

LEASE

155 GREENWOOD AVE

155 Greenwood Ave Bethel, CT 06801



PROPERTY DESCRIPTION

This 1,548 SF first-floor commercial space offers a versatile layout suited for retail and office uses. The space is move-in ready and features private rooms, central air conditioning, and private restrooms. With excellent street visibility, prominent signage opportunities, and a dedicated entrance, the property provides a professional storefront presence. Located within Bethel's Village Center (VC) zone and the Transit-Oriented Development (TOD) Overlay District, it benefits from flexible zoning designed to support active, commuter-friendly businesses. Street parking is available directly in front, and ADA access is in place, making it a practical choice for a wide range of users.

PROPERTY HIGHLIGHTS

- First floor commercial space with street visibility
- Private entrance with ADA accessibility
- Prominent signage opportunity
- Central air conditioning

OFFERING SUMMARY

| | |
|------------------|---------------------------|
| Lease Rate: | \$1,950.00 per month (MG) |
| Number of Units: | 3 |
| Available SF: | 1,548 SF |
| Lot Size: | 0.625 Acres |
| Building Size: | 4,214 SF |

| DEMOGRAPHICS | 0.5 MILES | 1 MILE | 2 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 1,109 | 3,614 | 9,213 |
| Total Population | 2,625 | 8,877 | 23,648 |
| Average HH Income | \$109,262 | \$124,103 | \$125,567 |

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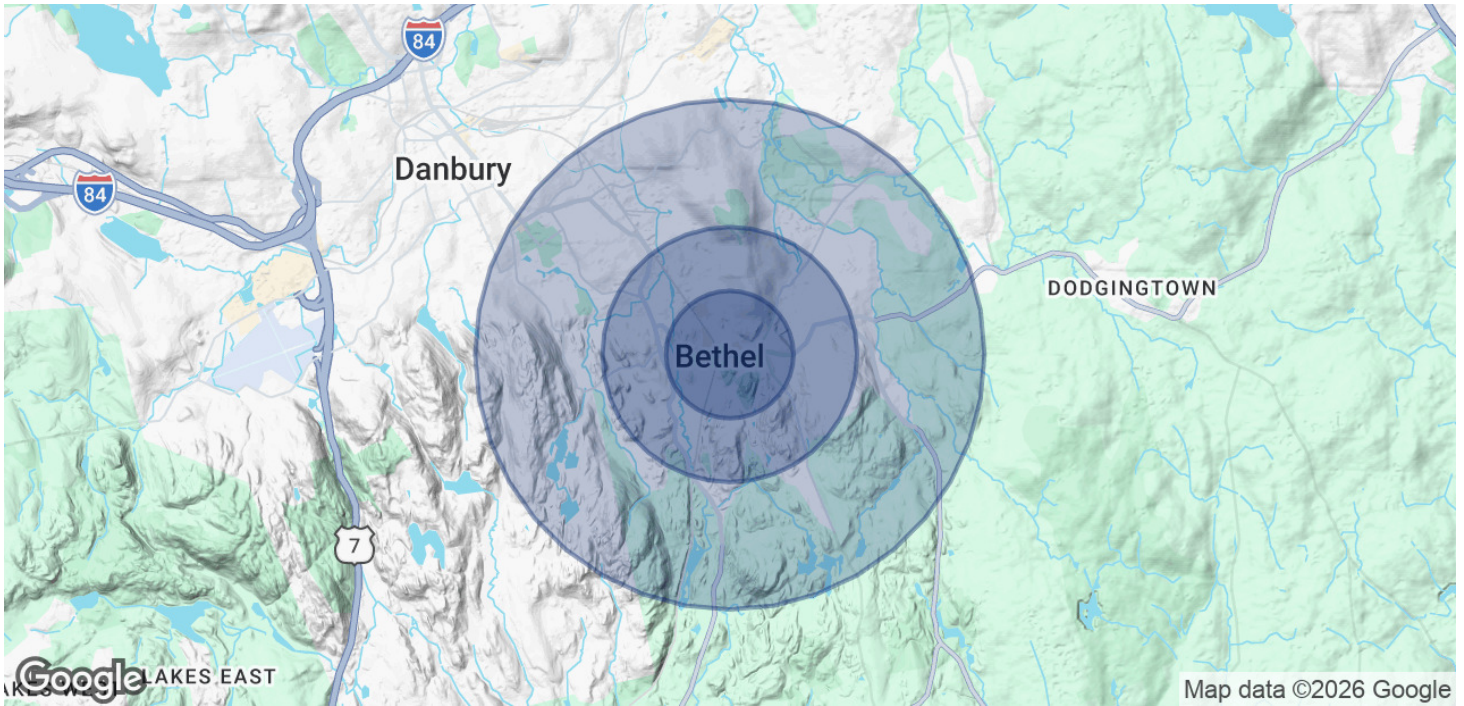
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| POPULATION | 0.5 MILES | 1 MILE | 2 MILES |
|----------------------|------------------|---------------|----------------|
| Total Population | 2,625 | 8,877 | 23,648 |
| Average Age | 42 | 42 | 41 |
| Average Age (Male) | 40 | 40 | 40 |
| Average Age (Female) | 43 | 43 | 42 |

| HOUSEHOLDS & INCOME | 0.5 MILES | 1 MILE | 2 MILES |
|--------------------------------|------------------|---------------|----------------|
| Total Households | 1,109 | 3,614 | 9,213 |
| # of Persons per HH | 2.4 | 2.5 | 2.6 |
| Average HH Income | \$109,262 | \$124,103 | \$125,567 |
| Average House Value | \$446,979 | \$467,141 | \$429,623 |

Demographics data derived from AlphaMap

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DOWNTOWN BETHEL RETAIL FOR LEASE

155 Greenwood Avenue, Suite E102 Bethel, CT 06801



ABOUT BETHEL

Bethel, CT, is a great place for business owners looking to establish or expand their ventures. Strategically located just off I-84, Bethel provides easy access to major markets, including Danbury and New York City, making it an ideal hub for logistics and connectivity. The town's diverse and growing population offers a strong customer base and a skilled workforce. Bethel is known for its supportive local government, which actively promotes economic development and entrepreneurship, creating a welcoming environment for new businesses. With its charming downtown area, filled with unique shops and dining options, Bethel attracts both residents and visitors. The community values sustainability and quality of life, boasting excellent schools, parks, and recreational opportunities that appeal to employees seeking a balanced lifestyle in Bethel, you'll find a collaborative atmosphere where local businesses thrive together, creating valuable partnerships and fostering innovation.

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