



## 213 GREENWOOD AVE

**1,154 SF OF RETAIL SPACE AVAILABLE IN BETHEL, CT 06801**

**SITE IN BETHEL, CONNECTICUT**



**PRIME BETHEL  
LOCATION**



**TURNKEY  
FOOD & RETAIL**



**1,154 SF PRIME  
STOREFRONT**



**HIGH-TRAFFIC &  
PARKING**

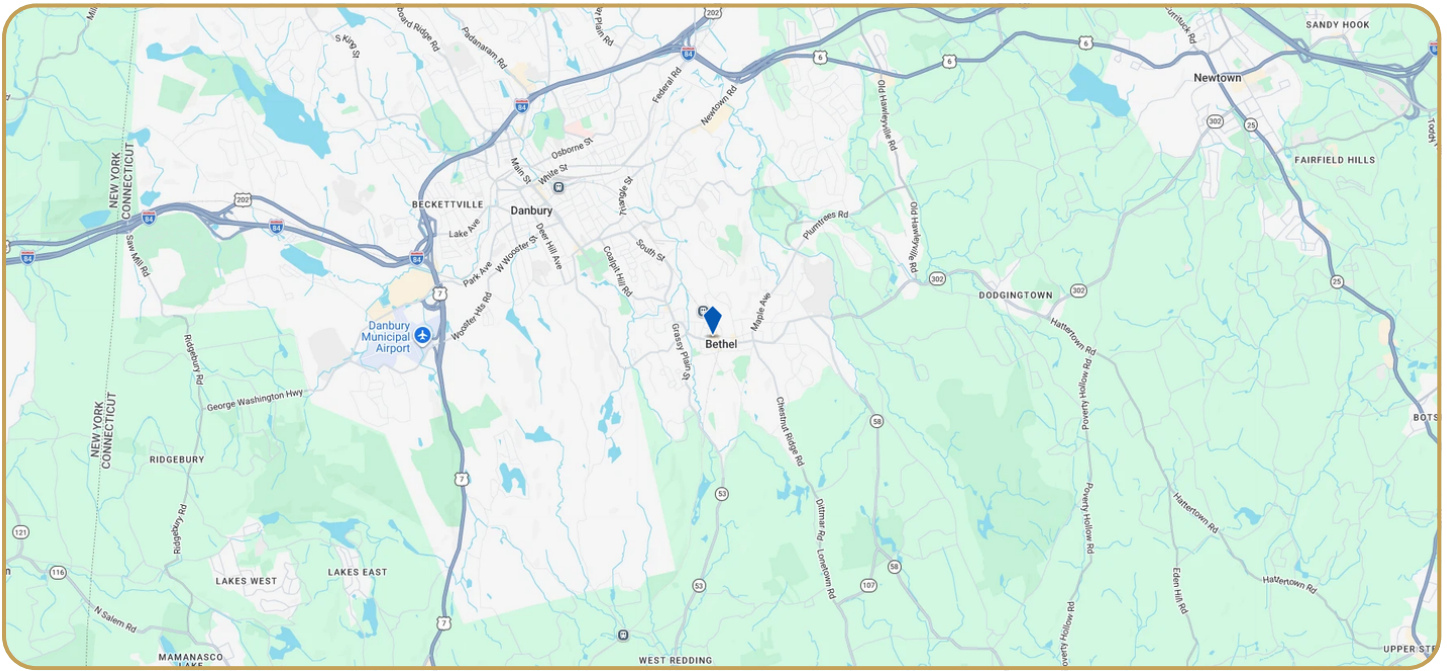


**STRONG ANCHOR  
NEIGHBORS**

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## LOCATION DESCRIPTION

Situated in the heart of Central Bethel, Connecticut, Dolan Plaza offers an unbeatable location within a highly active commercial corridor. The property benefits from continuous daily foot and vehicle traffic, surrounded by an established residential neighborhood and a diverse collection of long-standing retail anchors.

### Unmatched Accessibility & Convenience

- **Drivability & Parking:** Boasts a perfect 100/100 drivability score with direct access to main thoroughfares and 100 surface parking spaces for smooth customer access.
- **Commuter & Transit Friendly:** Located just 0.7 miles (a 12-minute walk) from the Bethel Metro-North Commuter Rail Station, providing direct connection to regional transit lines. Local bus stops are steps away at P.T. Barnum Square and The Hub Center.
- **Regional Connectivity:** Quickly accessible from Danbury (6-minute drive) and positioned within reasonable driving distance to major regional airports, including Westchester County Airport (36.9 miles) and Tweed-New Haven Airport (37.4 miles).

### Vibrant Retail Ecosystem

Dolan Plaza creates an environment where local businesses thrive. Tenants benefit from high daily foot traffic driven by neighboring regional draws, including Ace Hardware, Newtown Savings Bank, Chase Bank, Snap Fitness 24/7, and popular local dining spots like Portofino Restaurant & Wine Bar and Peachwave.

## PROPERTY DESCRIPTION

Position your business for success in one of Central Bethel's most vibrant and heavily trafficked retail destinations. Located directly within Dolan Plaza, this highly visible 1,154 SF first-floor end-cap / in-line space offers an exceptional layout with 10-foot finished ceilings and expansive floor-to-ceiling windows that fill the store with natural light.

Formerly operating as a Subway, the space comes partially built out and equipped for quick-service food, café, or general retail concepts. Existing on-site commercial equipment includes a Norlake 8' x 8' walk-in cooler, a Norlake 6' x 6' walk-in freezer, and an AO Smith 75-gallon commercial electric water heater—offering significant upfront capital savings for new operators.

Dolan Plaza boasts an outstanding tenant mix with high-drawing anchors, including Newtown Savings Bank, Ace Hardware, Portofino Restaurant & Wine Bar, Peachwave, and Biksbee's Eatery. With 100 dedicated surface parking spaces, a 100/100 drivability score, and a location just a 12-minute walk from the Bethel Metro-North Commuter Rail Station, your customers will enjoy seamless access and maximum convenience.





## Space & Lease Details

|                      |                                   |
|----------------------|-----------------------------------|
| Available Space:     | 1,154 SF (1st Floor)              |
| Space Use:           | Retail / Restaurant / Café        |
| Lease Type:          | NNN (Net Lease)                   |
| Current NNN Charges: | \$7 – \$8 / SF                    |
| Lease Term:          | Negotiable                        |
| Availability:        | Immediate                         |
| Condition:           | Partial Build-Out (Former Subway) |

## Building Facts & Infrastructure

|                         |                            |
|-------------------------|----------------------------|
| Building Type:          | Office / Retail            |
| Building Size:          | 8,000 SF (3 Stories)       |
| Year Built / Renovated: | 1984 / 2006                |
| Typical Floor Size:     | 2,667 SF                   |
| Building Class:         | Class C                    |
| Parking:                | 100 Surface Parking Spaces |

## Plaza Tenant Mix

|                                  |                                   |
|----------------------------------|-----------------------------------|
| Newtown Savings Bank:            | Financial Services                |
| Ace Hardware:                    | Retail / Home Improvement         |
| Portofino Restaurant & Wine Bar: | Food & Beverage                   |
| Peachwave:                       | Food & Beverage                   |
| Biksbée's Eatery:                | Food & Beverage                   |
| State Farm:                      | Insurance / Professional Services |

## Location & Transit Metrics

|                                   |                                    |
|-----------------------------------|------------------------------------|
| Drivability Score:                | 100 / 100 (Exceptionally Drivable) |
| Walkability Score:                | 50 / 100 (Fairly Walkable)         |
| Bethel Metro-North Commuter Rail: | 0.7 mi (12-min walk)               |
| P.T. Barnum Square Bus Stop:      | 0.3 mi (0-min drive)               |
| Danbury Airport:                  | 2.9 mi (6-min drive)               |
| Westchester County Airport:       | 36.9 mi (50-min drive)             |

## Turnkey Refrigeration

- Norlake 8' x 8' Walk-in Cooler
- Norlake 6' x 6' Walk-in Freezer

## Commercial Utilities

- AO Smith 75-Gallon Commercial Electric Water Heater

## Interior Specs

- 10' finished ceilings
- Central heating and air conditioning

## Storefront Visibility

- Floor-to-ceiling windows with high daily drive-by exposure

## Shared Facilities

- Shared rear lobby restrooms with Peachwave



## Additional Photos



[www.scalzo.com](http://www.scalzo.com)



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**Scan the QR code below** for an exclusive  
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commercial space.



### Agents Contact



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