



SCALZO
COMMERCIAL
NEW DEVELOPMENT

THE CROSSING

2- 8 Library Place | Bethel, CT 06801

For Lease





PROPERTY DESCRIPTION

Introducing 2-8 Library Place, a prime leasing opportunity in Bethel, CT. This customizable office and retail space boasts abundant parking for tenants and guests, ensuring convenience for all. With easy access to major transportation routes, including the train station, this property offers unparalleled connectivity. Inside, flexible floor plans cater to diverse business needs, making it an ideal location for ambitious enterprises. Don't miss the chance to make this versatile space your own and elevate your business to new heights.

LOCATION DESCRIPTION

The Crossing's in Bethel, CT. is a vibrant area boasting a diverse mix of boutiques, restaurants, and entertainment venues, including the beloved Bethel Cinema and the unique shops along Greenwood Avenue. The property offers easy access to popular destinations like Meckauer Park, Town Hall and Bethel's Library. Seize the opportunity to be part of this thriving retail hub in the heart of Bethel.

PROPERTY HIGHLIGHTS

- Customizable office / Retail spaces
- Abundant parking for tenants and guests
- Easy access to major transportation routes - Train Station
- Flexible floor plans to suit diverse business needs

OFFERING SUMMARY

| | |
|------------------|--|
| Lease Rate: | \$19.00 - 19.62 SF/yr (NNN \$4.80; NNN \$4.94) |
| Number of Units: | 7 |
| Available SF: | 850 - 900 SF |
| Lot Size: | 0.55 Acres |
| Building Size: | 7,000 SF |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|-----------|
| Total Households | 384 | 1,200 | 4,000 |
| Total Population | 895 | 2,855 | 9,865 |
| Average HH Income | \$103,302 | \$110,595 | \$124,137 |

| SPACES | LEASE RATE | SPACE SIZE |
|-----------------|---------------|------------|
| 4 Library Place | \$19.00 SF/yr | 900 SF |
| 8 Library Place | \$19.62 SF/yr | 850 SF |

Property Details

The Crossing 2- 8 Library Place | Bethel, CT 06801

| | |
|------------|-----------------------|
| Lease Rate | \$19.00 - 19.62 SF/YR |
|------------|-----------------------|

LOCATION INFORMATION

| | |
|------------------|--------------------|
| Building Name | The Crossing |
| Street Address | 2- 8 Library Place |
| City, State, Zip | Bethel, CT 06801 |
| County | Fairfield |

BUILDING INFORMATION

| | |
|---------------------|----------|
| Building Size | 7,000 SF |
| Occupancy % | 71.0% |
| Tenancy | Multiple |
| Ceiling Height | 8.4 ft |
| Number of Floors | 1 |
| Year Built | 1960 |
| Condition | Good |
| Free Standing | Yes |
| Number of Buildings | 1 |

PROPERTY INFORMATION

| | |
|------------------|--------------|
| Property Type | Retail |
| Property Subtype | Strip Center |
| Zoning | c |
| Lot Size | 0.55 Acres |
| Lot Frontage | 254 ft |
| Corner Property | Yes |
| Waterfront | No |
| Power | Yes |

PARKING & TRANSPORTATION

| | |
|--------------------------|---------|
| Parking Type | Surface |
| Number of Parking Spaces | 27 |

TAXES & VALUATION

| | |
|--------------------------|----|
| Foreclosure / Distressed | No |
|--------------------------|----|





LEASE INFORMATION

| | | | |
|--------------|------------------------|-------------|-------------------------|
| Lease Type: | NNN \$4.80; NNN \$4.94 | Lease Term: | Negotiable |
| Total Space: | 850 - 900 SF | Lease Rate: | \$19.00 - \$19.62 SF/yr |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-------------------|-----------|-----------|------------|---------------|-----------------------|
| ■ 4 Library Place | Available | 900 SF | NNN \$4.80 | \$19.00 SF/yr | Formerly Food Service |
| ■ 8 Library Place | Available | 850 SF | NNN \$4.94 | \$19.62 SF/yr | Office Space |

Additional Photos

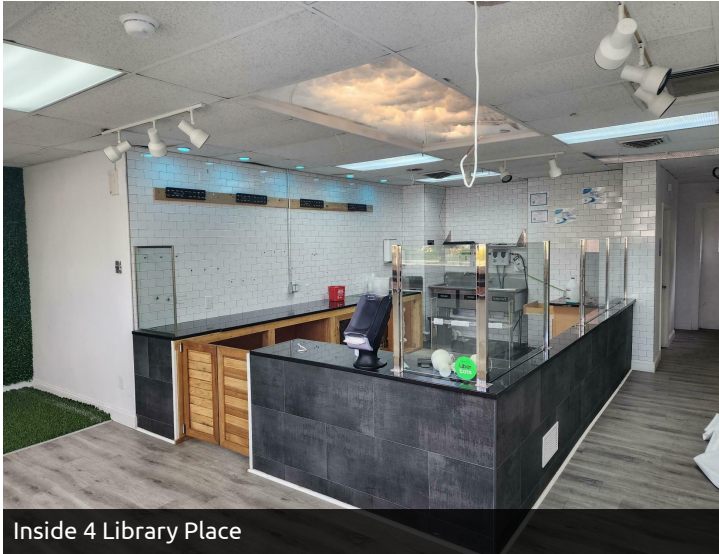
The Crossing 2- 8 Library Place | Bethel, CT 06801



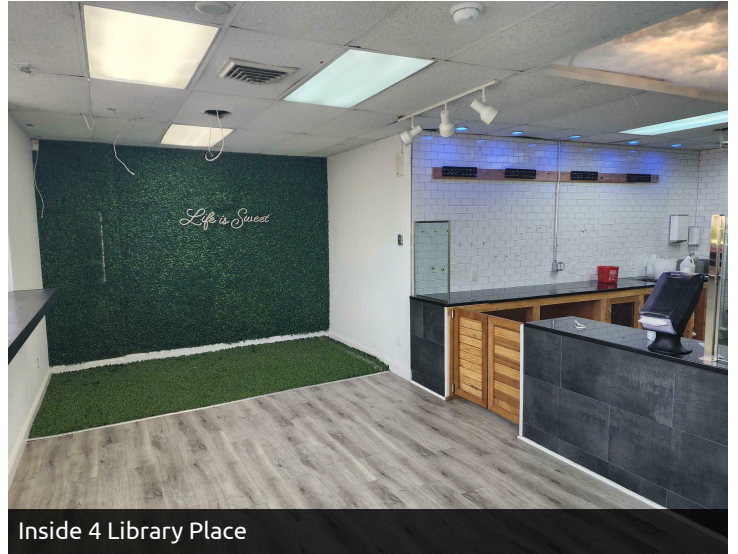
The Crossing



Inside 4 Library Place



Inside 4 Library Place



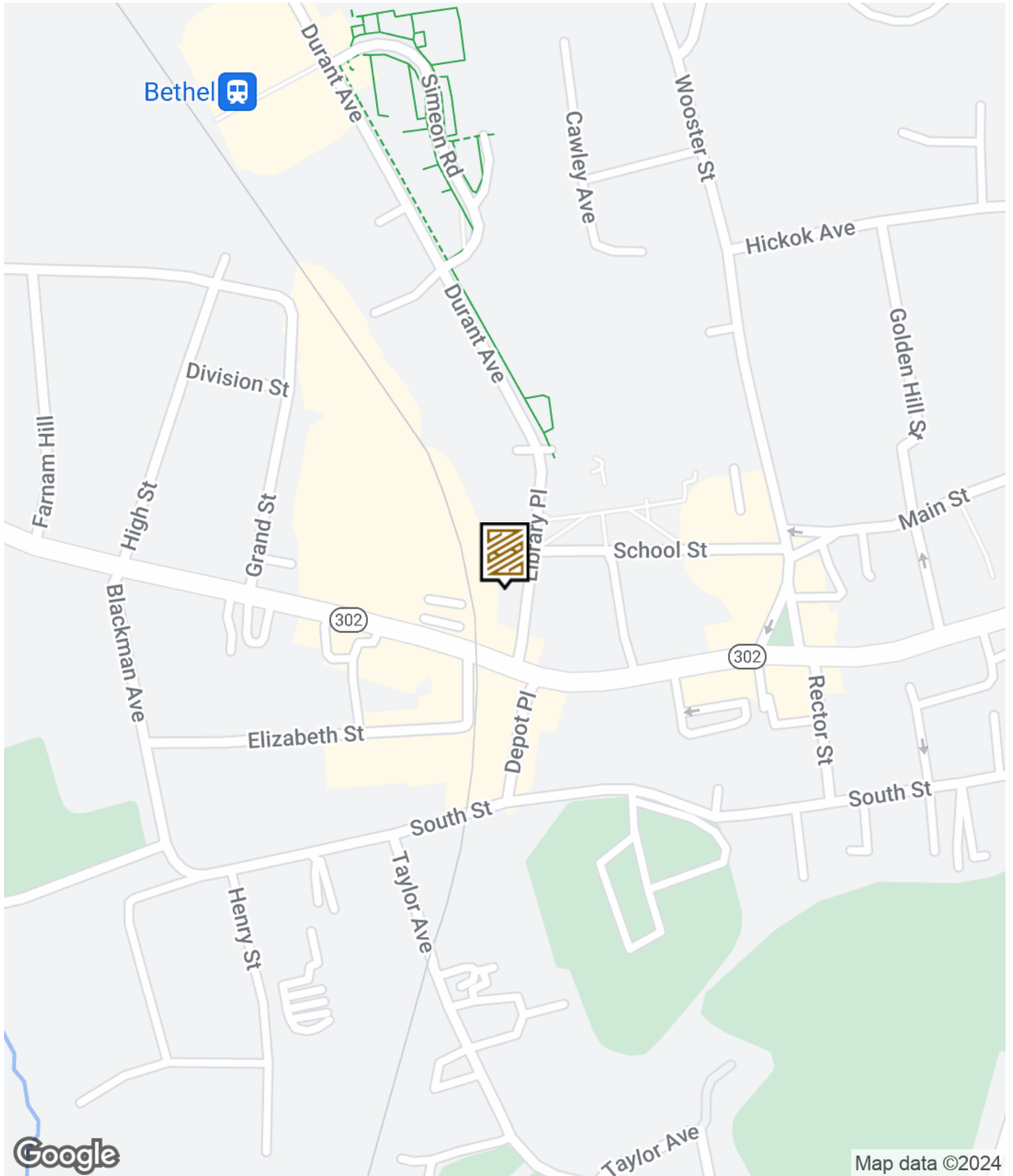
Inside 4 Library Place

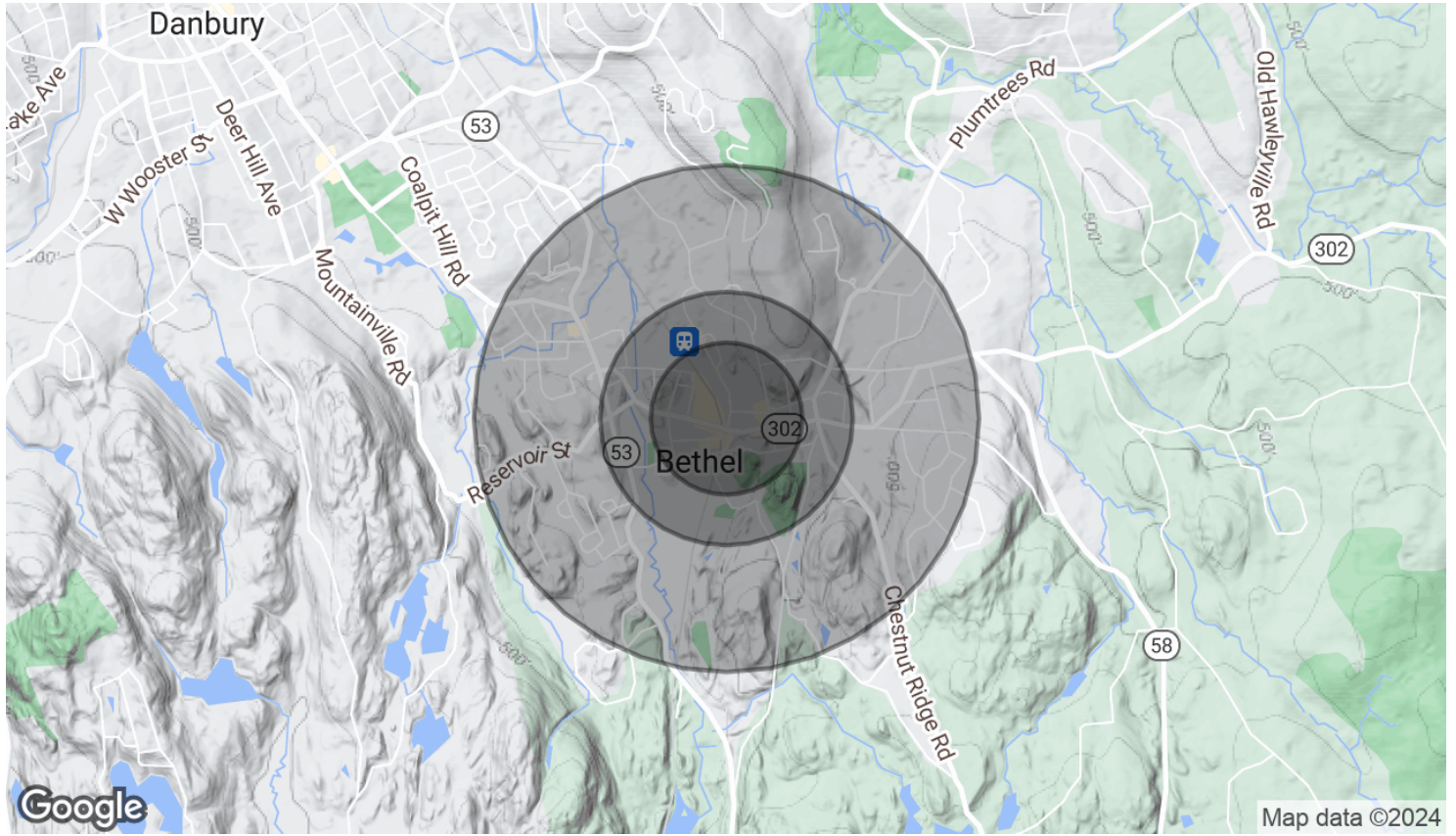


Inside 8 Library Place



Inside 8 Library Place

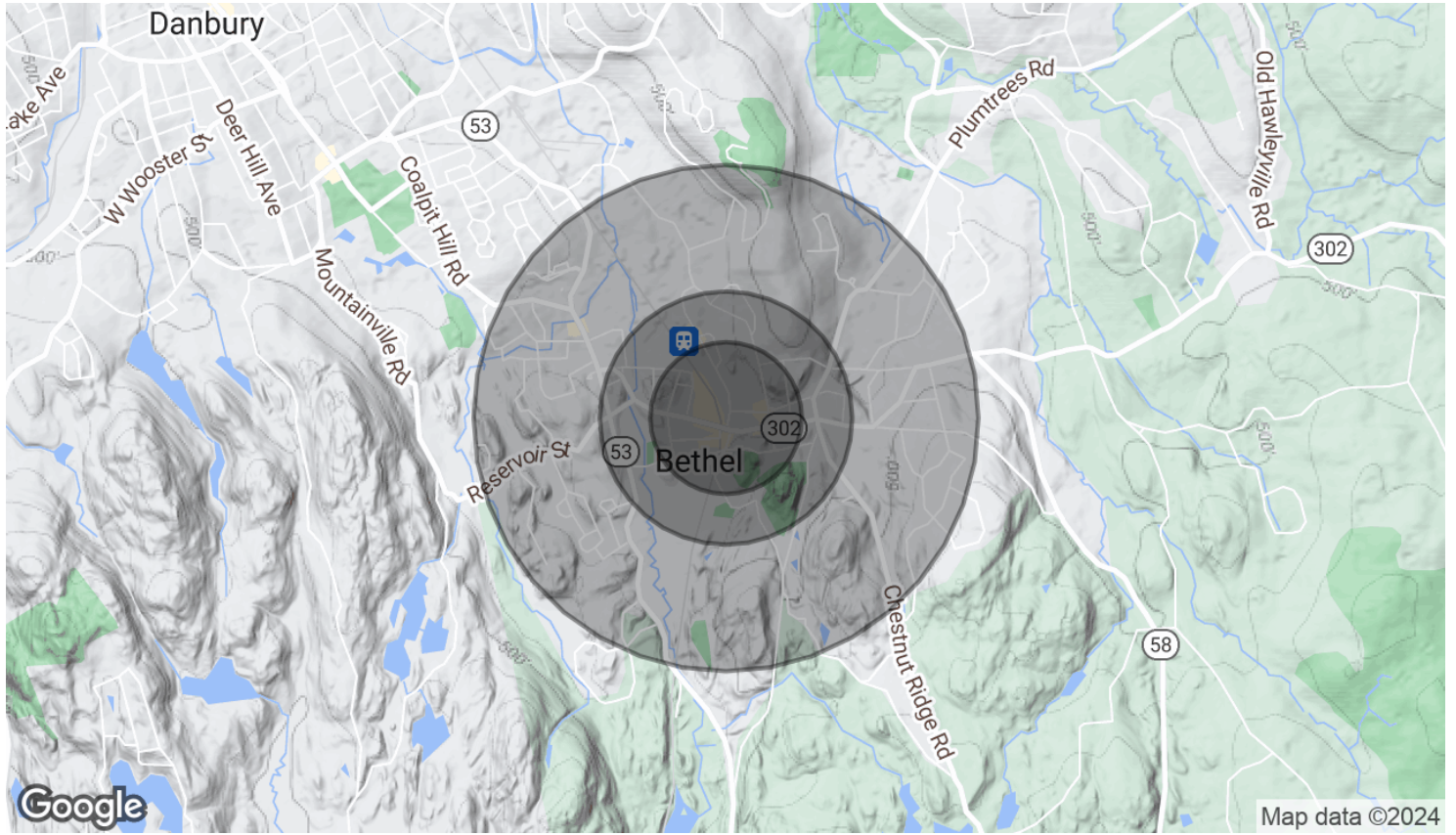




| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------------|------------------|---------------|
| Total Population | 895 | 2,855 | 9,865 |
| Average Age | 42 | 42 | 41 |
| Average Age (Male) | 40 | 40 | 40 |
| Average Age (Female) | 43 | 43 | 43 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|--------------------------------|------------------|------------------|---------------|
| Total Households | 384 | 1,200 | 4,000 |
| # of Persons per HH | 2.3 | 2.4 | 2.5 |
| Average HH Income | \$103,302 | \$110,595 | \$124,137 |
| Average House Value | \$446,250 | \$446,950 | \$457,187 |

| RACE | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|------------------|------------------|---------------|
| % White | 63.4% | 63.4% | 62.6% |
| % Black | 4.0% | 3.9% | 4.8% |
| % Asian | 7.6% | 7.6% | 7.7% |
| % Hawaiian | 0.0% | 0.0% | 0.1% |
| % American Indian | 0.6% | 0.5% | 0.5% |



| | | | |
|---------|-------|-------|-------|
| % Other | 10.5% | 10.5% | 10.6% |
|---------|-------|-------|-------|

Demographics data derived from AlphaMap

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