

RETAIL SPACE FOR LEASE



THE BRISTOL SHOPPING CENTER

6-40 Gooding Avenue, Bristol, RI 02809

DAN FEINER

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

The Bristol Shopping Center is an 80,000 SF neighborhood center with inline, end-cap and pad site. Two retail units remain available for lease. There is an opportunity to ground lease up to 1.8 acres of cleared level land. There is also potential for pad sites in front for restaurants with drive-thru windows.

PROPERTY HIGHLIGHTS

- High Traffic Corner Location
- CPD @ Hope Street & Gooding Avenue: 15,000+/-
- End Cap Available
- Three Pad Sites Available with Drive-Thru Window Options
- Plenty of Store Front Parking
- Strong Visibility from Street
- Several Size Variations Available
- 1.8 Acre Parcel Available for Ground Lease

LOCATION DESCRIPTION

Bristol Shopping Center is conveniently located on Gooding Avenue at the corner of Hope Street (Route 114). It is easily accessible from Metacom Avenue (Route 135) and in close proximity to Colt State Park.

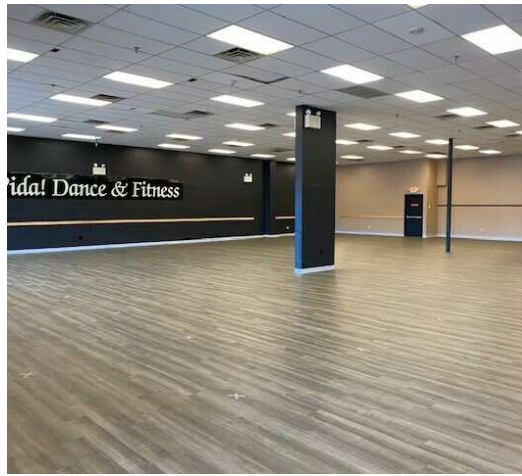
SPACES	LEASE RATE	SPACE SIZE
8 Gooding Avenue	\$16.00 SF/yr	2,800 SF
32 Gooding Avenue	\$14.50 SF/yr	2,400 SF
40 Gooding Avenue	negotiable	1.8 Acres

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ADDITIONAL PHOTOS



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FLOOR PLANS

34 - 38 Gooding Ave.

38 Gooding
4,610± SF
(3,640 SF)

Emergency Exit

YOGA
3,000 ± SF

Just
Ducky
1,240 SF

Thirds
1,660 sf

SECOND HE

36 GOODING

34B GOODING

34 GOODING

22 Gooding Ave.
1,240 SF

LEASED

KAM SHING
RESTAURANT

Zelia's Diner

38 Gooding Avenue-3,000 SF - 4,610 SF

22 Gooding Avenue-1,240 SF - LEASED

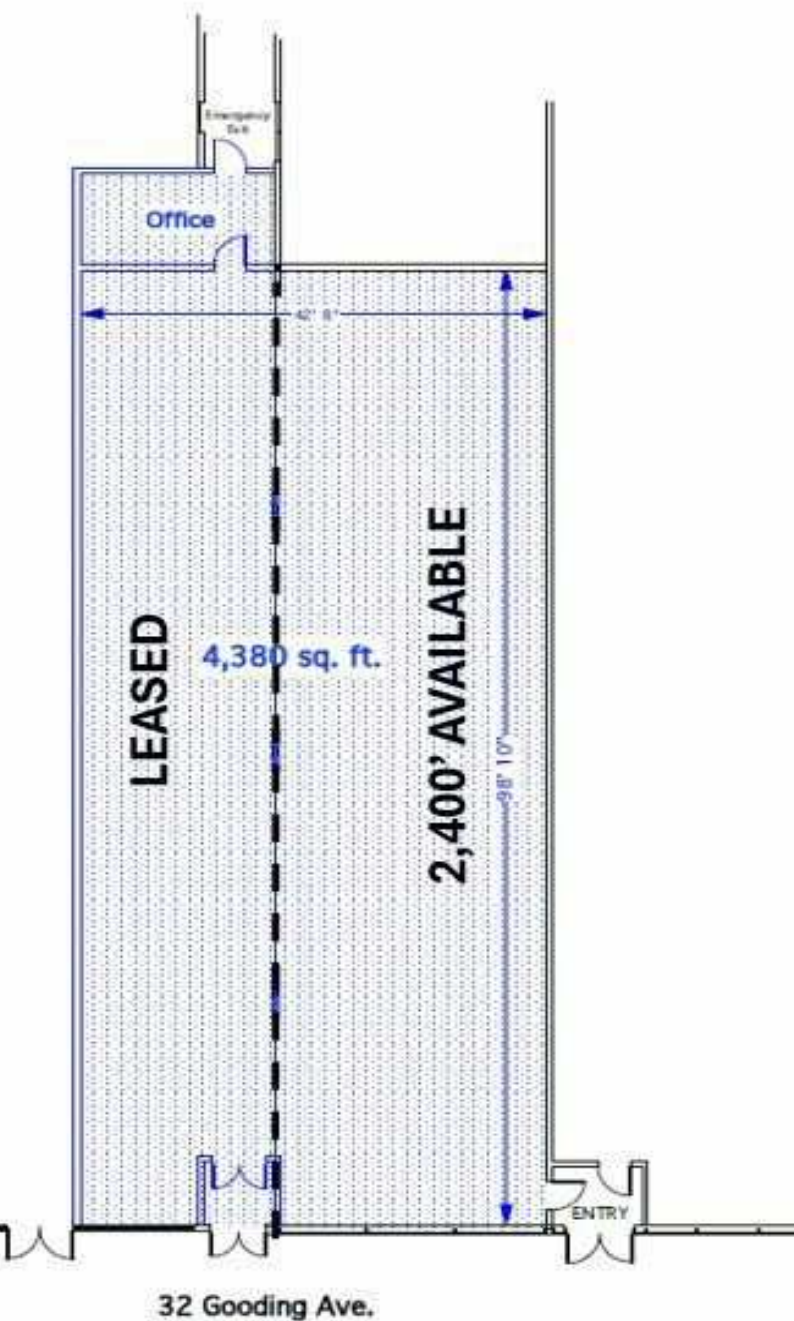
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FLOOR PLANS



32 Gooding Avenue-4,380 SF (can be subdivided to 2,000 SF)



8 Gooding Avenue-2,800 SF

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FLOOR PLAN



12 Gooding Avenue-6,000 SF (can be subdivided to 3,000 SF)

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Commercial

AREA RETAILERS AND SHOPPING CENTER LAYOUT



The Bristol Shopping Center Bristol, RI



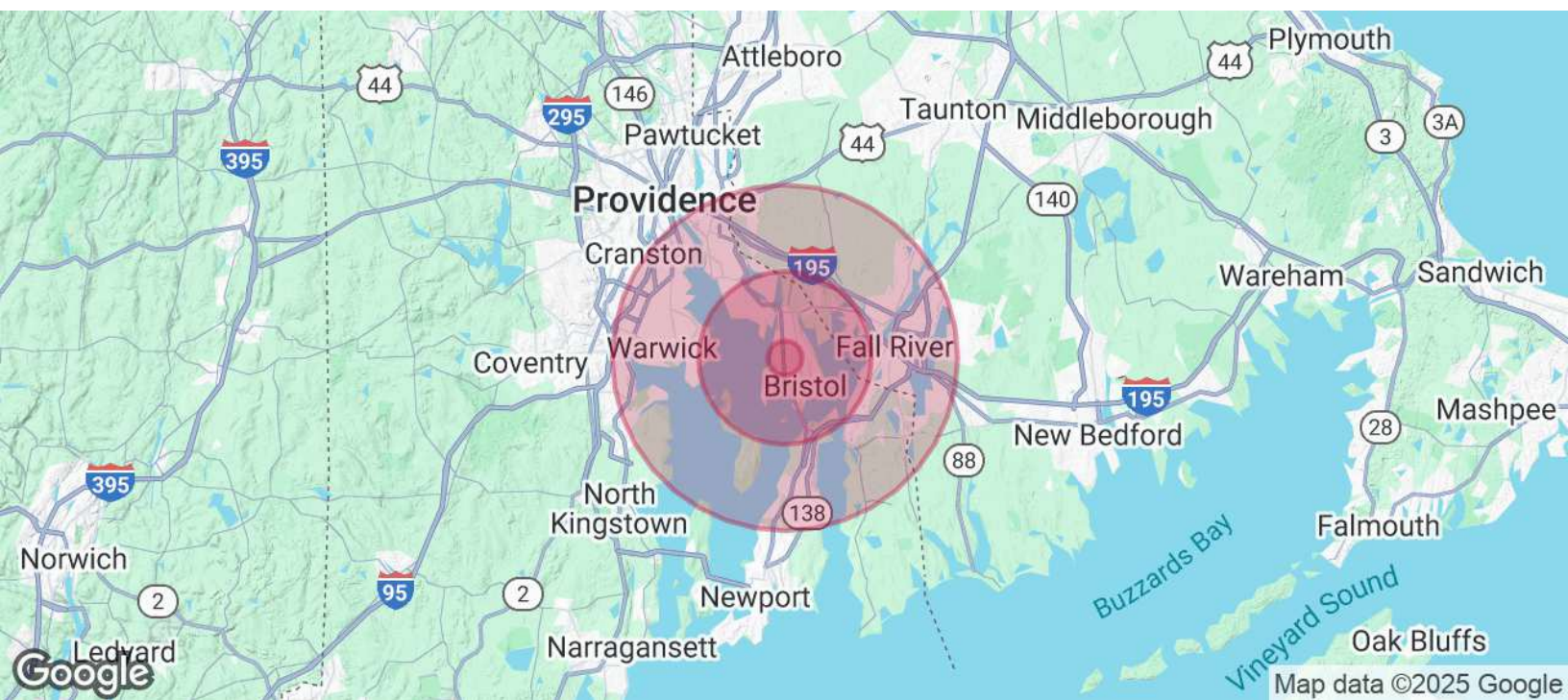
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,174	49,690	295,611
Average age	47.7	41.8	40.9
Average age (Male)	45.1	40.0	39.4
Average age (Female)	51.1	43.7	42.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	898	19,580	120,566
# of persons per HH	2.4	2.5	2.5
Average HH income	\$87,591	\$83,930	\$66,952
Average house value	\$418,430	\$373,754	\$337,208

* Demographic data derived from 2020 ACS - US Census

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