



New England
Retail Properties, Inc.

NOW AVAILABLE FOR LEASE



CONOR LANGAN

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2,100 SF Industrial Office Space

116 Riverside Avenue, Bristol, CT 06010

116 RIVERSIDE AVENUE



PROPERTY DETAILS | Now Leasing

Office Space	740 SF
Industrial Space	1,360 SF
Total Size	2,100 SF
Building Type	Industrial Office
Lot Size	0.36 Acres
Use Type	Retail, medical, trade/contractor
Rent Price	Upon Request
Utilities	Tenant pays taxes, gas and electric
Occupancy	Tenant move-in June 2024

HIGHLIGHTS

- Spacious 740 sq. ft. finished office space with kitchenette and single bathroom
- 1,360 sq. ft. of open industrial space with automatic roll-up door
- Building equipped with alarm and surveillance system
- Newly paved parking lot Summer 2024



HIGHWAY ACCESS

Approximately 4.2 miles,
6 minutes to Interstate-84



DEMOGRAPHICS

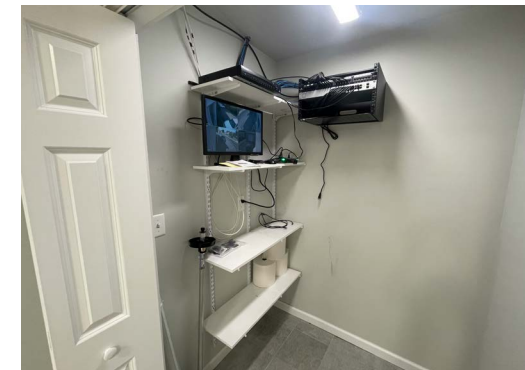
Estimated population of
over 108,000 within 5 miles



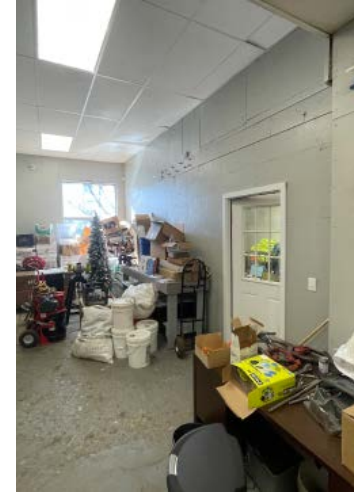
TRAFFIC COUNTS

Strong Traffic counts with
over 7,755 vehicles per day

740 SF OFFICE SPACE



1,360 SF INDUSTRIAL SPACE



MARKET AERIAL



 **Bristol Public Library**

 **Bristol City Hall**

THOMAS
FITNESS AND PERFORMANCE

 **THE CAROUSEL MUSEUM**

 **BRISTOL WATER & SEWER DEPARTMENT**

 **THE PET SPALIC**
BRISTOL, CT

 **Bristol Town Clerk**

 **Bristol Health**

Sabaidee Thai RESTAURANT

FAMILY DOLLAR

SUBWAY

M&T Bank

DOLLAR GENERAL

BIKERS

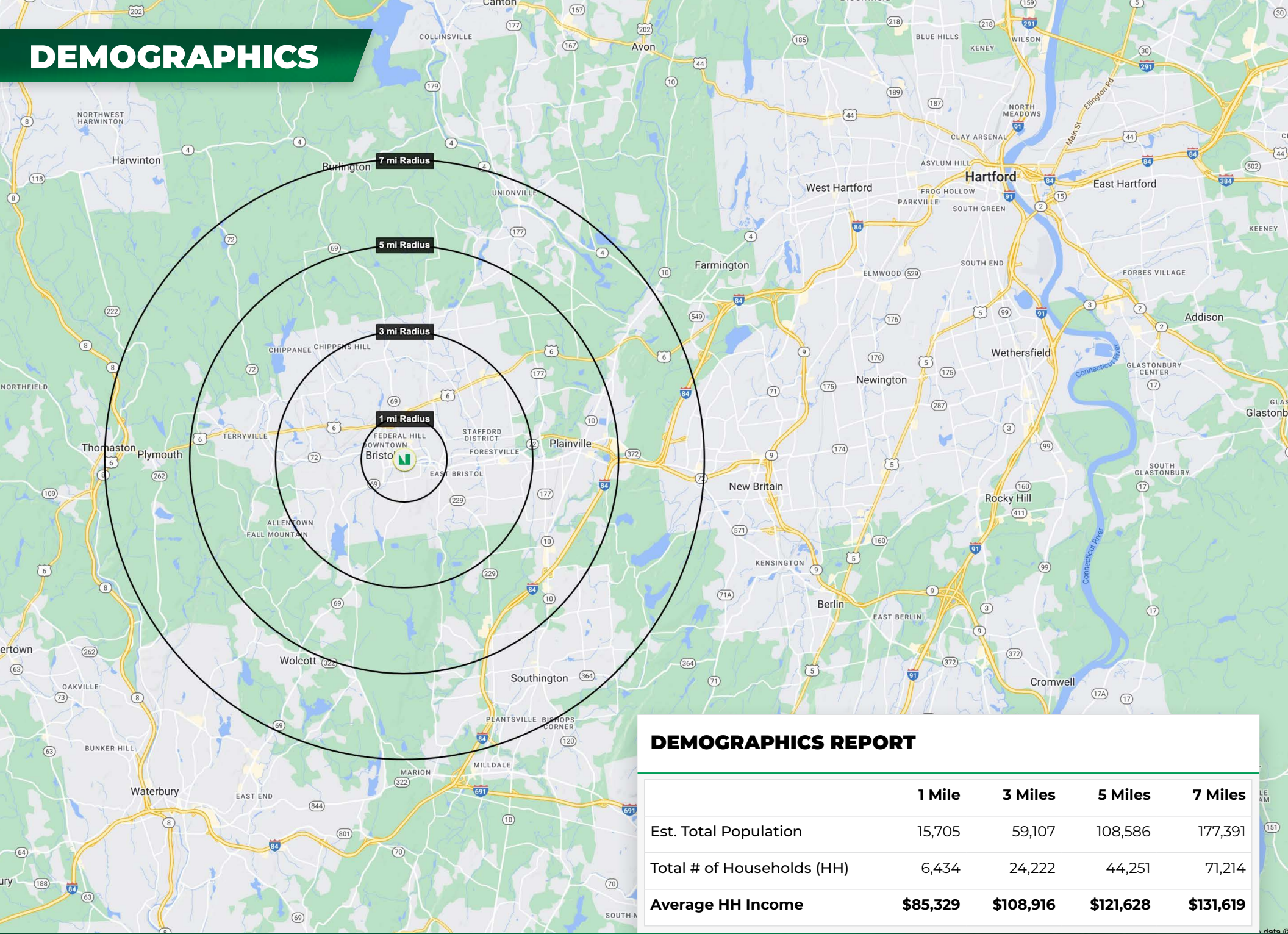
PRIMO PRESS
SCREEN PRINTING & EMBROIDERY

 **Subject Property**

 **PEOPLE'S PIZZA**
Town & Country Discount Liquor
 **Monterrey**
MEXICAN RESTAURANT

 **CREATIVE AUTO**

DEMOGRAPHICS



DEMOGRAPHICS REPORT

	1 Mile	3 Miles	5 Miles	7 Miles
Est. Total Population	15,705	59,107	108,586	177,391
Total # of Households (HH)	6,434	24,222	44,251	71,214
Average HH Income	\$85,329	\$108,916	\$121,628	\$131,619



CONTACT

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