

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$124,900
Lease Rate:	\$1300.00 per month (MG)
Building Size:	920 SF
Available SF:	920 SF
Lot Size:	0.091 Acres
Year Built:	1948
Zoning:	Business
Market:	Bethel

PROPERTY OVERVIEW

FOR SALE OR LEASE: Charming small office in the heart of Bethel. Approximately 920 sqft and features a reception area, several small offices, break area and media area. Building is well maintained and nearly turn-key for most small business. Private off-street parking. Frontage and signage on Main St. with visibility from the intersection of Plane Street. Walkable to the amenities in Bethel.

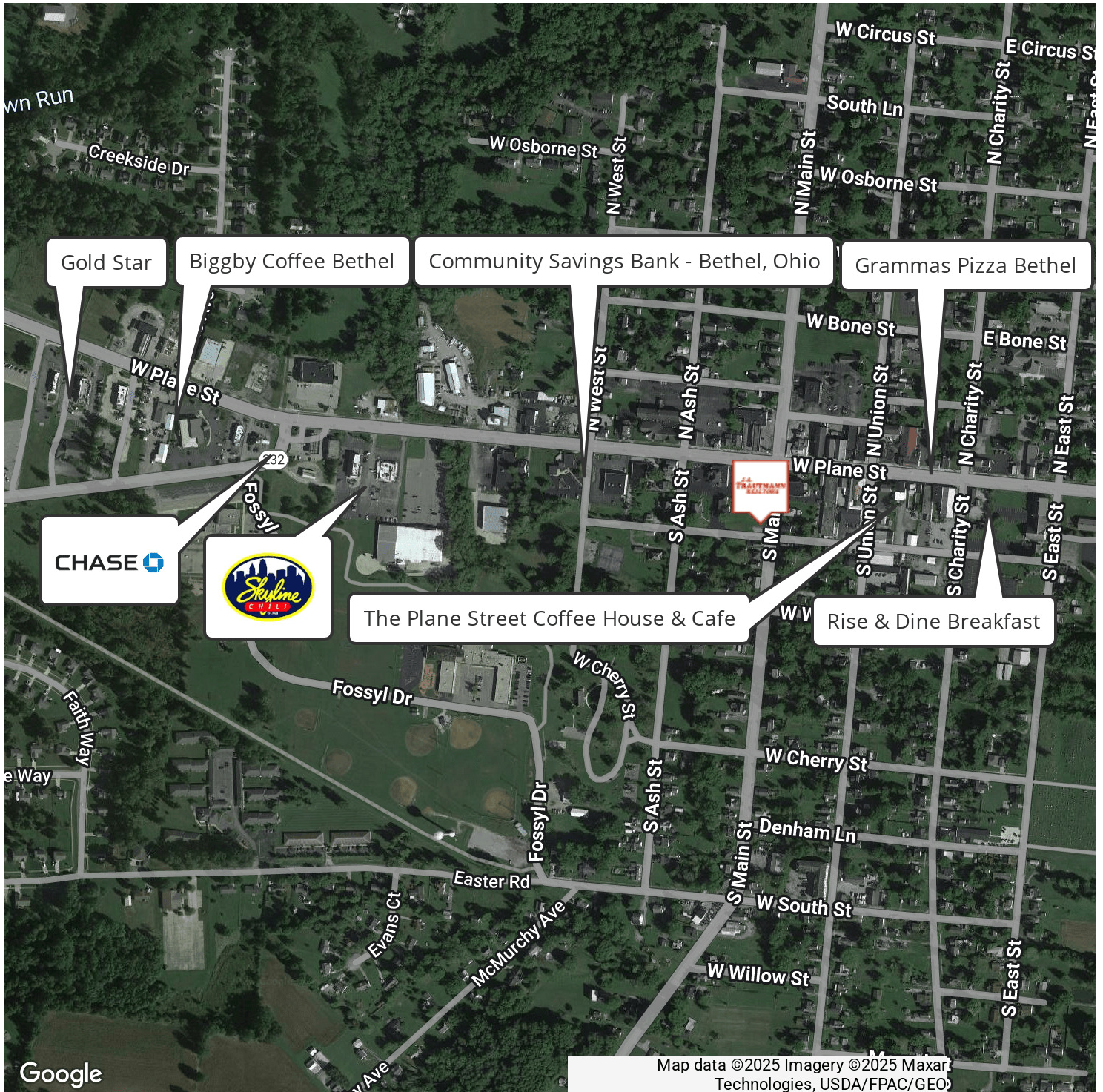
PROPERTY HIGHLIGHTS

- *Approximately 920 sqft charming small office in the heart of Bethel.*
- *Well maintained and nearly turn-key for most small business.*
- *Frontage and signage on Main St.*
- *Private off-street parking.*
- *Walkable to the amenities in Bethel.*



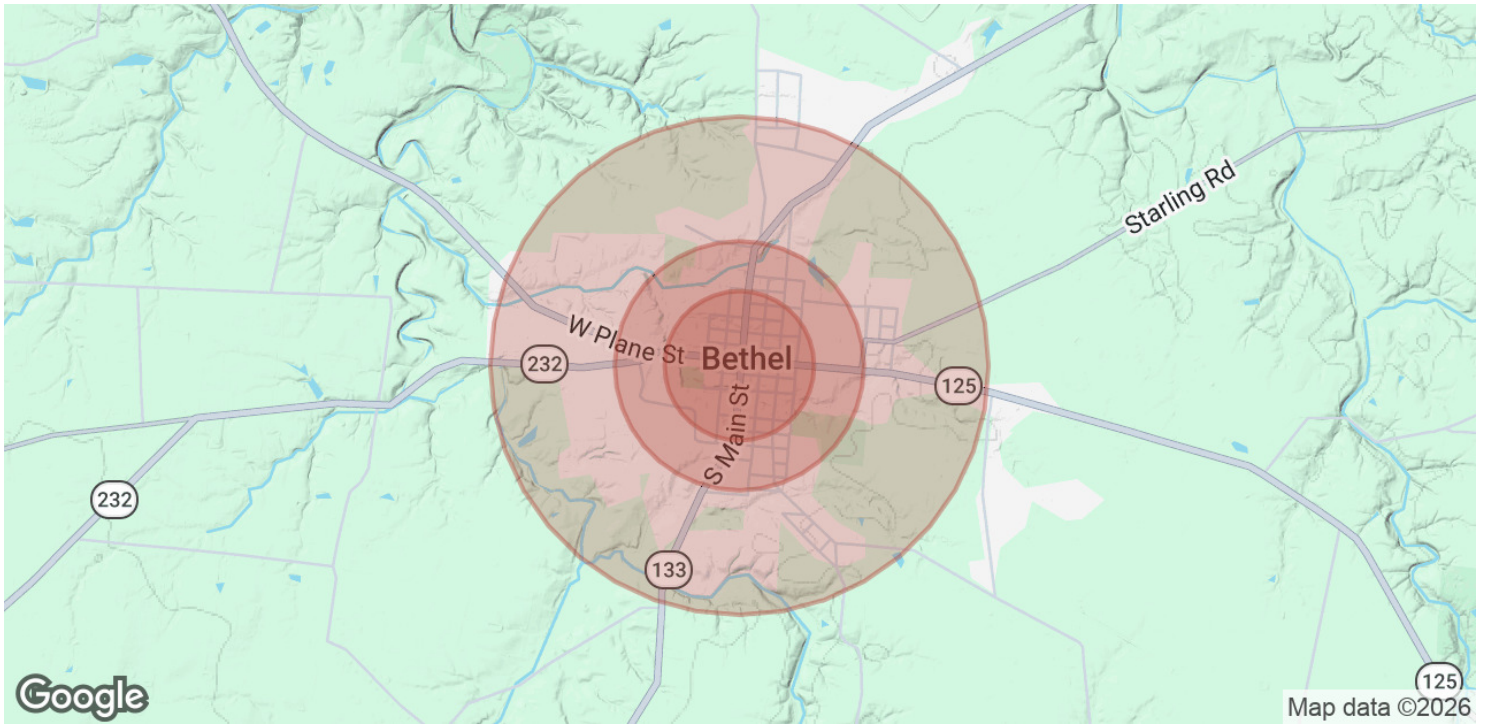
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OFFICE BUILDING FOR LEASE



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OFFICE BUILDING FOR LEASE



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	526	1,881	3,425
Average Age	40	40	40
Average Age (Male)	38	39	39
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	218	777	1,404
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$58,988	\$61,172	\$64,168
Average House Value	\$181,948	\$193,472	\$208,851

2020 American Community Survey (ACS)