

**FOR LEASE // 11 DURANT AVE, BETHEL CT**



**PROPERTY DESCRIPTION**

2,000 Sq Ft industrial available! Unit has two 12' Drive in doors, 14 ft ceilings, 200 amp 3 phase power, air compressor lines and off street parking! Ideal for contractor, storage or any warehouse use.

**PROPERTY HIGHLIGHTS**

- Two 12' Drive in Doors
- 14' Ceilings
- 200 Amp 3 Phase
- Oil Heat
- Air Compressor Lines
- I (Industrial) Zone

**OFFERING SUMMARY**

Lease Rate:	\$2,500.00 Gross + Utilities
Available SF:	2,000 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	893	3,696	6,506
Total Population	2,059	8,455	15,399
Average HH Income	\$77,798	\$80,466	\$81,794



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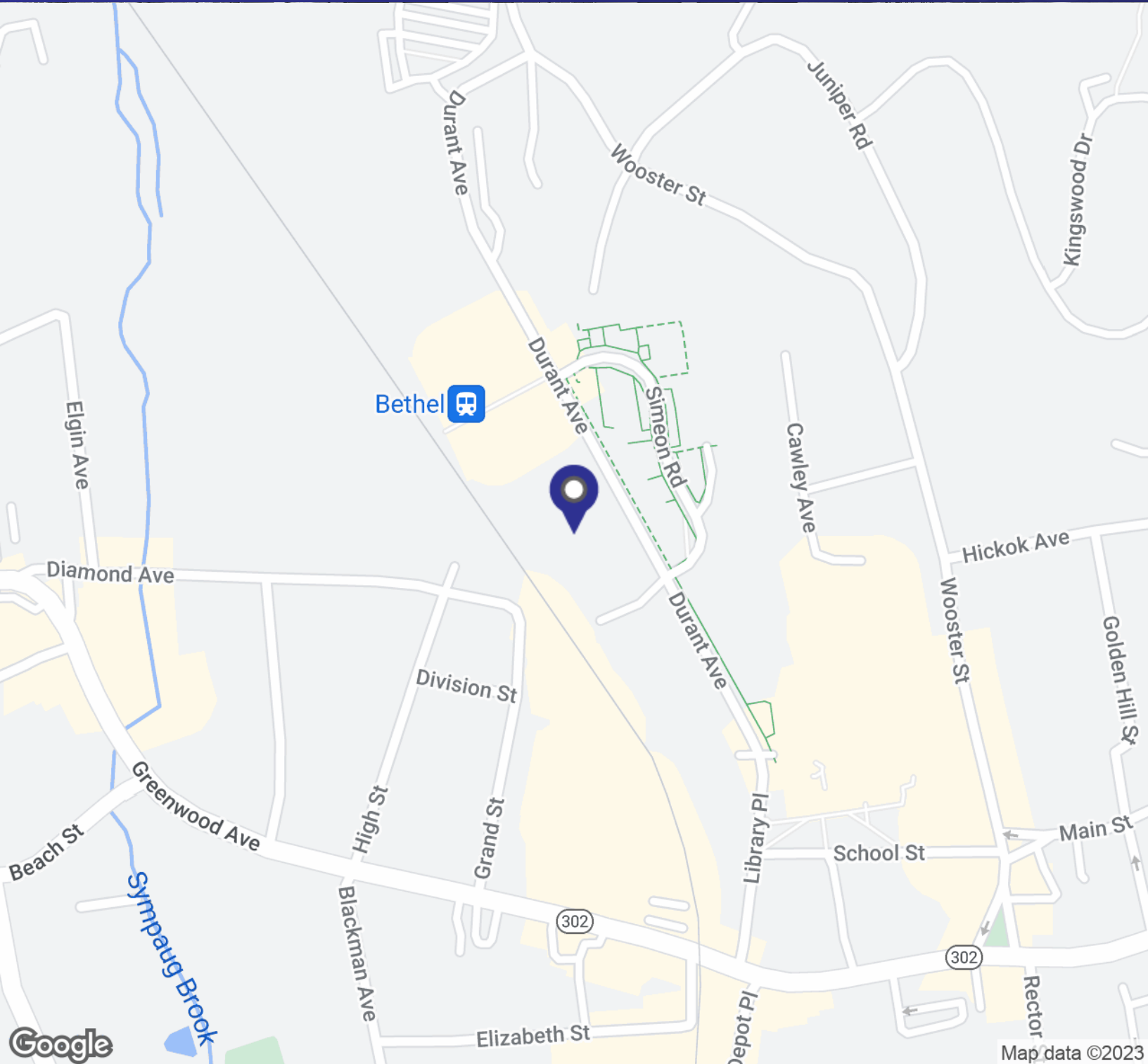
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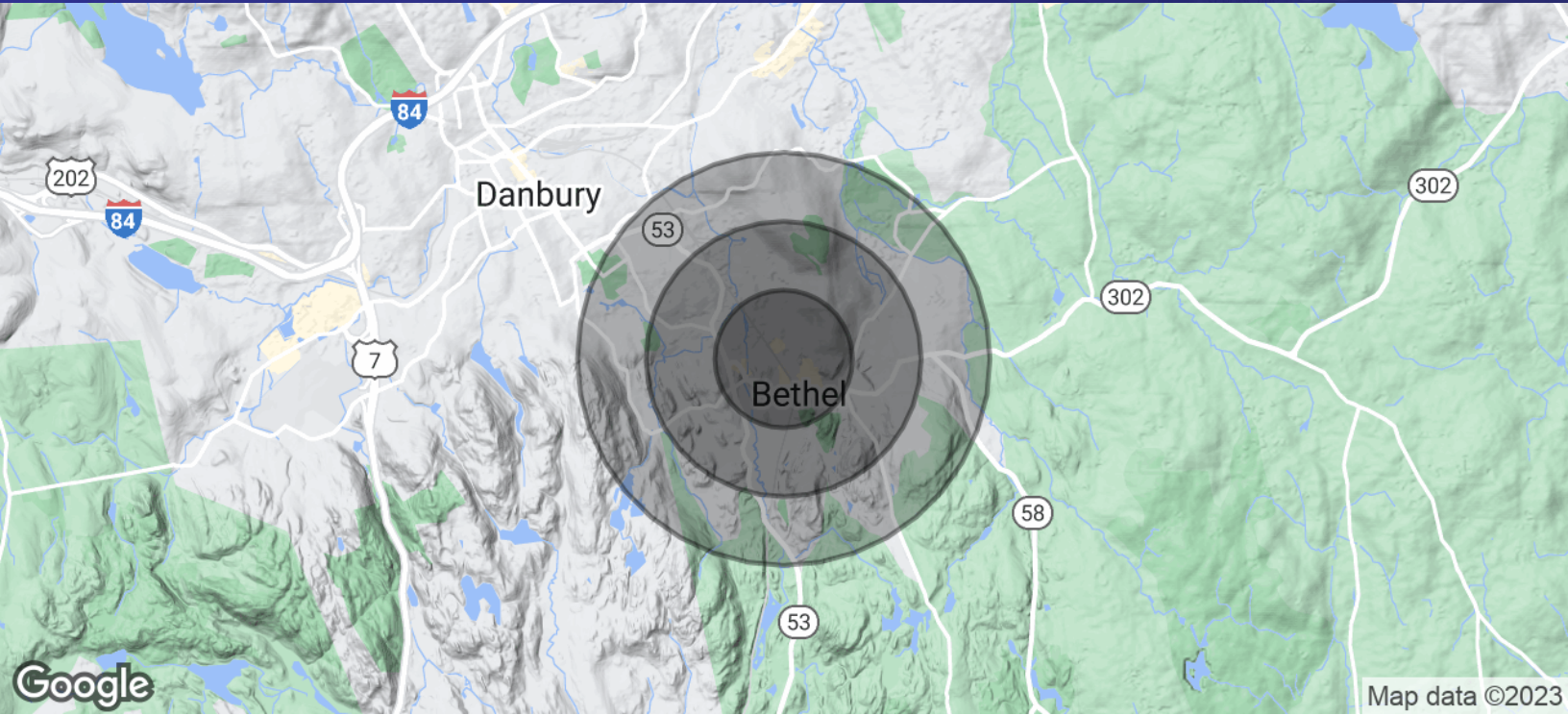
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,059	8,455	15,399
Average Age	39.4	40.2	40.4
Average Age (Male)	33.6	36.2	37.5
Average Age (Female)	42.2	41.6	40.9

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	893	3,696	6,506
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$77,798	\$80,466	\$81,794
Average House Value	\$255,134	\$266,737	\$273,516

\* Demographic data derived from 2020 ACS - US Census



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