



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

Retail Spaces

3 RETAIL SPACES AVAILABLE

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

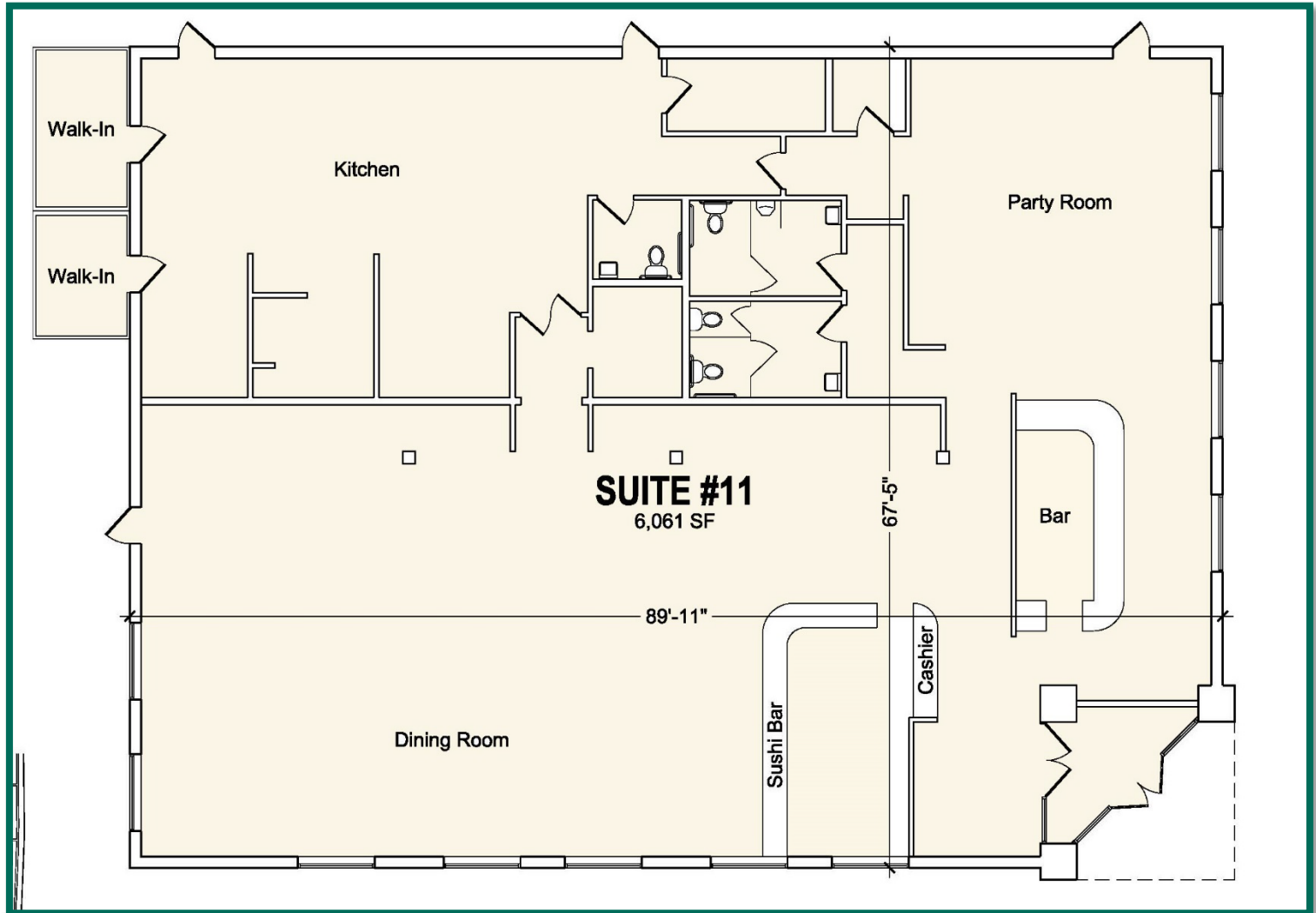
1. BIG Y
2. STONY HILL WINES & SPIRITS
3. DOLLAR TREE
4. ATHLETE'S SOURCE
5. AVAILABLE 4,947 SF
6. GREAT CLIPS
7. QUEST DIAGNOSTICS
8. WEIGHT WATCHERS
9. STARBUCKS COFFEE
10. NAILS & BEYOND
11. AVAILABLE 6,061 SF
12. AVAILABLE 4,025 SF



Bethel Shopping Center

Suite 11

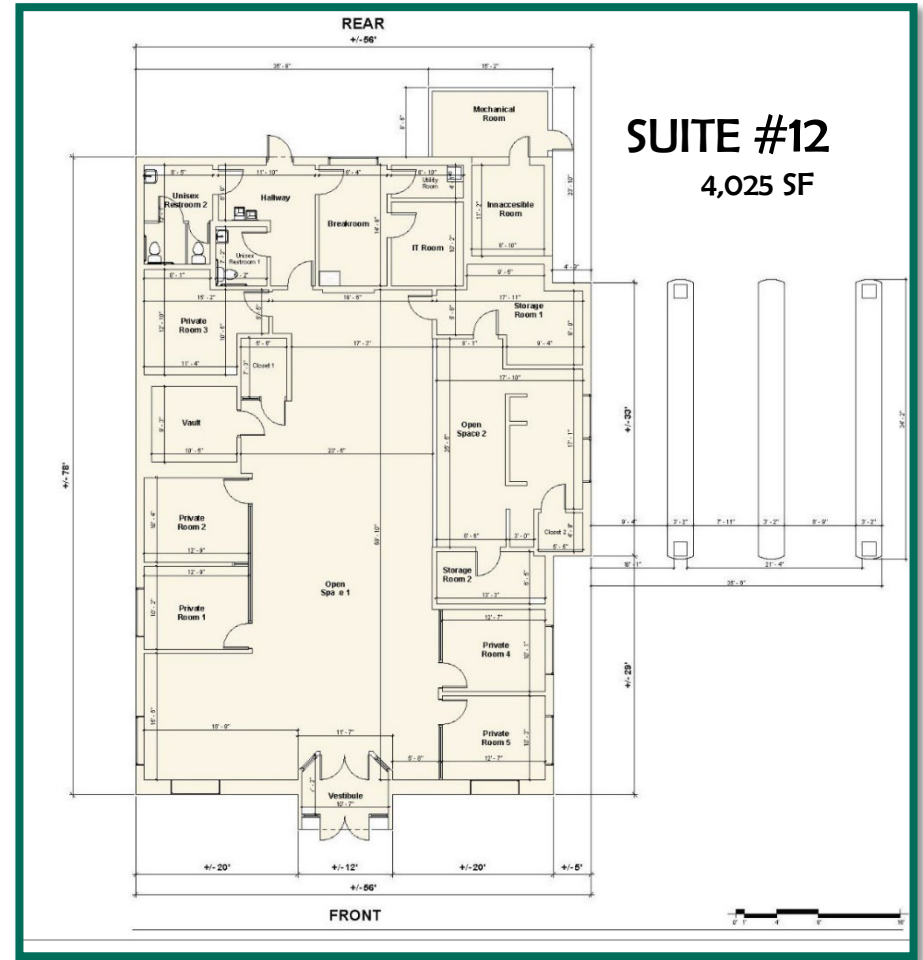
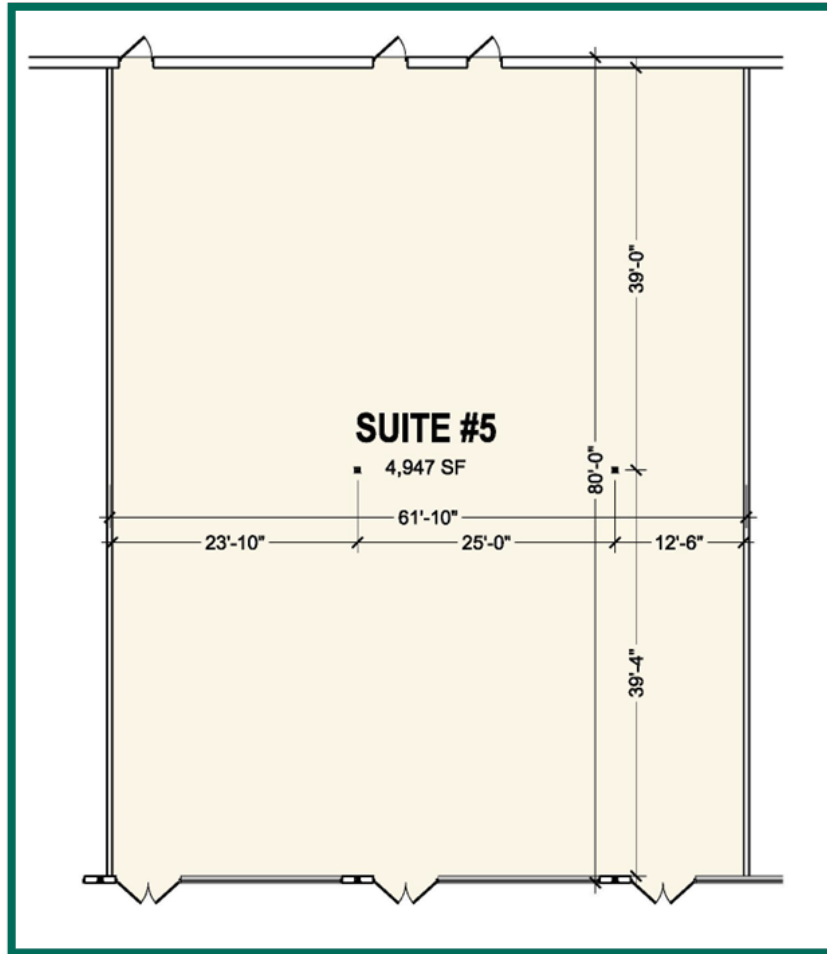
81-87 Stony Hill Road
6,061 SF Restaurant



Bethel Shopping Center

Suite 5
Suite 12

81-87 Stony Hill Road
4,947 SF Inline Retail
4,025 SF Drive-Through Bank



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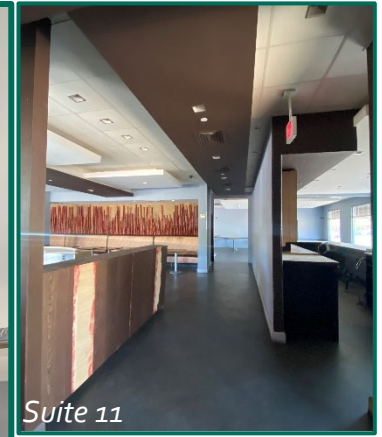
81-87 Stony Hill Road Bethel, CT



Suite 5



Suite 11



Suite 11



Suite 11



Suite 11

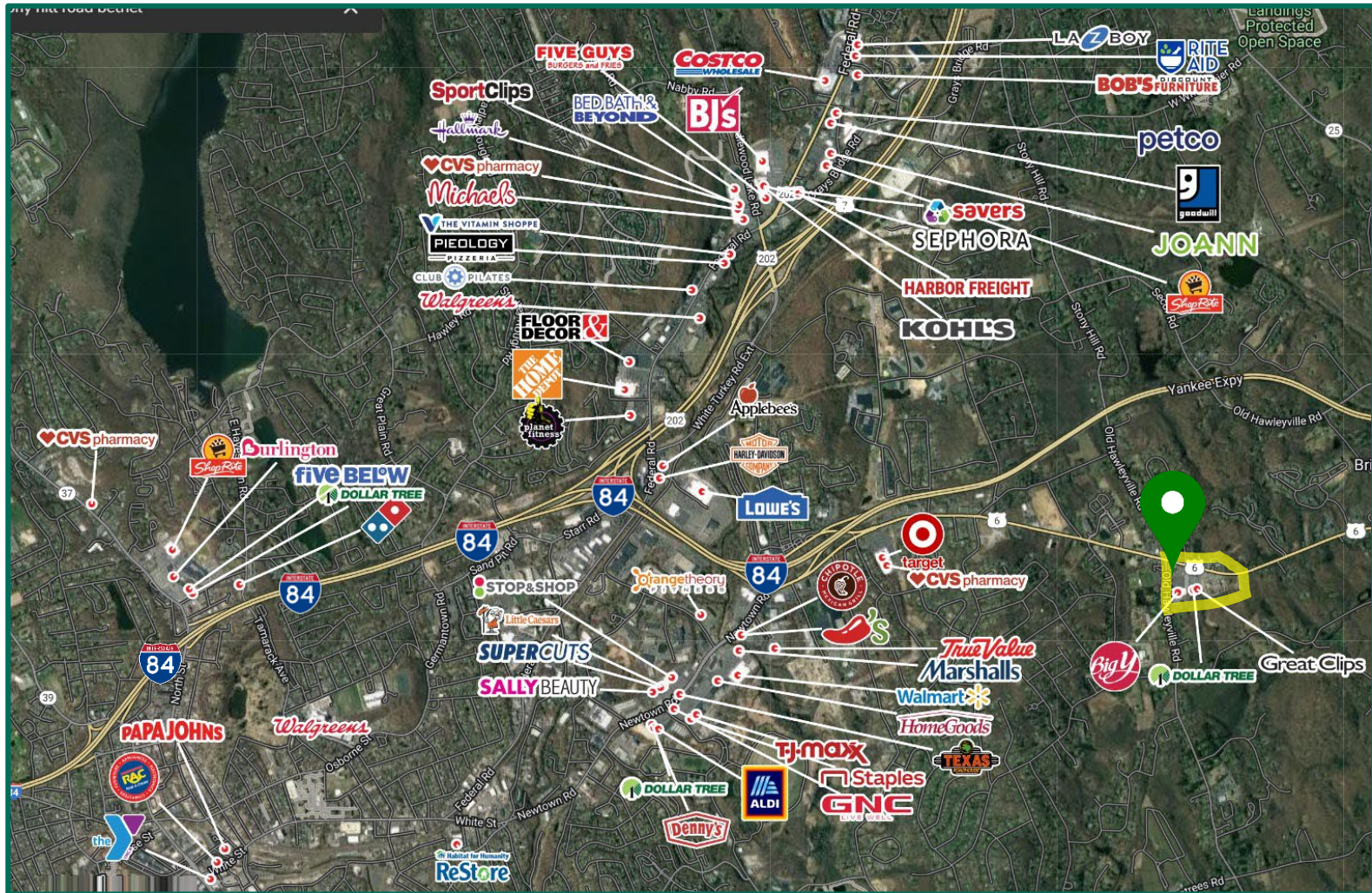
Demographics	1 Miles	3 Miles	5 Miles	10 Miles
Population	3,617	31,499	107,775	223,756
Average HHI	\$188,941	\$147,048	\$135,317	\$161,782
Daytime Demographics 16+ years old	2,951	35,185	87,296	177,914
Annual Consumer Retail Expenditure	\$63.32 M	\$527.32 M	\$1.63 B	\$3.94 B

- ❑ Big Y anchored shopping center; one mile from Interstate 84.
- ❑ 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.
- ❑ 6,061 SF fully built-out restaurant and 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.



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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.



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