



SCALZO
COMMERCIAL
NEW DEVELOPMENT

70 STONY HILL RD

Bethel, CT 06801

For Lease





PROPERTY DESCRIPTION

3 Units depending on clients needs, there are 3 units or 2 units with the 2nd floor being combined.

LOCATION DESCRIPTION

This property is located at the corner of Old Hawleyville Rd and Stony Hill Road. It is situated directly across the road from the Big Y and is next door neighbor to Quality Gem. Stony Hill Road and this section of Bethel is blooming with commerce and is located in close proximity to apartment complexes currently under construction and new retail development which is planned to be "online" during the 2nd half of 2024. The building is in the Route 6 zone and is approved for medical and office with ample parking to support those uses.

PROPERTY HIGHLIGHTS

- Total 4191 sqft available
- Ideal for versatile commercial use
- Modern interior
- Spacious layout for flexible configurations
- High-visibility location for maximum exposure
- Ample parking for clients and employees

OFFERING SUMMARY

Lease Rate:	\$23.00 SF/yr (MG)
Number of Units:	4
Available SF:	1,108 - 3,083 SF
Lot Size:	1.35 Acres
Building Size:	6,728 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 101	\$23.00 SF/yr	1,108 SF
Suite 201	\$23.00 SF/yr	3,083 SF
Suite 202	\$23.00 SF/yr	1,287 SF
Suite 203	\$23.00 SF/yr	1,796 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	355	1,202	2,526
Total Population	1,105	3,578	7,204
Average HH Income	\$135,430	\$136,072	\$132,385

Property Details

70 Stony Hill Rd
Bethel, CT 06801

Lease Rate	\$23.00 SF/YR
------------	---------------

LOCATION INFORMATION

Street Address	70 Stony Hill Rd
City, State, Zip	Bethel, CT 06801
County	Fairfield
Market	Westchester/So Connecticut
Sub-market	Bethel
Cross-Streets	RT6 & Old Hawleyville Rd
Road Type	Highway
Market Type	Medium
Nearest Highway	I-84
Nearest Airport	Westchester County Airport

BUILDING INFORMATION

Building Size	6,728 SF
Building Class	A
Tenancy	Multiple
Ceiling Height	9 ft
Minimum Ceiling Height	9 ft
Number of Floors	2
Year Built	2024
Gross Leasable Area	4,191 SF
Construction Status	Under construction
Framing	Wood
Condition	Excellent
Free Standing	Yes
Number of Buildings	1
Ceilings	9'
Foundation	Concrete

PROPERTY INFORMATION

Property Type	Office/Medical
Property Subtype	Medical
Zoning	RT 6
Lot Size	1.35 Acres
APN #	BETH-000083-000112-000011
Lot Depth	0 ft
Waterfront	No
Power	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Number of Parking Spaces	46

UTILITIES & AMENITIES

Security Guard	No
Handicap Access	Yes
Elevators	Yes
Freight Elevator	No
Number of Elevators	1
HVAC	Each unit has it's own HVAC
Leed Certified	No
Restrooms	A restroom for each suite
Landscaping	Professional
Gas / Propane	Yes

TAXES & VALUATION

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

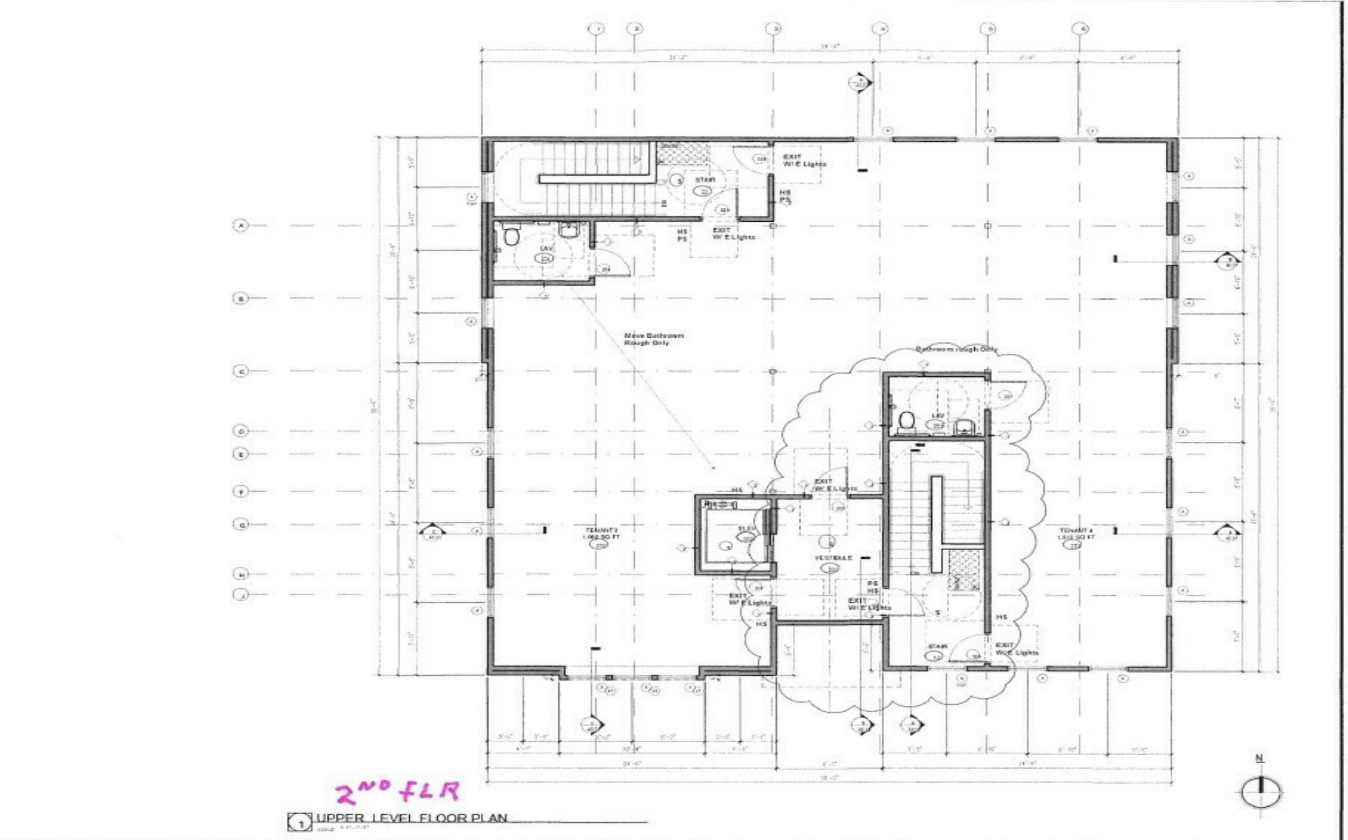
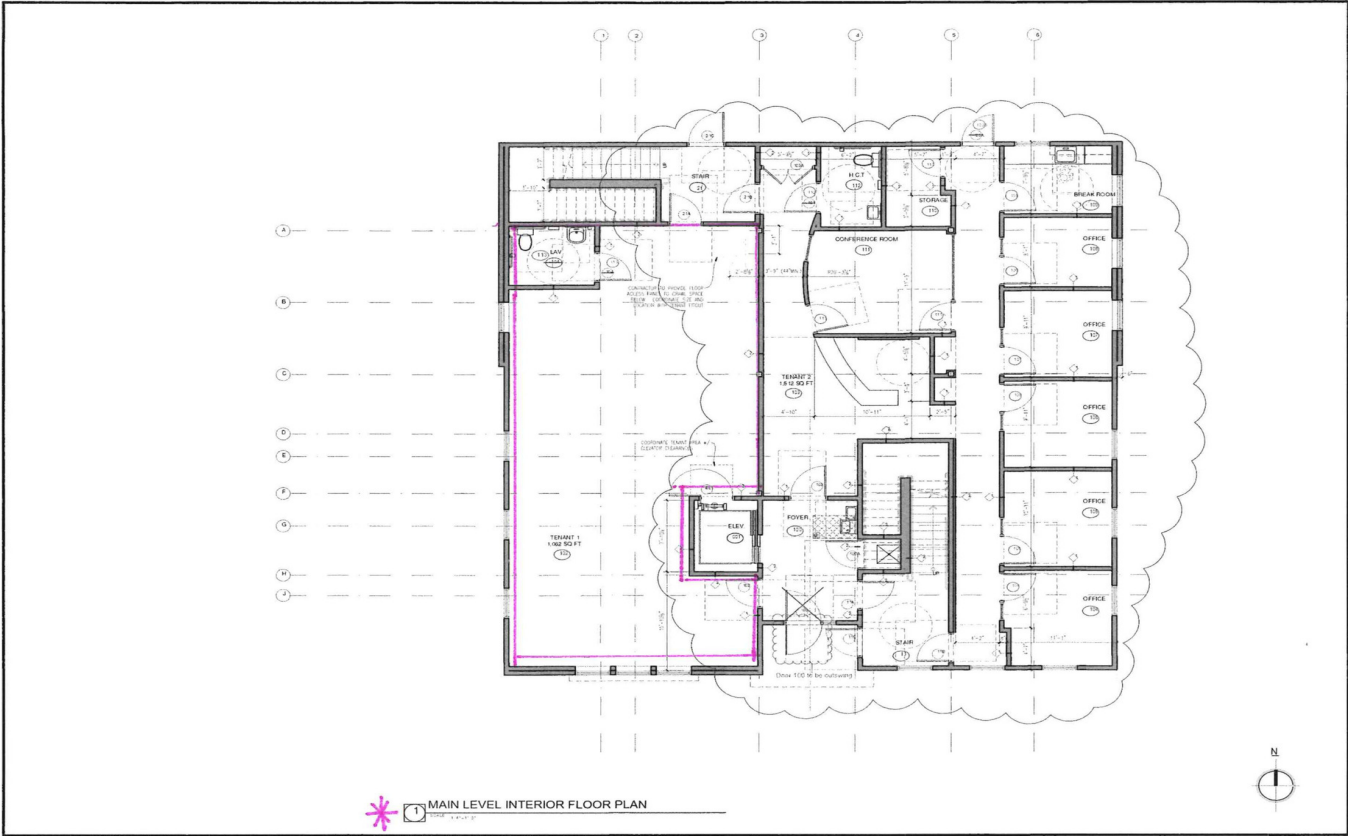


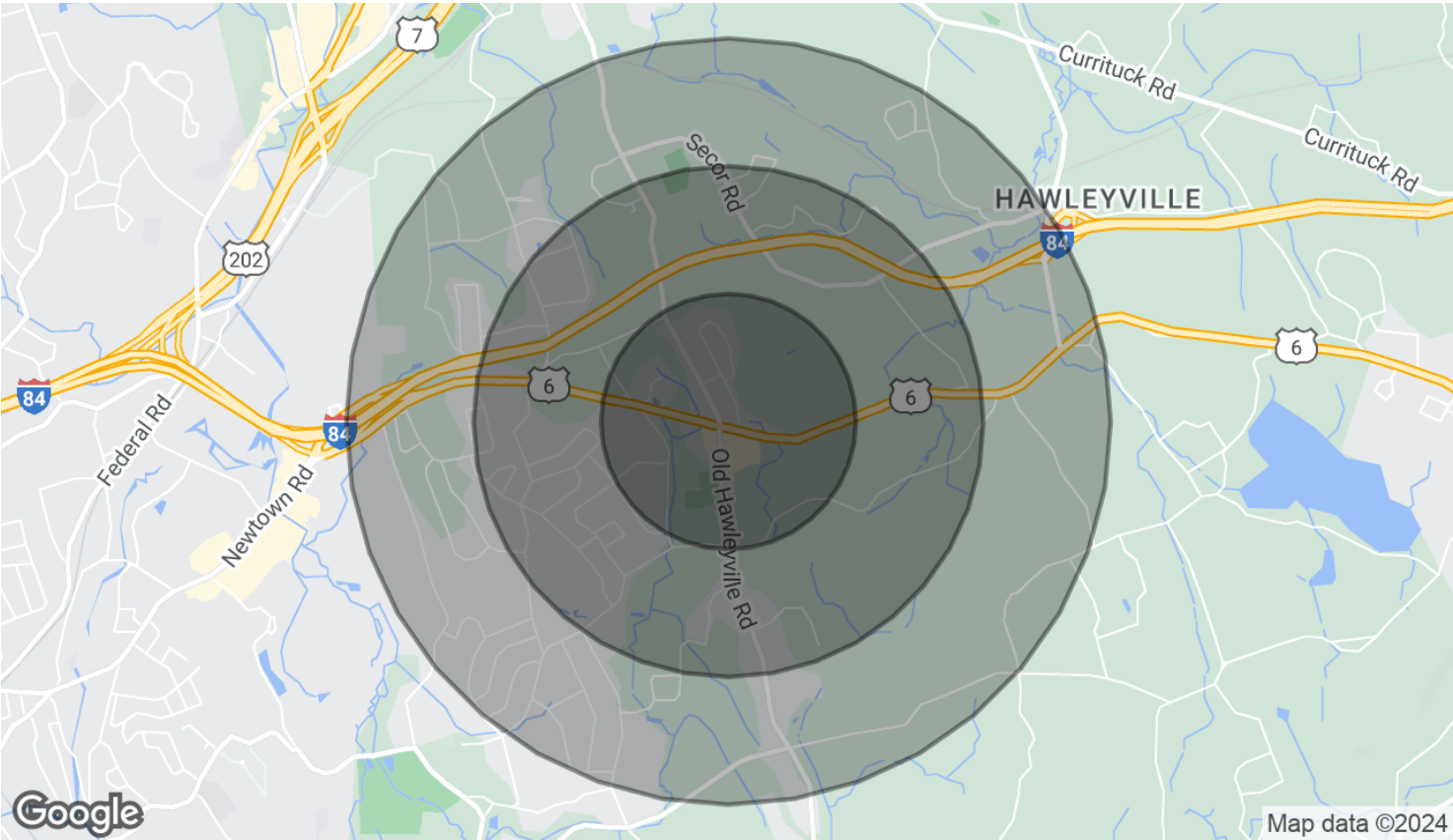
LEASE INFORMATION

Lease Type:	MG	Lease Term:	60 months
Total Space:	1,108 - 3,083 SF	Lease Rate:	\$23.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 101	Available	1,108 SF	Modified Gross	\$23.00 SF/yr	-
Suite 201	Available	3,083 SF	Modified Gross	\$23.00 SF/yr	The 2nd-floor space can be either medical or office and can be divided into 1,287 SF or 1,796 SF.
Suite 202	Available	1,287 SF	Modified Gross	\$23.00 SF/yr	-
Suite 203	Available	1,796 SF	Modified Gross	\$23.00 SF/yr	-

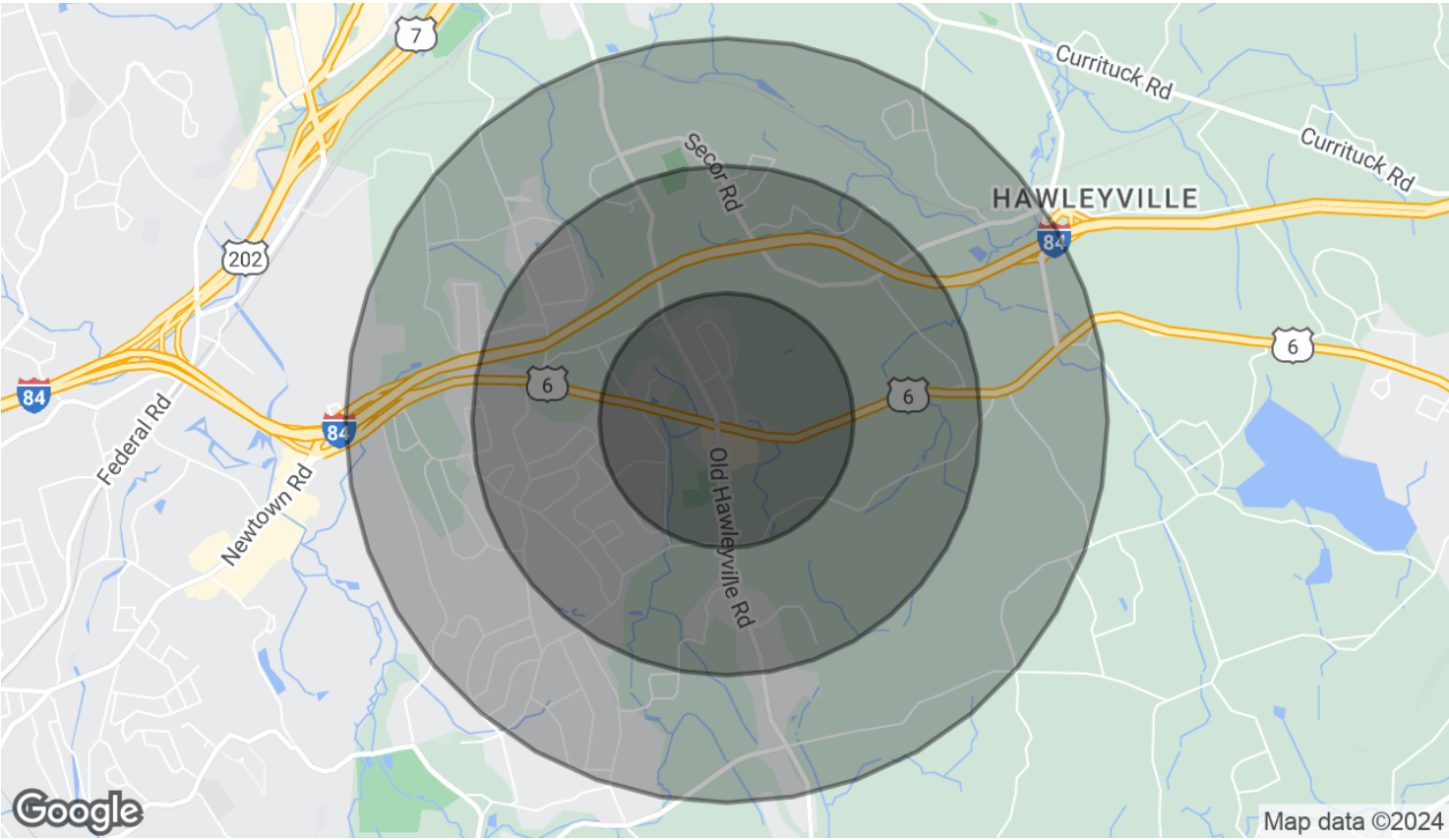




POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,105	3,578	7,204
Average Age	41.2	42.7	43.7
Average Age (Male)	40.4	42.1	42.6
Average Age (Female)	43.5	44.5	45.4

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	355	1,202	2,526
# of Persons per HH	3.1	3.0	2.9
Average HH Income	\$135,430	\$136,072	\$132,385
Average House Value	\$364,926	\$374,919	\$373,149

RACE	0.5 MILES	1 MILE	1.5 MILES
Total Population - White	816	2,776	5,682
Total Population - Black	6	27	129
Total Population - Asian	191	508	891
Total Population - Hawaiian	0	0	0
Total Population - American Indian	0	3	7



Total Population - Other	24	60	101
--------------------------	----	----	-----

2020 American Community Survey (ACS)



Agents Contact

**70 Stony Hill Rd
Bethel, CT 06801**

NORMAN URQUHART

Vice President Client Executive
Scalzo Commercial & New Developments
203-952-8170 | nurquhart@scalzo.com