

# 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:	\$16.25 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



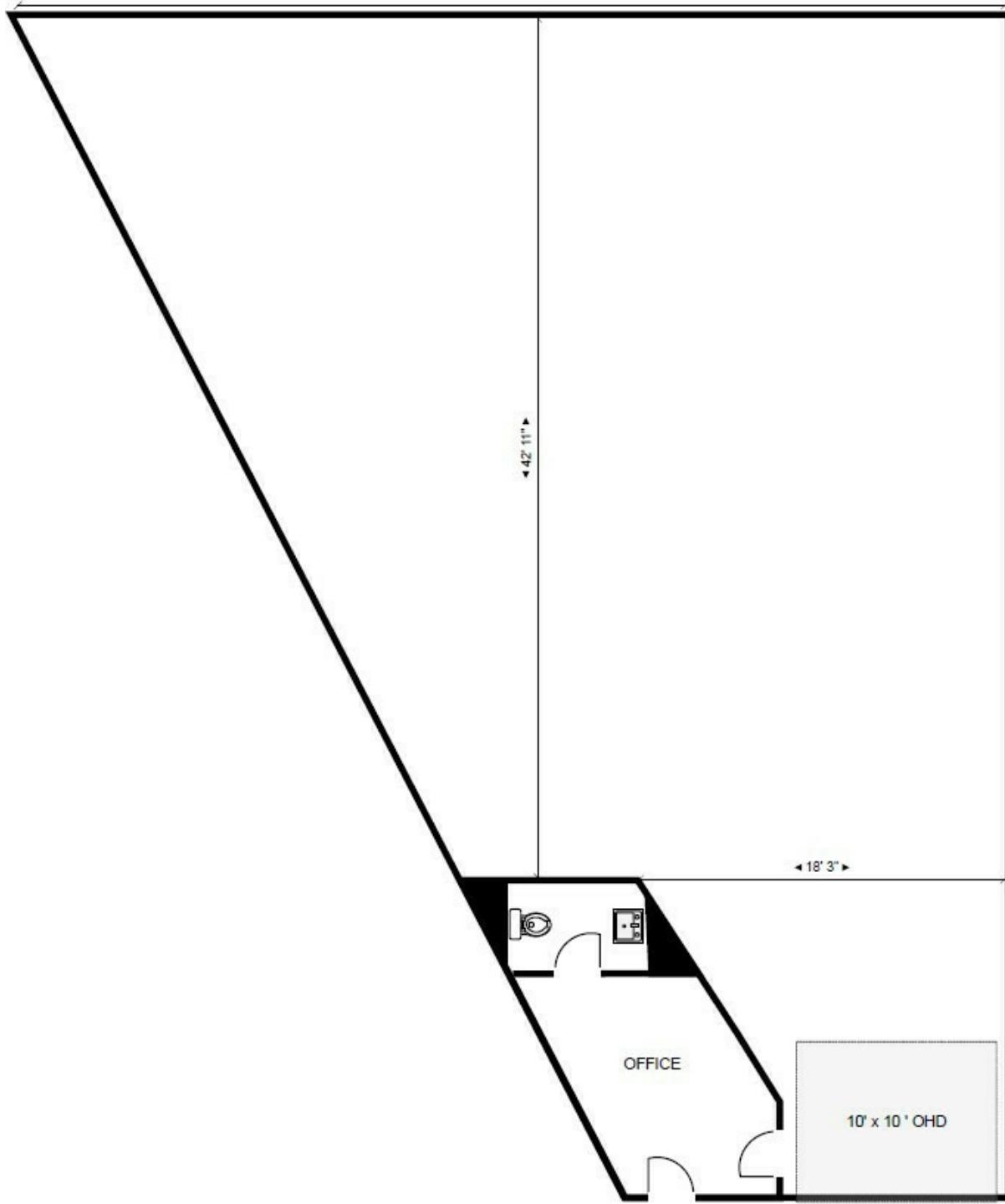
**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

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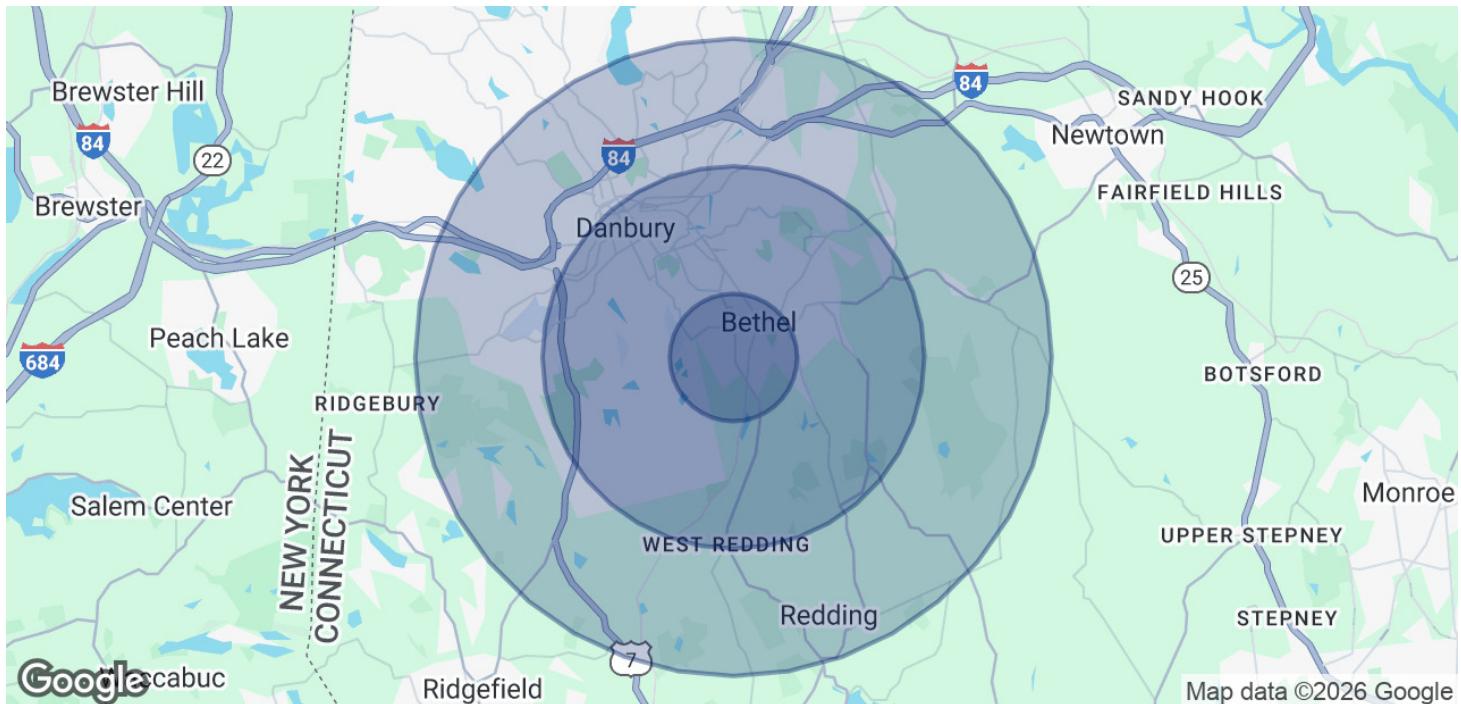
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,317	50,476	103,856
Average Age	41	40	41
Average Age (Male)	40	39	39
Average Age (Female)	42	41	42

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

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