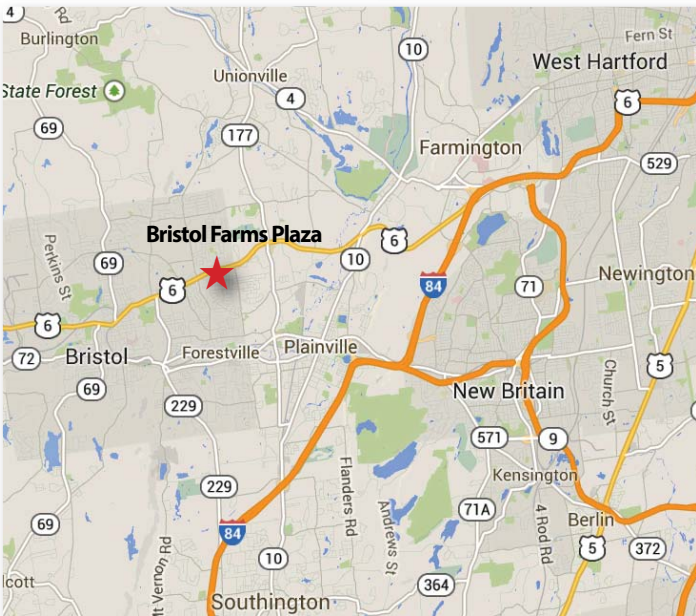


Bristol Farms Plaza

1235 Farmington Ave. (Rt. 6), Bristol, CT 06010

FOR LEASE
13,480 SF Inline
2,400 SF Pad



Bristol Farms Plaza

- Edge Fitness, Connecticut's premier fitness club, planned opening Spring 2018!
- 159,773 square foot center, anchored by Hobby Lobby and Big Lots, ideally positioned on Route 6 in strong retail node
- Nearby retailers include several prominent grocers (Stop & Shop, ShopRite, Price Chopper), TJ Maxx, Home Depot
- Only 13,480 square feet remaining inline (subdividable)
- 2,400 square foot PAD available - highly visible; adjacent to Route 6

For Information Contact:

Don Mace, Vice President of Leasing
781.418.6243 DMace@KeyPointPartners.com

KeyPoint Partners, LLC, One Burlington Woods Drive, Burlington, MA 01803
Tel 781.273.5555 Fax 781.229.2823

KeyPointPartners.com

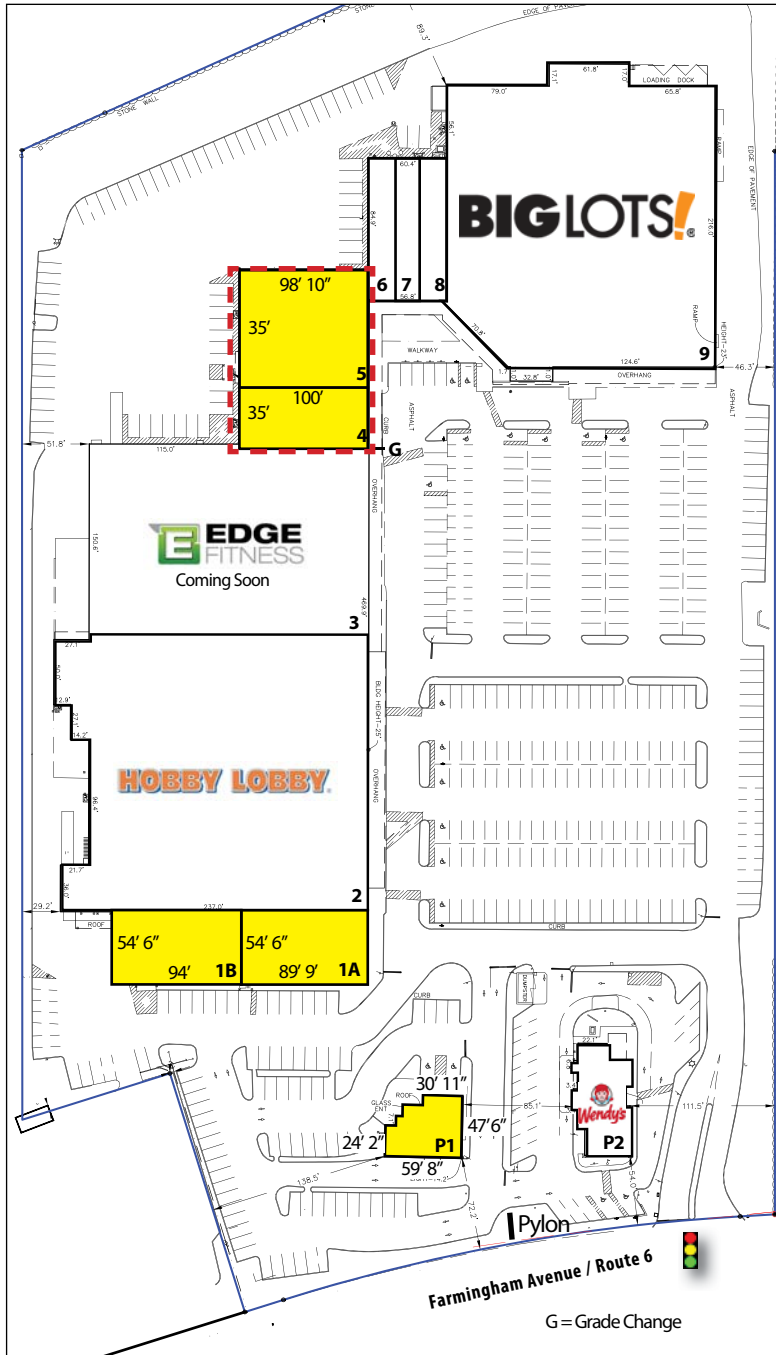
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Bristol Farms Plaza

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FOR LEASE

13,480 SF Inline
2,400 SF Pad



TENANTS

| | |
|------------------------------|-------------------|
| 1A Available | 4,890 SF |
| 1B Exterior Platform | 5,125 SF |
| 2 Hobby Lobby | 48,600 SF |
| 3 Edge Fitness (coming soon) | 34,630 SF |
| 4 Available | 3,500 SF |
| 5 Available | 9,980 SF |
| 6 Shortcuts | 2,050 SF |
| 7 Golden Pagoda | 2,050 SF |
| 8 Bristol Dental | 2,090 SF |
| 9 Big Lots | 45,058 SF |
| P1 Available | 2,400 SF |
| P2 Wendy's | 3,000 SF |
| Total | 159,773 SF |



PROJECT INFORMATION

| | |
|---------------|--|
| TOTAL GLA | 159,773 SF |
| PARKING | 498 - Inclusive of 18 handicapped spaces |
| TRAFFIC COUNT | 26,400 ADT |

DEMOGRAPHICS

| 2017 | 3 Mile | 5 Mile | 7 Mile |
|-------------------|----------|----------|----------|
| POPULATION | 61,259 | 109,634 | 206,437 |
| NUMBER OF HH | 26,435 | 46,919 | 85,820 |
| AVERAGE HH INCOME | \$86,270 | \$94,511 | \$94,632 |

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