

36 Stony Hill Rd

BETHEL, CT



**COLDWELL BANKER
COMMERCIAL
REALTY**



36 Stony Hill Road Bethel, Connecticut

Coldwell Banker Commercial Realty is pleased to present this pre-leasing opportunities at 36 Stony Hill Road, Bethel, Connecticut. This proposed lifestyle and wellness center will deliver 13,316 square feet of purposefully designed retail space along one of Fairfield County's most active and evolving commercial corridors. Developed by Claris Design-Build, the building's modern farmhouse architecture will feature board and batten exterior, stone accents, black frame storefronts, and a dedicated outdoor dining patio that activates the end unit. Five divisible bays ranging from 1,560 to 4,771 square feet are designed to accommodate a curated mix of restaurant, medical, fitness, medspa, and personal service tenants, with 132 parking spaces on 3.33 acres delivering an exceptional parking ratio for the corridor.

The property sits directly adjacent to the Kinsley luxury apartment community, positioning it at the center of Bethel's most concentrated residential growth node and placing it in front of hundreds of new households with immediate consumer demand. The broader trade area spans Bethel, Brookfield, Newtown, and Danbury, a combined residential base with household incomes of \$101,000 to \$136,000 within three miles and demonstrated leakage across dining, fitness, medical, and wellness categories. The Stony Hill corridor is actively transitioning toward consumer-oriented retail and wellness destinations, and this property is designed to lead that shift. Landlord will deliver warm box with a tenant improvement allowance. Spaces are available individually or in combination to qualified tenants.

Property Summary

Lease Rate:	\$TBD/SF NNN
RBA:	13,316 SF +/-
Zoning:	RT-6 / C Zone



BUILDING DETAILS

SITE DETAILS

Property Address	36 Stony Hill Rd, Bethel, CT 06801
Zoning	RT-6 / C Zone
Parking	132 Surface Spaces

CONSTRUCTION & MECHANICAL DETAILS

Building Size	13,316 SF +/-
Construction Type	Single-Story Wood Frame
Building Type	Medical + Retail + Restaurant
Lease Type	NNN (Pro-Rated Share)
Delivery Condition	Warm Box



Available Units

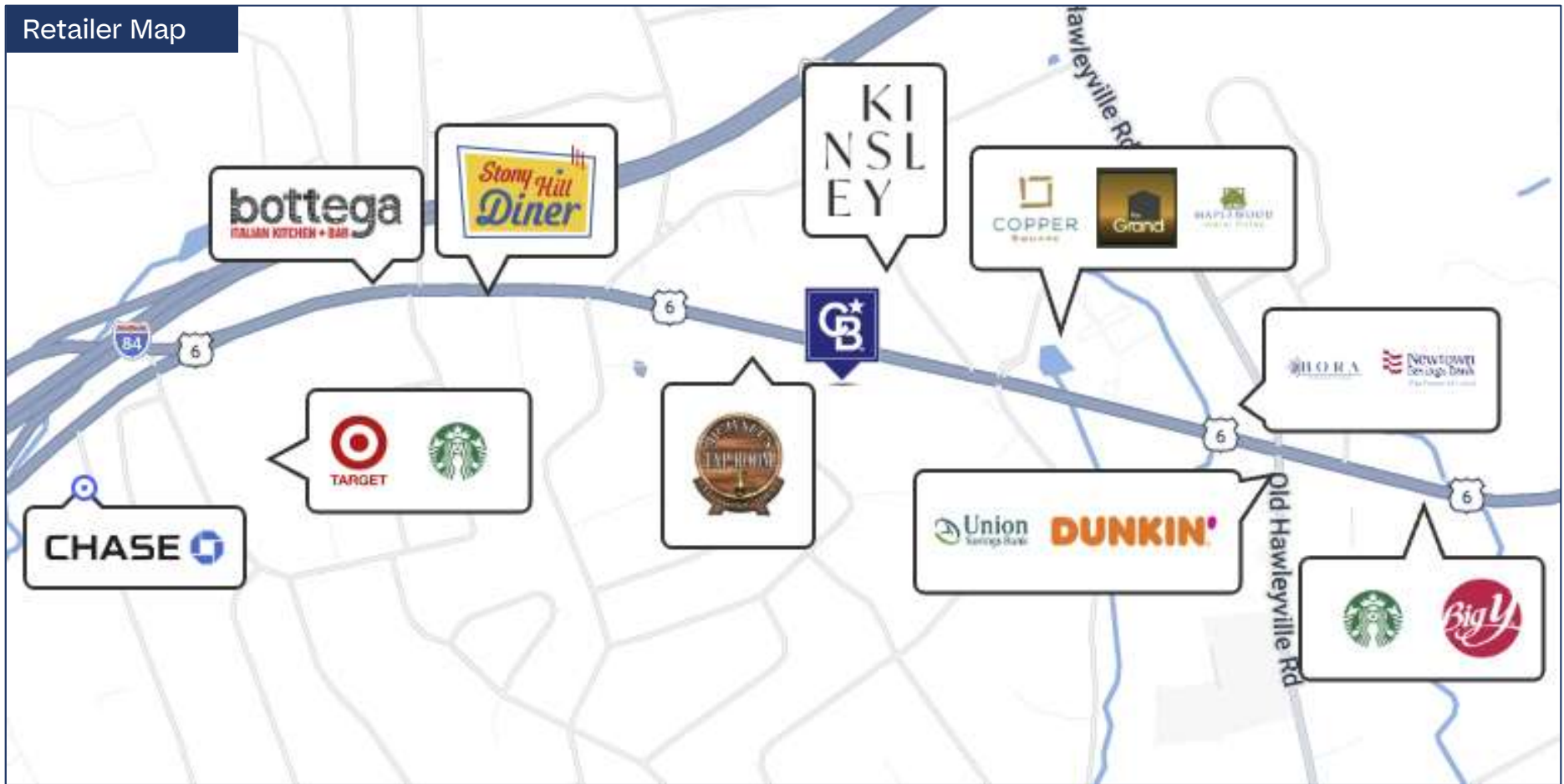


Site Plan



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Retailer & Location Map



DRIVE
TIME

5 min

Danbury Mall

8 min

Metro North
Danbury

2 min

I-84

35 min

Westchester
County Airport

55 min

New York
City

Trade Area Demand & Retail Leakage

29,600

annual visits leaving the trade area for
Gym & Fitness

10,200+

annual visits leaving the trade area for
Restaurant & Dining

8,700+

annual visits leaving the trade area for
Medical & Urgent Care

Source: Placer.ai Mobile Visit Data, May 2026

OUTBOUND VISIT LEAKAGE BY CATEGORY

The Stony Hill trade area generates measurable outbound traffic across dining, fitness, and medical categories. This demand exists and is currently being served elsewhere

Category	Annual Visits
Gym / Fitness Center	29,600
Gym	19,900
Coffee Shop	15,000
Restaurant	10,200
American Restaurant	9,700
Medical Centers	6,700
Salon / Barbershop	4,300
Juice Bar	2,600
Urgent Care Center	2,000
Medical Offices	2,000
Nail Salon	1,900
Health Food Store	1,300
Pilates Studio	503



Location & Demographics

POPULATION	1 MILE	3 MILES	5 MILES	HH's & Income	1 MILE	3 MILES	5 MILES
Total Population	4,352	37,576	110,469	Total Households	1,421	14,477	41,138
Average Age	44	44	42	# Persons Per HH	3.1	2.6	2.7
Average Age Male	41	43	40	Avg. HH Income	\$201,366	\$139,176	\$128,864
Average Age (Female)	45	45	42	Avg. House Value	\$426,570	\$410,474	\$416,678

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EXCLUSIVE BROKER

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