



Join New CT Restaurant



**Bethel Shopping Center
81-87 Stony Hill Road
Bethel, CT**

Retail Spaces

2 RETAIL SPACES AVAILABLE

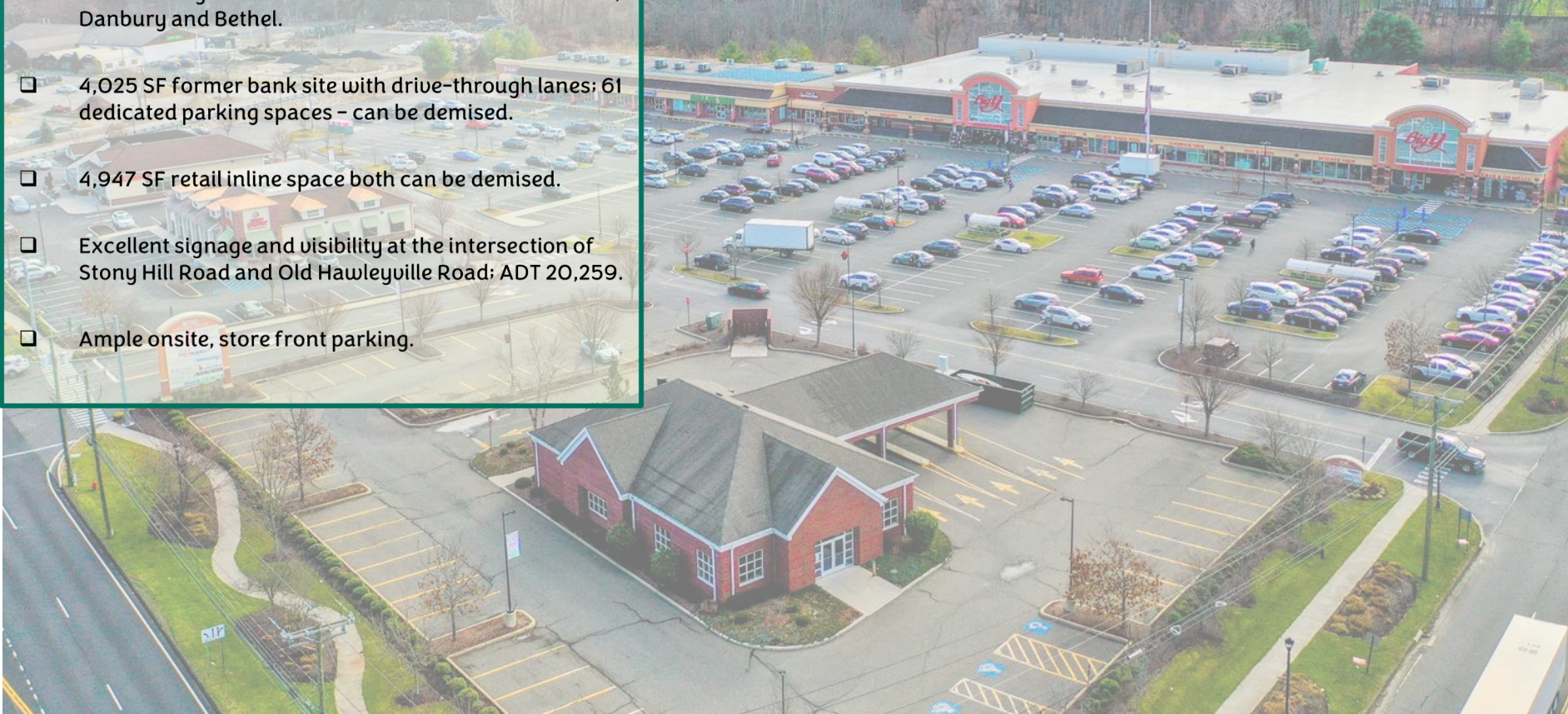
101,105 SF ± BIG Y ANCHORED CENTER · MAJOR COMMERCIAL CORRIDOR - ROUTE 6 · 4,025, 4,947 & 6,061 SF DIVISIBLE

1. BIG Y
2. STONY HILL WINES & SPIRITS
3. DOLLAR TREE
4. ATHLETE'S SOURCE
5. **AVAILABLE 4,947 SF**
6. GREAT CLIPS
7. QUEST DIAGNOSTICS
8. WEIGHT WATCHERS
9. STARBUCKS COFFEE
10. NAILS & BEYOND
11. ~~AVAILABLE 6,061 SF~~ *leased*
12. **AVAILABLE 4,025 SF**



- ❑ Big Y anchored shopping center: one mile from Interstate 84.
- ❑ Join newly signed Casa Tequilla – a boutique Mexican restaurant that specializes in gourmet traditional Latin/Mexican fare.
- ❑ Two signalized entrances on Route 6 (Stony Hill Road) – primary commercial corridor.
- ❑ Central daily needs hub with local access to Newtown, Danbury and Bethel.
- ❑ 4,025 SF former bank site with drive-through lanes; 61 dedicated parking spaces – can be demised.
- ❑ 4,947 SF retail inline space both can be demised.
- ❑ Excellent signage and visibility at the intersection of Stony Hill Road and Old Hawleyville Road; ADT 20,259.
- ❑ Ample onsite, store front parking.

Demographics	1 Miles	3 Miles	5 Miles	10 Miles
Population	3,617	31,499	107,775	223,756
Average HHI	\$188,941	\$147,048	\$135,317	\$161,782
Daytime Demographics				
16+ years old	2,951	35,185	87,296	177,914
Annual Consumer Retail Expenditure	\$63.32 M	\$527.32 M	\$1.63 B	\$3.94 B



Bethel Shopping Center

81-87 Stony Hill Road Bethel, CT



The foregoing information was furnished to us by sources which we deem reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

EXCLUSIVE LEASING AGENTS

Penny Wickey 203.222.4194
pwickey@saugatuckcommercial.com

Daniel Neaton 203.222.4188
dneaton@saugatuckcommercial.com



The foregoing information was furnished to us by sources which we deem reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.