

LEASE

SHOPRITE PLAZA

1228 Farmington Avenue Bristol, CT 06010



PROPERTY DESCRIPTION

Coldwell Banker Commercial Realty presents for lease 1228 Farmington Avenue, located in Bristol, Connecticut. The former Goodwill Store space is located in a high traffic, grocery-anchored plaza. The 10,016 SF unit has been sub-divided and 4,600 square feet of large sales area and storage space is available. Tenants include Fine Fettle, ShopRite, Crazy Bruce's Liquor, Bank of America, Advance Auto, Town Fair Tire, Panera Bread, and others. Excellent location for retail or medical use.

PROPERTY HIGHLIGHTS

- Grocery Anchored Plaza
- A portion of the Former Goodwill Store
- Excellent Location for Retail or Medical

OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (NNN)
Available SF:	4,600 SF
Building Size:	140,090 SF
Zoning:	BG

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,606	24,137	49,375
Total Population	10,552	57,888	119,065
Average HH Income	\$67,355	\$74,385	\$78,371

Mario Longobucco
860 307 5945



COLDWELL BANKER
COMMERCIAL
REALTY

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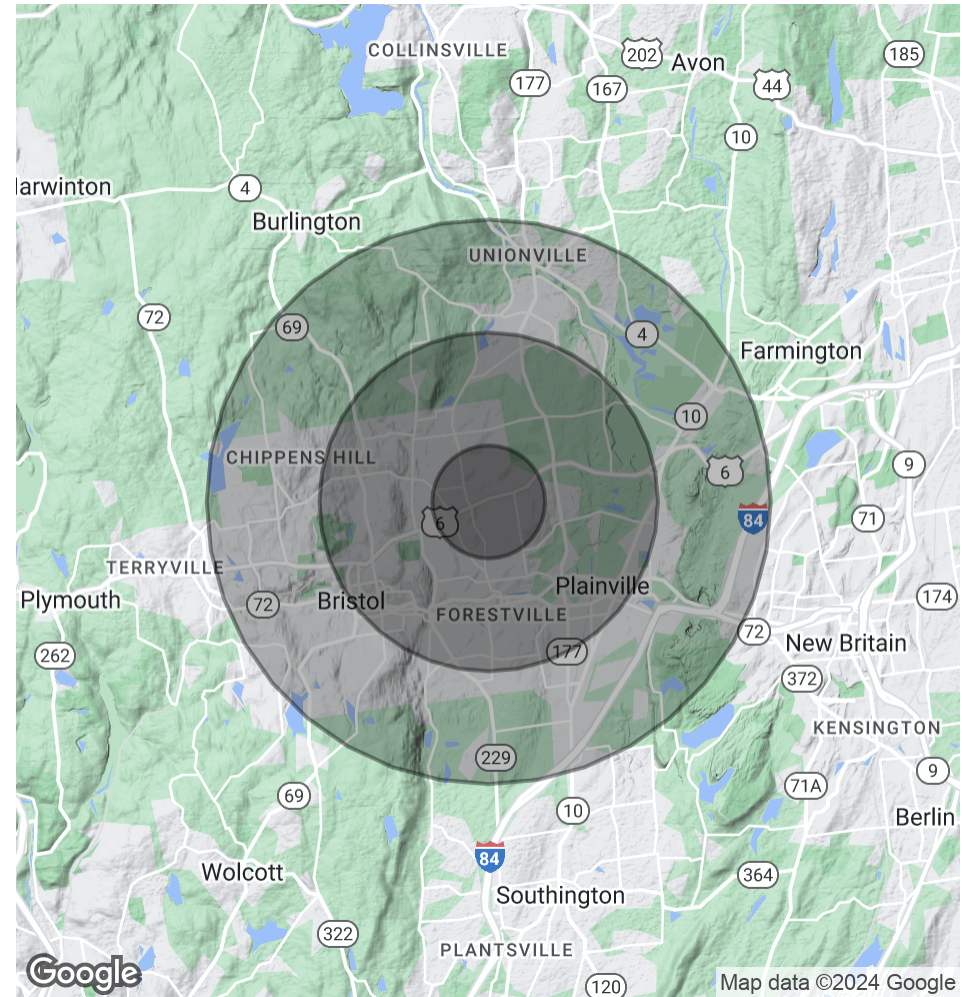
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,552	57,888	119,065
Average Age	44.2	41.2	41
Average Age (Male)	42.8	39.7	39
Average Age (Female)	45.5	42.9	42.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,606	24,137	49,375
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$67,355	\$74,385	\$78,371
Average House Value	\$208,712	\$233,711	\$271,980

* Demographic data derived from 2020 ACS - US Census



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