



Ranked in Top 50  
Commercial Firms in U.S.

# FOR LEASE

774 Farmington Avenue (Rt. 6), Bristol, CT 06010

2,046± SF RETAIL/BANK BUILDING WITH 2 DRIVE-THRUS

LEASE RATE \$24.50/SF Modified Gross



CLICK or SCAN HERE  
FOR DRONE TOUR



## HIGHLIGHTS

- 2,046± SF Free-standing Retail Building
- 19 parking spaces
- 2 Drive-Thrus and drive-up ATM
- Excellent Visibility on Rt. 6
- High Traffic Count: 21,300± ADT
- Dense retail trade area includes retail, professional services, business, and medical office
- Newer, high-quality construction

## CONTACT

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[WWW.ORLCOMMERCIAL.COM](http://WWW.ORLCOMMERCIAL.COM)



2 Summit Place, Branford, CT 06405 | ☎ (203) 488-1555 | 📠 (203) 315-4046

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Broker of Record: Jay Morris | (860) 721-0033 | [jmorris@orlcommercial.com](mailto:jmorris@orlcommercial.com) | License: REB.0755257

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# FOR LEASE

**LEASE RATE \$24.50/SF MODIFIED GROSS**

**744 Farmington Ave, Bristol, CT 06010**

**2,046± SF RETAIL BUILDING**

## BUILDING INFORMATION

**GROSS BLD. AREA:** 2,046± SF

**AVAILABLE AREA:** 2,046± SF

**CONSTRUCTION:** Wood Frame

**ROOF TYPE:** Gable, Asphalt Shingles

**YEAR BUILT:** 2013

## MECHANICAL EQUIPMENT

**AIR CONDITIONING:** Central AC

**HEAT:** Forced Air

**SPRINKLERED:** No

## SITE INFORMATION

**SITE AREA:** 0.52± Acres

**ZONING:** BG

**PARKING:** 19 Parking Spaces

**SIGNAGE:** On-Building/Monument

**VISIBILITY:** Excellent - 21,300± ADT

**FRONTAGE:** 82' on Farmington Ave

**HWY ACCESS:** Rt. 72 to I-84 & Rt. 9

**TRAFFIC COUNT:** 21,300± ADT

## UTILITIES

**SEWER/WATER:** TBD

**GAS:** TBD

## EXPENSES

**RE TAXES:** ☐ Tenant ☒ Landlord

**UTILITIES:** ☒ Tenant ☐ Landlord

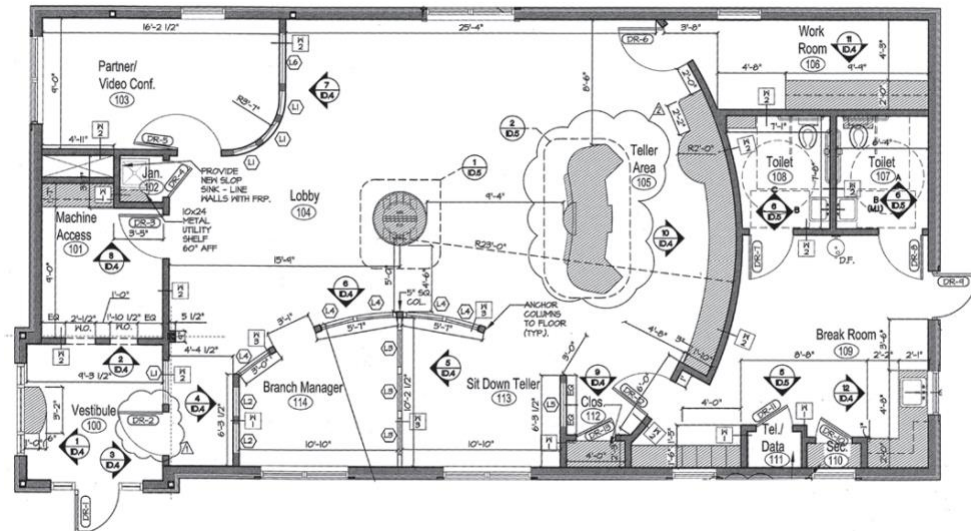
**INSURANCE:** ☒ Tenant ☐ Landlord

**MAINTENANCE:** ☒ Tenant ☐ Landlord

**JANITORIAL:** ☒ Tenant ☐ Landlord



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Est. Population	10,321	66,994	111,025
Est. Households	4,441	28,231	46,458
Average HH Income	\$91,842	\$92,870	\$100,274



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