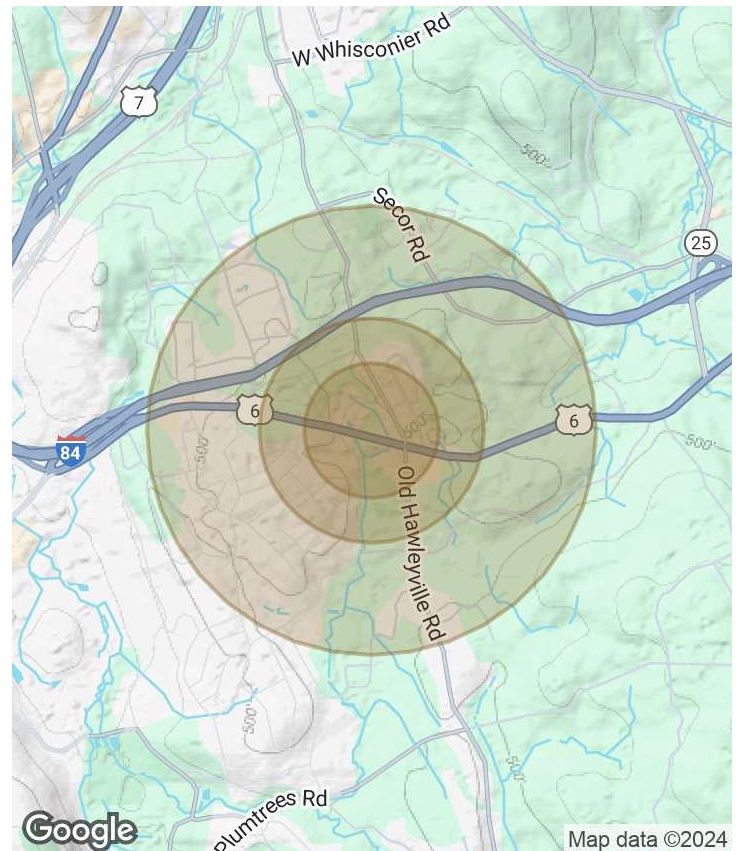
RACE	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	428	920	3,176
% White	70.2%	72.2%	74.4%
Total Population - Black	38	64	158





% Black	6.2%	5.0%	3.7%
Total Population - Asian	55	98	273
% Asian	9.0%	7.7%	6.4%
Total Population - Hawaiian	0	1	3
% Hawaiian	0.0%	0.1%	0.1%
Total Population - American Indian	2	4	11
% American Indian	0.3%	0.3%	0.3%
Total Population - Other	40	80	257
% Other	6.6%	6.3%	6.0%

Demographics data derived from AlphaMap



Agents Contact

**The Grand at Stony Hill
48 Stony Hill Rd | Bethel, CT 06801**

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