

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 and minutes from the train station. This former bank with a drive-through is perfect for medical, retail, or office use, offering excellent frontage, dual access from Greenwood Avenue and School Street, VC zoning, and ample parking. The building is also listed for sale, providing a great opportunity for both users and investors.

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

Sale Price:	\$1,495,000
Lease Rate:	\$20 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



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- Zoning: VC Zone (wide range of permitted uses)
- Parking: 30+ Car Parking
- First Floor: 3,510 SF
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- Total Bldg.: 7,020 SF
- Taxes: \$26,100/Year



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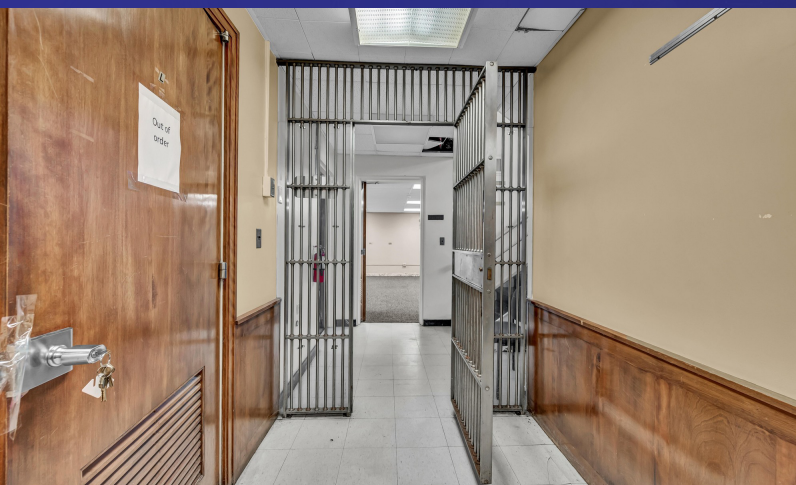


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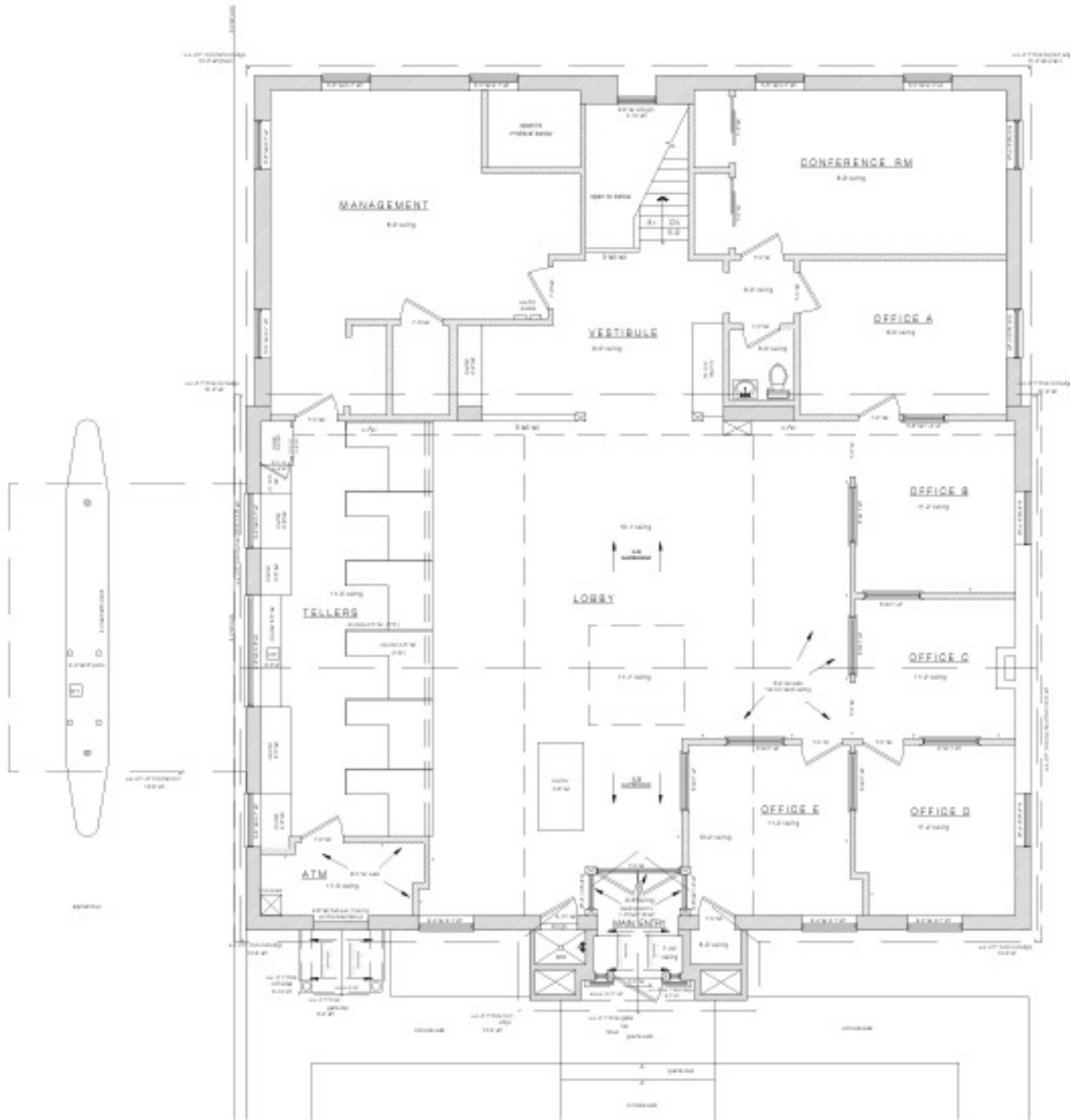
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MAIN FLOOR PLAN



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**BASEMENT AND
MID-LEVEL FLOOR PLAN**



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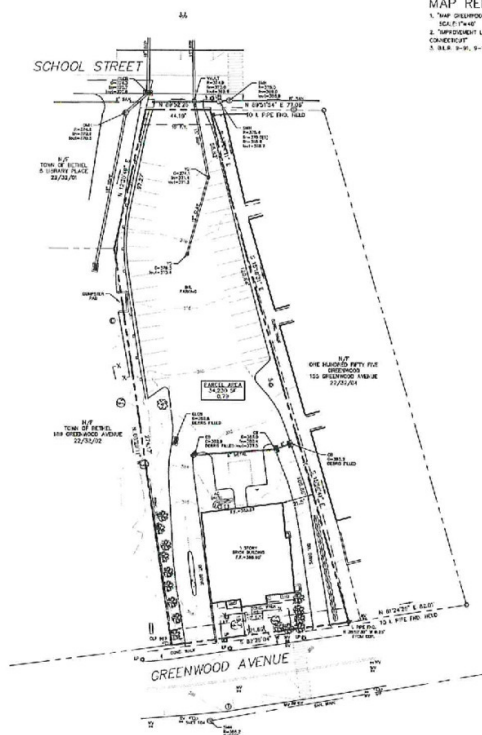


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1. "MAP GREENWOOD AVENUE UNION TRUST COMPANY PREPARED FOR ZARFELD PROPERTIES, INC.
SCALE: 1"=40' MAY 26, 1970 BY: KASPER-HYAN ASSOCIATES

2. "IMPROVED LOCATION SURVEY PREPARED FOR EDWARDS CONSTRUCTION ENGINEERING PROPERTY
CONCRETE" SCALE: 1"=20' AUG. 10, 2020 BY: SIDNEY A. RAPP

3. 88.8, 9-W, 9-111, 18-131, 20-171, 22-187



LOCATION MAP

STANDARDS	REQUIRED	EXISTING
MINIMUM LOT AREA	NEVER	20,176 SF
MINIMUM LOT FRONTAGE	100'	100.00'
MINIMUM LOT WIDTH	100'	121.40'
MINIMUM PAVED DRIVEWAY:		
4 FRONT DRIVE	80'	10.0'
4 REAR DRIVE	0'	20.0'
4 REAR LOT DRIVE	0'	20.0'
MAXIMUM BUILDING COVERAGE	70%	55.5%
MAXIMUM BUILDING HEIGHT	40.00 FEET MAX	107.4' (3.500000)

[illegible]

ZONING LOCATION SURVEY
PREPARED FOR
FAIRFIELD PROPERTIES INC.
159 GREENWOOD AVENUE
BETHEL, CONNECTICUT

COPYRIGHT © 2025
SCALE: 1" = 30' APRIL 12, 2025
PROJ. NO.: 1063



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TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP AND SURVEY ARE SUBSTANTIALLY CORRECT AS NOTED HEREON.

THIS MAP IS NOT VALID UNLESS IT BEARS THE LIVE SIGNATURE AND SEAL OF THE UNDERIGNED A. M. S. SURVEYOR.

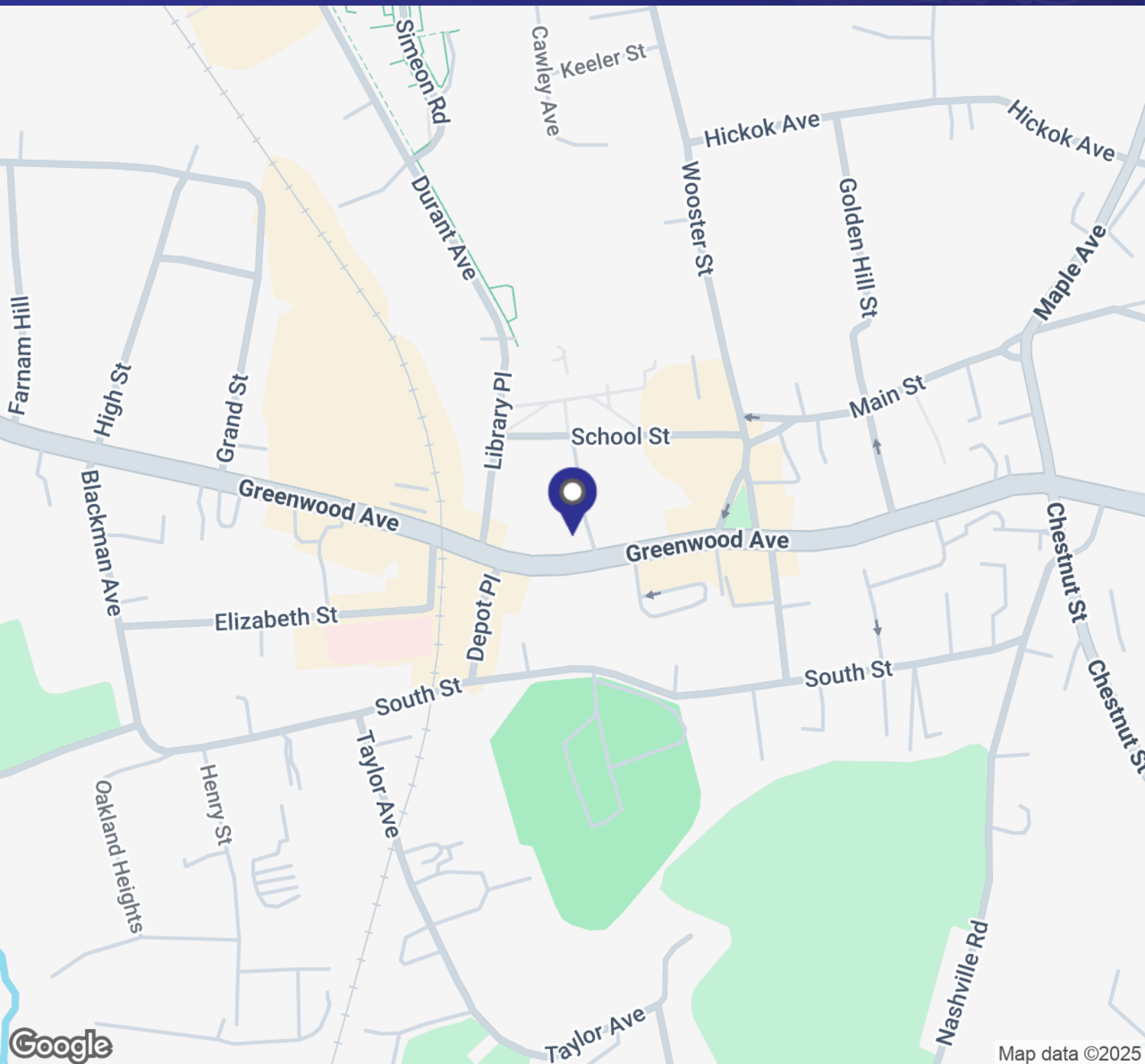
DANIEL C. LAFERRIERE
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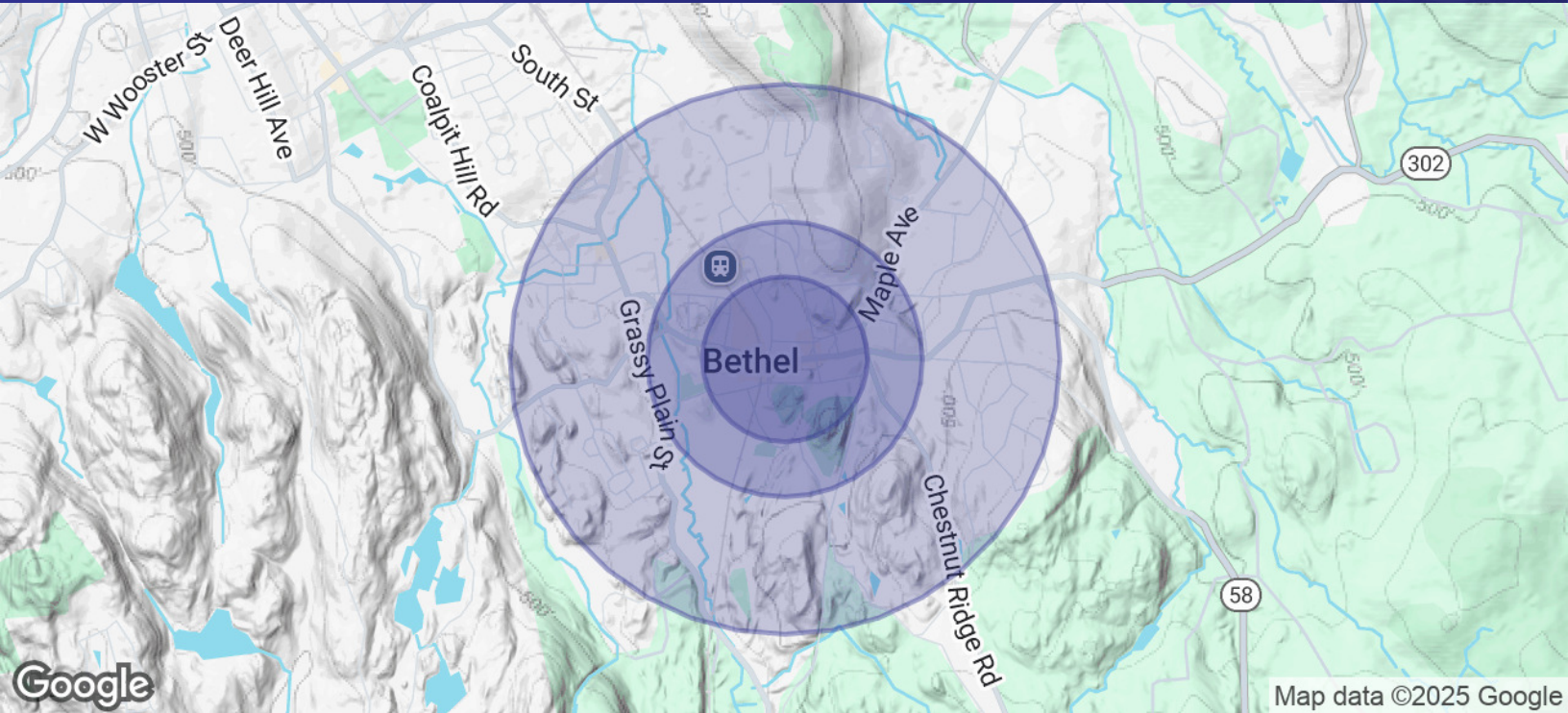
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,151	2,855	8,988
Average Age	41	42	42
Average Age (Male)	40	40	40
Average Age (Female)	43	43	43

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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