



New England  
Retail Properties, Inc.

**NOW AVAILABLE FOR SALE OR LEASE**



**MATT HALPRIN**

**EXCLUSIVE BROKER**

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*Former Smithland Supply/Agway Pet & Garden Center*

74 South Street, Bethel, CT 06801



## 74 SOUTH ST | BETHEL



### PROPERTY DETAILS | For Sale or Lease

Address	74 South St, Bethel, CT 06801
Building Size	16,578 SF
Greenhouse Size	2,436 SF
Total Size (GLA)	19,014 SF
Year Built	1991
Lot Size	3.17 Acres
Zoning	I (Industrial)
Parking	43 on-site spaces
Use Type	Retail, medical, or restaurant

### Sale/Lease Details

Taxes (Annual)	\$24,104.64
Sale Price	\$3,000,000
Asking Rent	\$250,000
Lease Type	Pure Net (Tenant pays all expenses)

### Highlights

- Located in the heart of Downtown Bethel Connecticut
- Easy highway access; 3.9 miles, 10 minutes to I-84
- \$134,837 average household income within a 5-mile radius
- Location services neighboring towns such as Danbury, Newtown, and Redding Connecticut.



### HIGHWAY ACCESS

Approximately 3.9 miles,  
10 minutes to Interstate-84



### DEMOGRAPHICS

Estimated population of  
over 53,000 within 5-miles



### TRAFFIC COUNTS

Strong Traffic counts with  
over 6,974 vehicles per day

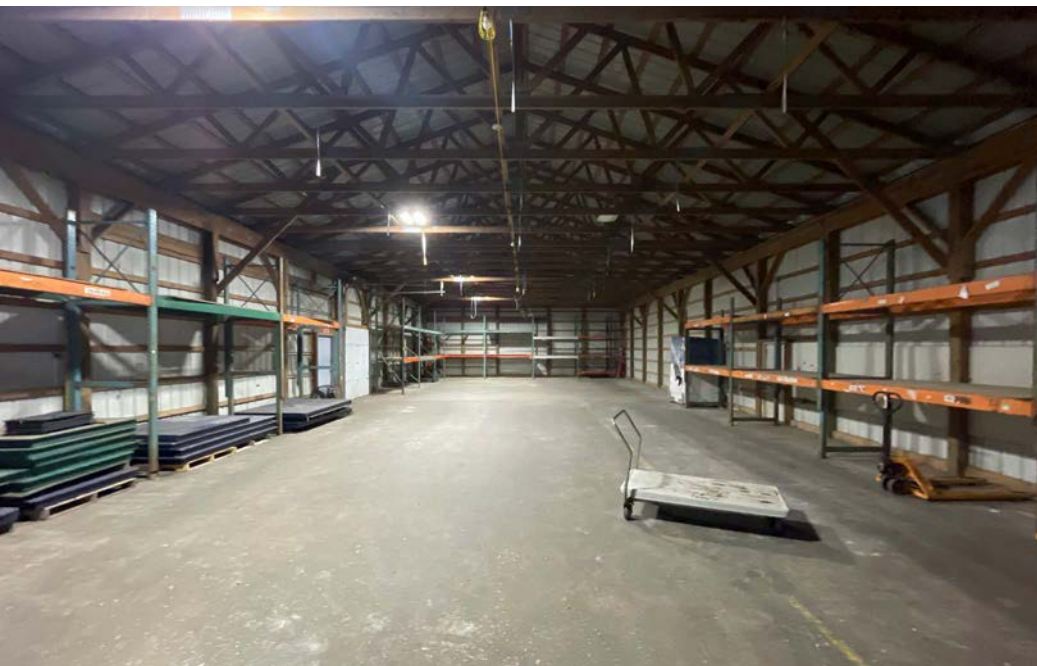


## PROPERTY PHOTOS | 74 South Street, Bethel, CT



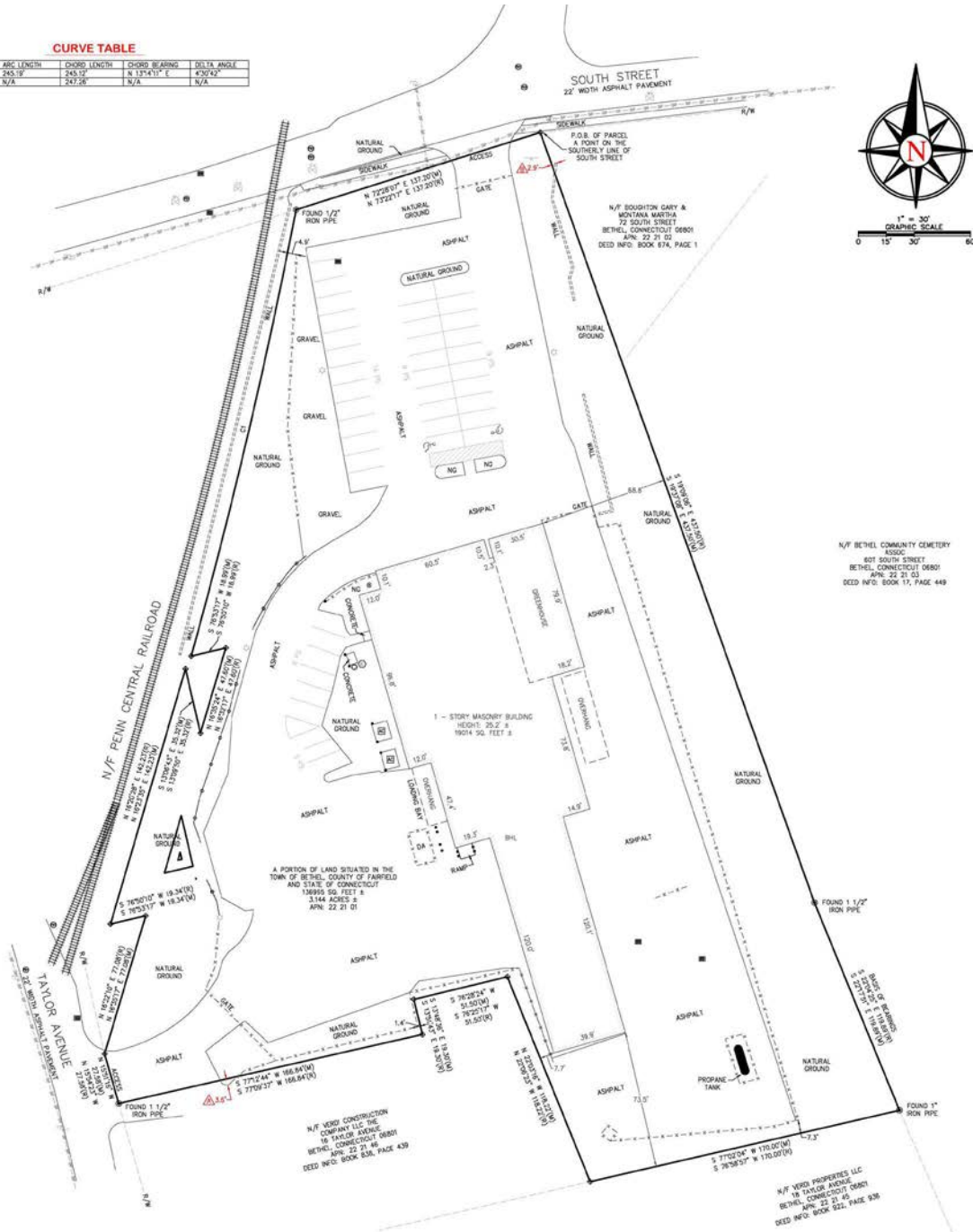


## PROPERTY PHOTOS | 74 South Street, Bethel, CT



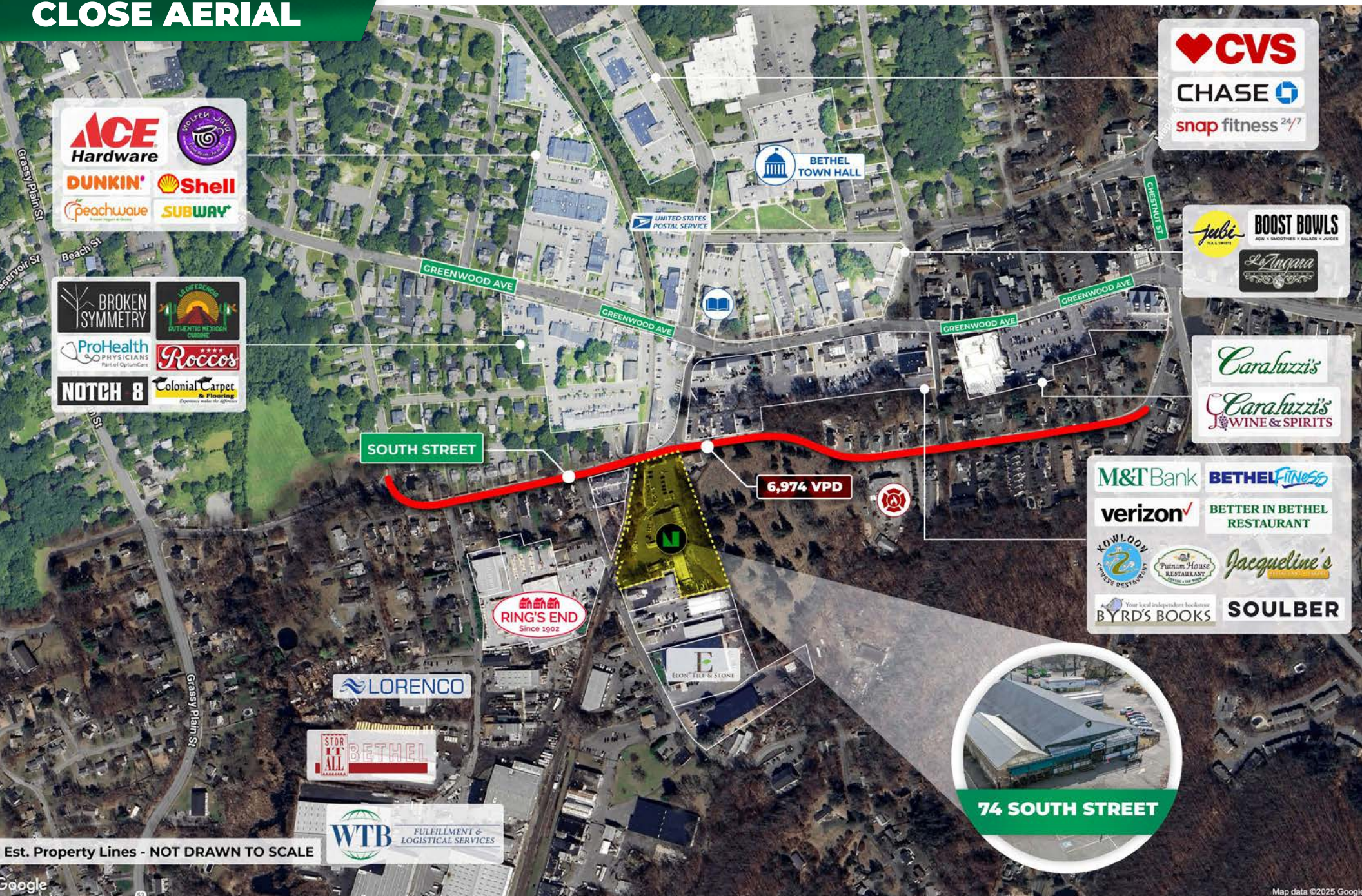
74 South Street, Bethel, CT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1(M)	3513.81'	245.18'	245.12'	N 13°41'1" E	4°30'42"
C1(R)	3513.81'	N/A	247.26'	N/A	N/A





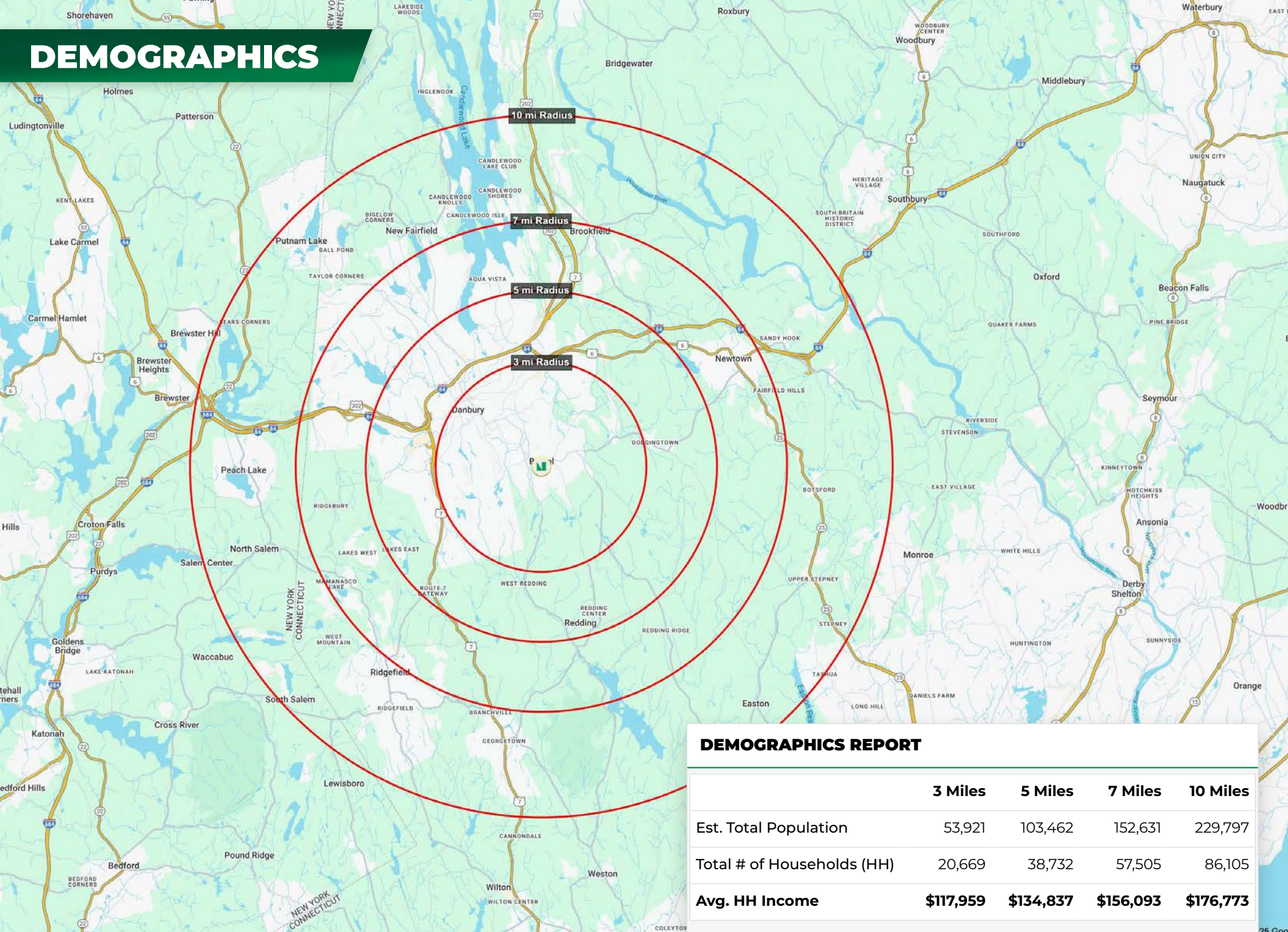
# CLOSE AERIAL



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# DEMOGRAPHICS



## DEMOGRAPHICS REPORT

	3 Miles	5 Miles	7 Miles	10 Miles
Est. Total Population	53,921	103,462	152,631	229,797
Total # of Households (HH)	20,669	38,732	57,505	86,105
Avg. HH Income	\$117,959	\$134,837	\$156,093	\$176,773





74 South Street  
**BETHEL CONNECTICUT**

## CONTACT

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