



SIZE

101,205 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
3,491	30,958	110,564
Households		
1,215	11,770	40,743
Median HH Income (\$)		
146,464	113,834	92,909

MAJOR TENANT(S)

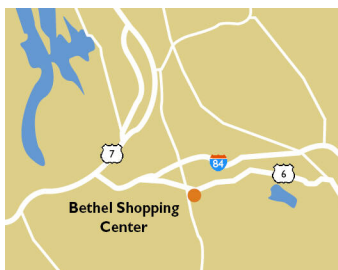
Big Y
Dollar Tree
Starbucks
Great Clips

LEASING CONTACT

Marissa Visconsi
Mobile (303) 547-4386
mvisconsi@phillipsedison.com

MORE INFO

www.phillipsedison.com



LOCATION

83 Stony Hill Road | Bethel, CT 06801

PROPERTY HIGHLIGHTS

- Anchored by Big Y with Starbucks, Dollar Tree and Great Clips
- Population exceeds 30,900 people in a three-mile radius with an average household income greater than \$145,900
- Located at the high-traffic intersection of Stony Hill Road (19,293 VPD) and Old Hawleyville Road in Bethel, CT



BETHEL SHOPPING CENTER

83 Stony Hill Road | Bethel, CT 06801

SPACE	TENANT	SQ. FT.
1	Big Y	63,817 SF
2	Stony Hill Wines & Spirits	3,602 SF
3	Dollar Tree	8,023 SF
4	Athlete's Source	3,000 SF
5	COMING AVAILABLE	5,038 SF
6	Great Clips	1,120 SF
7	Quest Diagnostics	1,200 SF
8	Weight Watchers	1,760 SF
9	Starbucks	1,750 SF
10	Lee Nails	1,800 SF
11	Casa Tequila Cocina & Bar	6,061 SF
12	AVAILABLE	4,034 SF
TOTAL SQ. FT.		101,205

SITE LEGEND

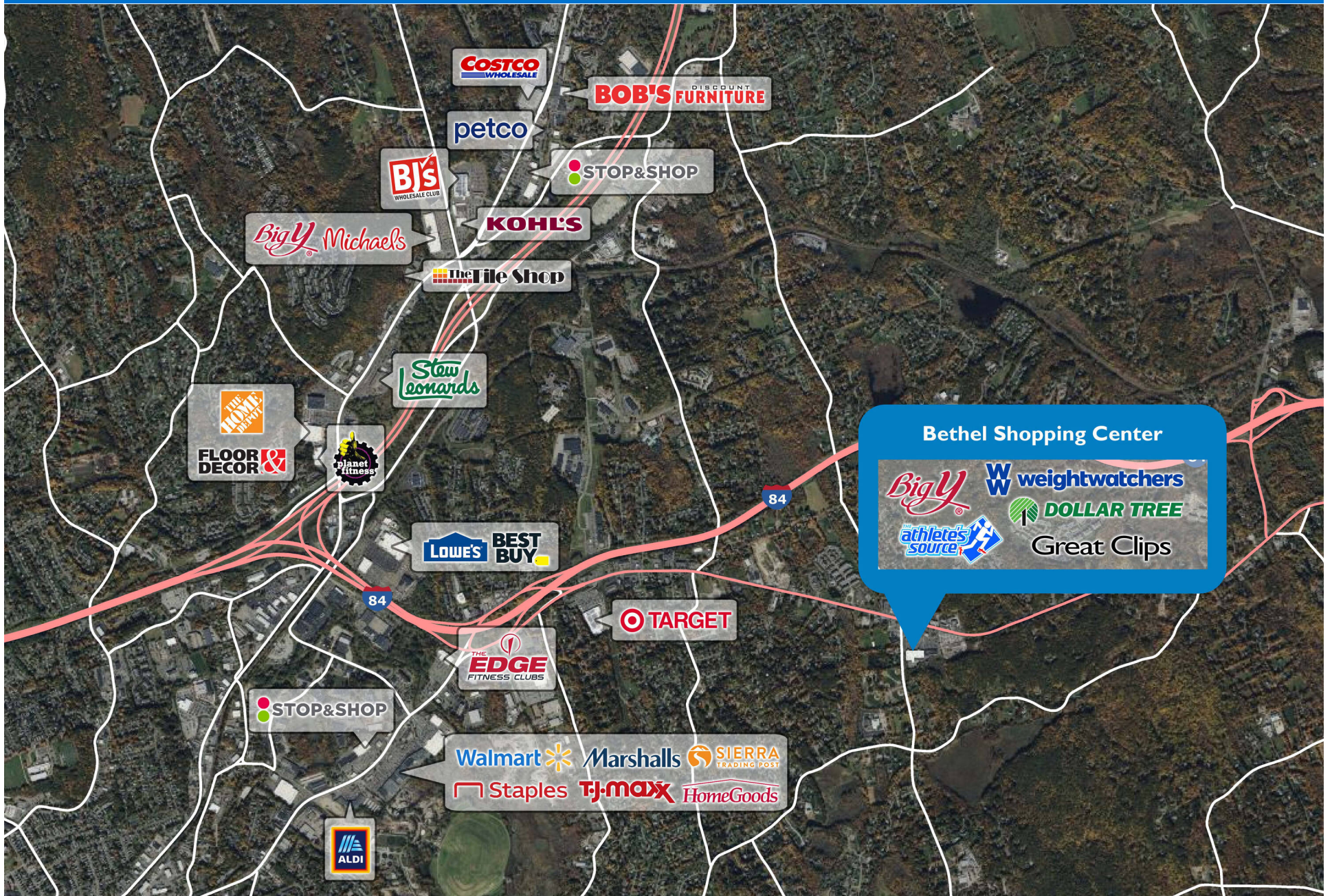
 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

BETHEL SHOPPING CENTER

83 Stony Hill Road | Bethel, CT 06801



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Jun 17, 2024



Latitude: 41.4141 Longitude: -73.3786

Bethel Shopping Center Bethel, CT		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	3,491	30,958	110,564
	2028 Projected Population	3,606	31,783	111,917
	2010 Census Population	3,067	28,228	103,001
	2000 Census Population	2,974	25,946	97,383
	1990 Census Population	2,745	22,702	85,971
	Historical Annual Growth 1990 to 2000	0.80%	1.34%	1.25%
	Historical Annual Growth 2000 to 2010	0.31%	0.85%	0.56%
	Estimated Annual Growth 2010 to 2023	0.95%	0.67%	0.52%
	Projected Annual Growth 2023 to 2028	0.65%	0.53%	0.24%
	Median Age	46.5	44.4	41.5
Households	Q4 2023 Estimated Households	1,215	11,770	40,743
	2028 Projected Households	1,259	12,094	41,284
	2010 Census Households	1,044	10,657	37,179
	2000 Census Households	969	9,561	34,984
	1990 Census Households	883	8,159	31,048
	Historical Annual Growth 1990 to 2000	0.93%	1.60%	1.20%
	Historical Annual Growth 2000 to 2010	0.75%	1.09%	0.61%
	Estimated Annual Growth 2010 to 2023	1.11%	0.73%	0.67%
	Projected Annual Growth 2023 to 2028	0.71%	0.54%	0.26%
	Population per Household	2.76	2.60	2.65
Population by Race	White	72.0%	65.7%	55.3%
	Black or African American	1.8%	5.6%	6.6%
	Asian & Pacific Islander	6.8%	6.6%	5.2%
	Other Races	4.6%	6.5%	7.8%
	Hispanic Population	14.8%	15.6%	25.0%
Income	Average Household Income	\$180,722	\$145,988	\$127,943
	Median Household Income	\$146,464	\$113,834	\$92,909
	Per Capita Income	\$64,846	\$56,107	\$47,790
Education (Age 25+)	Elementary	3.4%	3.4%	6.8%
	Some High School	5.5%	4.5%	6.4%
	High School Graduate	18.6%	20.7%	25.1%
	Some College	15.7%	15.5%	15.8%
	Associates Degree Only	8.6%	8.5%	6.8%
	Bachelors Degree Only	24.8%	26.5%	22.6%
	Graduate Degree	23.4%	20.9%	16.6%
Business	Number of Businesses	150	1,439	5,018
	Total Number of Employees	979	11,780	42,922
	Employees per Business	6.53	8.18	8.55
	Residential Population per Business	23.29	21.51	22.03

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.