



ASPEN DENTAL

1128 FARMINGTON AVE, BRISTOL, CT 06010

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AspenDental



PROPERTY INFORMATION

SECTION 1

PROPERTY SUMMARY

1128 FARMINGTON AVE
BRISTOL, CT 06010



PROPERTY HIGHLIGHTS

- Double Net Lease – Landlord Responsible for Roof & Structure
- Long-Term Operating History – Occupied Site Since 1999
- Corporate Guarantee by Aspen Dental
- Annual Rent Increases Based on CPI
- 2024 CAM rec, mgmt. fee equal to 5% of base rent
- Positioned on Farmington Avenue (US Route 6) – 26,300+ Vehicles Per Day
- 3-Mile Demographics – 63,000 Residents | \$102,669 Avg. Household Income
- Proximity to Major Healthcare Facilities: Bristol Health (154 beds) Hartford Hospital (867 beds)
- Strong Market Fundamentals – Growing Healthcare, Industrial, and Commercial Base
- Nearby Major Employers – ESPN, Otis Elevator, Bauer Inc.
- Surrounded by National Retailers – Walmart, Home Depot, ALDI, ShopRite, TJ Maxx, Stop & Shop, Walgreens, CVS, Planet Fitness, AutoZone, Dunkin', Starbucks, Panera, and more

OFFERING SUMMARY

Sale Price:	\$1,589,330
Lot Size:	0.69 Ac
Building Size:	3,025 SF
NOI:	\$97,759.80
Cap Rate:	6.15%
Lease End:	December 2028
Options:	None
Increases:	Annual CPI Increases

ANNUAL RENT INCOME

01/01/2021 - 12/31/2021	\$80,702.15	
01/01/2022 - 12/31/2022	\$85,052.28	5.40%
01/01/2023 - 12/31/2023	\$92,026.56	8.20%
01/01/2024 - 12/31/2024	\$95,431.32	3.70%
01/01/2025 - 12/31/2025	\$97,759.80	2.44%
01/01/2026 - 12/31/2026	CPI INCREASES	TBD
01/01/2027 - 12/31/2027	CPI INCREASES	TBD
01/01/2028 - 12/31/2028	CPI INCREASES	TBD

PROPERTY DESCRIPTION

The Kase Group is pleased to present the opportunity to acquire a single-tenant Aspen Dental property located in Bristol, Connecticut. The property is secured by a Double Net (NN) Lease, corporately guaranteed by Aspen Dental, with the current term expiring in December 2028 and no renewal options remaining. The lease features annual rent increases based on the Consumer Price Index (CPI). Aspen Dental has operated at this location since 1999, demonstrating long-term commitment to the site.

Strategically positioned along Farmington Avenue (US Route 6), the property benefits from excellent visibility and accessibility, with more than 26,300 vehicles per day passing the site. It is surrounded by a dense concentration of national and regional retailers including Walmart, Home Depot, ALDI, Stop & Shop, ShopRite, Price Chopper, TJ Maxx, Walgreens, CVS, AutoZone, Planet Fitness, Dunkin', Starbucks, Panera, and Burger King, all contributing to consistent consumer traffic and retail synergy.

The property is situated in a market with a growing mix of healthcare, industrial, and commercial infrastructure. Major employers in the area include ESPN's global headquarters, Otis Elevator Company, and Bauer Inc., all contributing to a stable employment base and daytime population. Healthcare providers such as Bristol Health (154 beds) and Hartford Hospital (867 beds) reinforce demand for dental and medical services. .

The surrounding area features strong demographics with over 63,000 residents within 3 miles and an average household income of \$102,669.

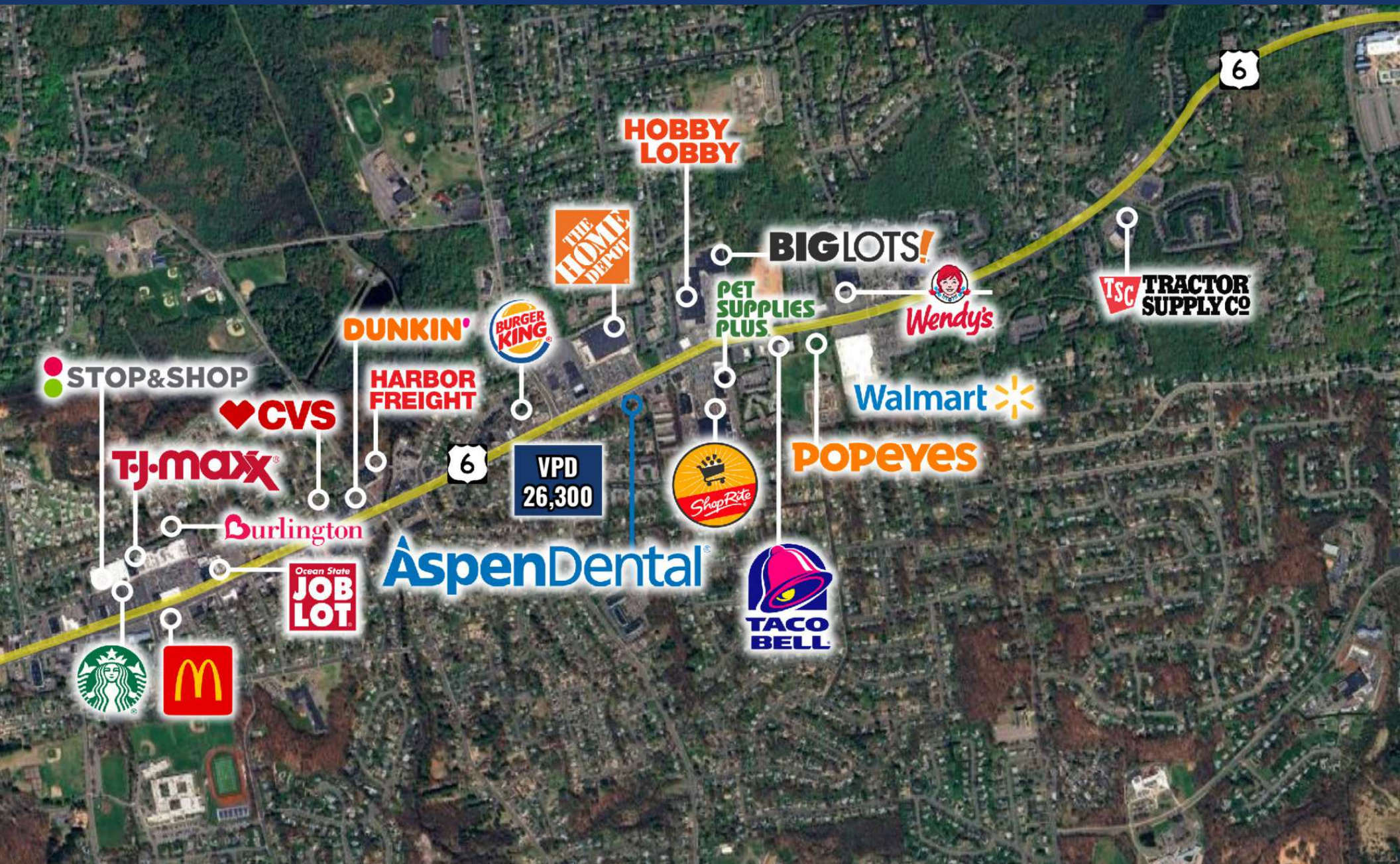
LOCATION DESCRIPTION

Bristol is a dynamic city in Hartford County, Connecticut, located about 20 miles southwest of Hartford and within an hour of both New Haven and Springfield, MA. With a population of approximately 60,000 residents, Bristol combines a diverse economic base with a high quality of life, serving as a regional hub for commerce, healthcare, education, and recreation.

The city is home to the global headquarters of ESPN, solidifying its role as a nationally recognized center for media and broadcasting. Other major employers include Otis Elevator, Bauer Inc., and Bristol Health, which support a stable employment base and strong daytime population. Bristol's economy is well-rounded, with a mix of industrial, healthcare, and professional services.

Bristol offers excellent access via Route 6 and I-84, and is served by strong public and private schools, plus nearby Tunxis Community College. Attractions like Lake Compounce, the oldest operating amusement park in the U.S., along with numerous parks, trails, and golf courses, contribute to its family-friendly appeal.

With its strategic location and diverse infrastructure, Bristol remains a vibrant, economically stable market within the Greater Hartford metro area.





DEMOGRAPHICS

SECTION 2

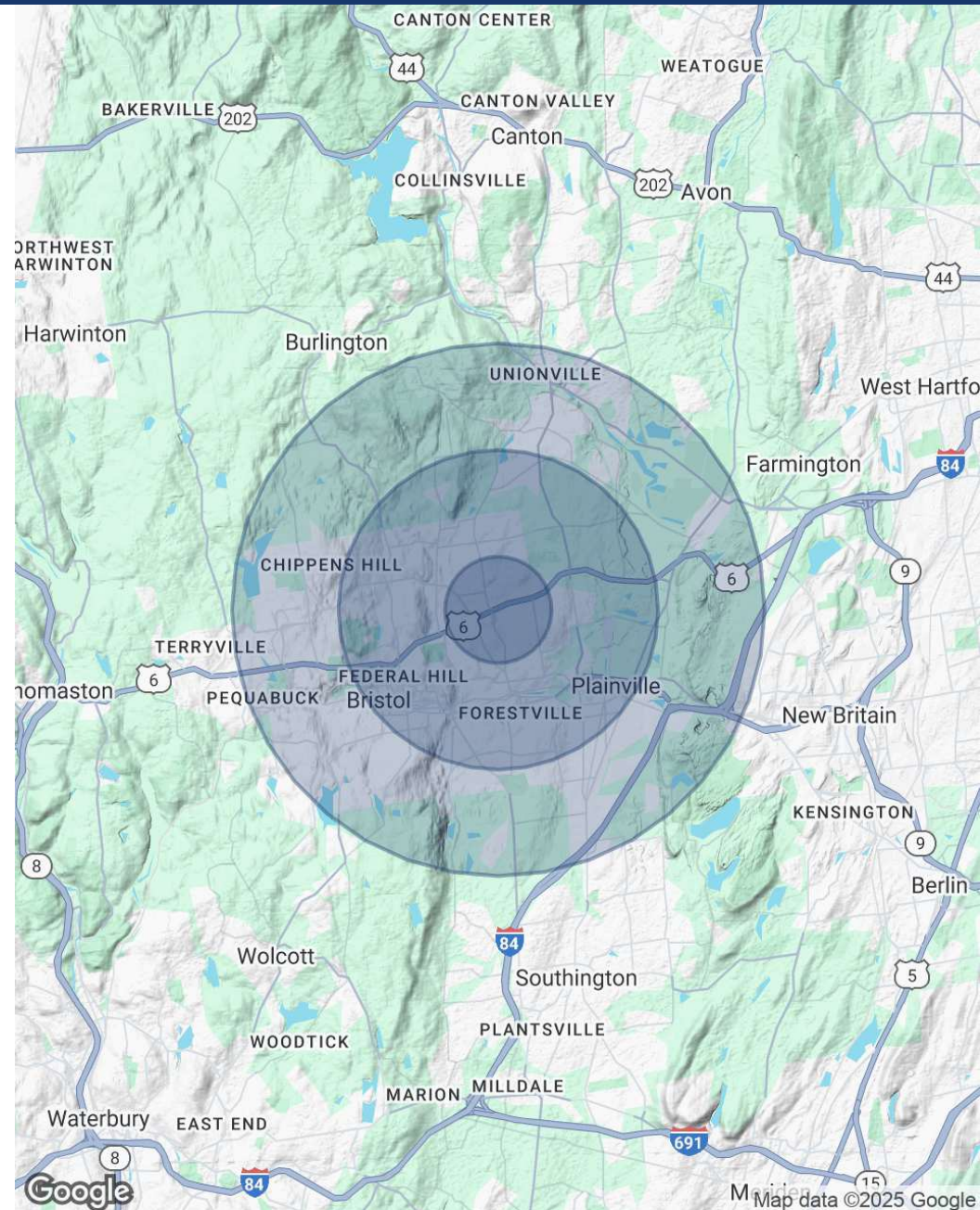
DEMOGRAPHICS MAP & REPORT

1128 FARMINGTON AVE
BRISTOL, CT 06010

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,335	63,000	111,304
Average Age	45	43	43
Average Age (Male)	43	42	42
Average Age (Female)	47	45	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,628	26,859	46,688
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$99,572	\$102,669	\$110,672
Average House Value	\$258,195	\$290,496	\$333,859

Demographics data derived from AlphaMap





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