

# LEASE

## SHOPRITE PLAZA

1196 Farmington Avenue Bristol, CT 06010



### PROPERTY DESCRIPTION

Coldwell Banker Commercial Realty presents for lease 1196 Farmington Avenue, located in Bristol, Connecticut. The former Sports Clips' space is located in a high-traffic, grocery-anchored plaza. The 1,530 SF unit offers all the infrastructure need for a hair or nail salon, or can be renovated easily for any restaurant, retail, or office use. Tenants include ShopRite, Crazy Bruce's Liquor, Bank of America, Advance Auto, Town Fair Tire, Panera Bread, Fine Fettle, and others. Excellent location for retail, salon, or other retail use.

### PROPERTY HIGHLIGHTS

- Grocery Anchored Plaza
- Former Sports Clips' Space
- Excellent Location for Salon or Retail Space
- Busy Route 6
- 20,400 VPD

### OFFERING SUMMARY

Lease Rate:	\$22.00 per year (NNN)
Number of Units:	1
Available SF:	1,530 SF
Lot Size:	10.4 Acres
Building Size:	140,090 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,877	27,113	45,948
Total Population	10,943	63,647	109,429
Average HH Income	\$101,340	\$102,823	\$110,551

**Mario Longobucco**  
(860) 307-5945



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REALTY

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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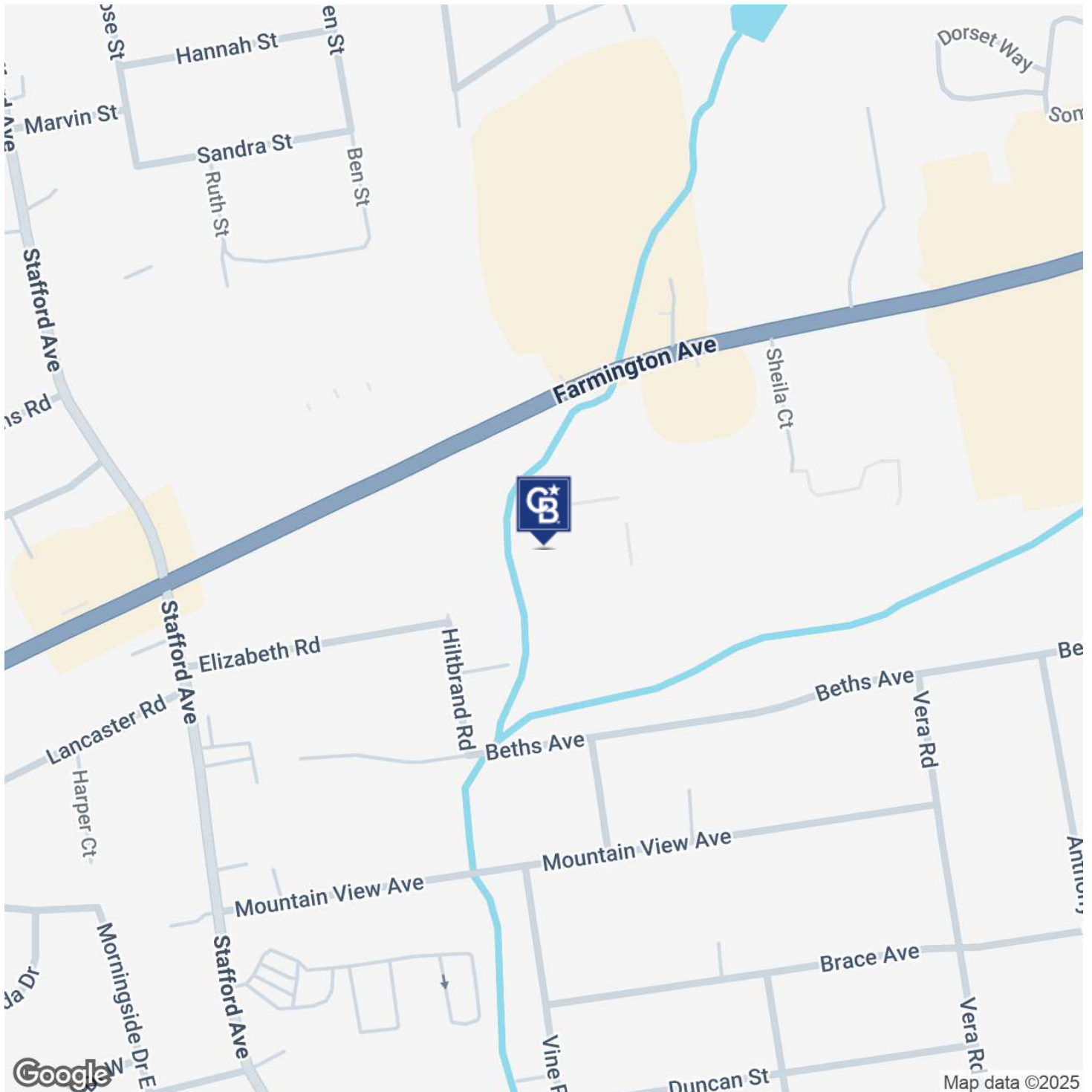
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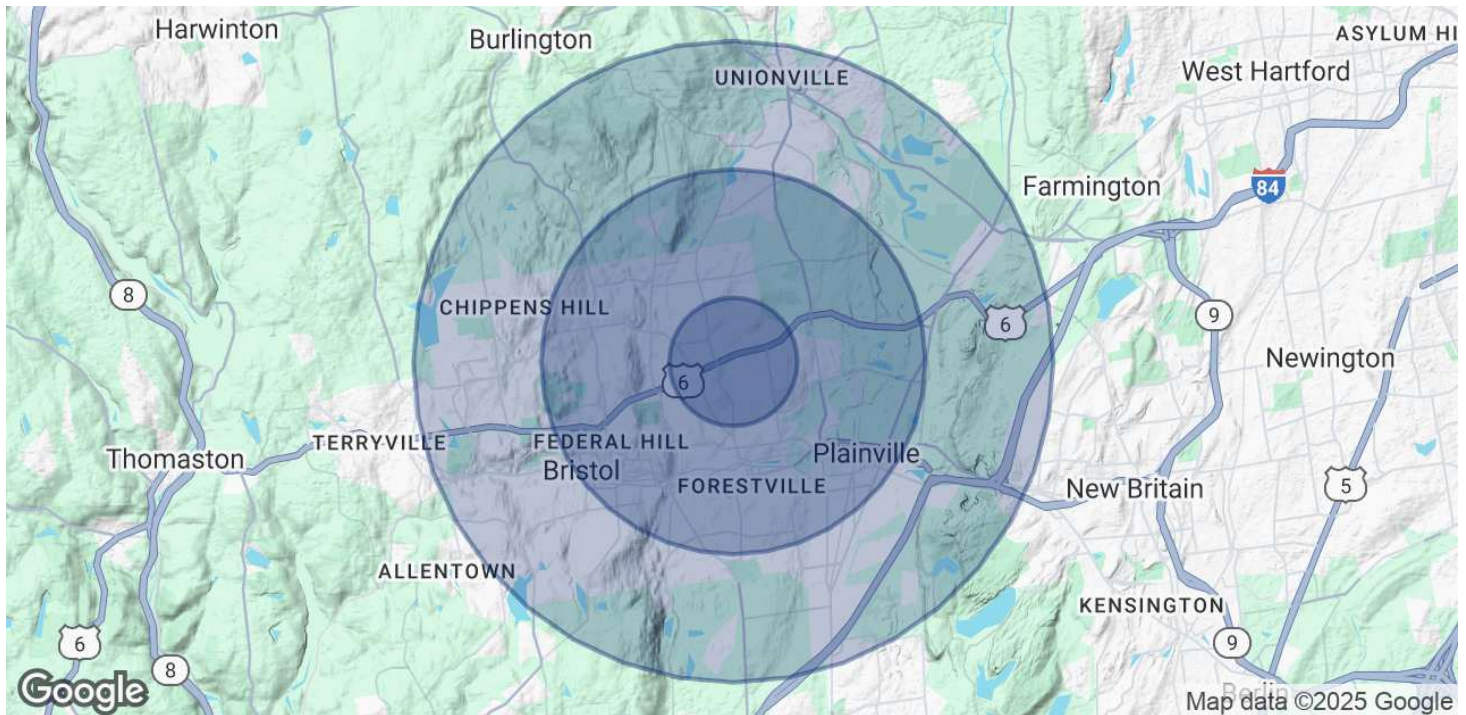
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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,943	63,647	109,429
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	4,877	27,113	45,948
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$101,340	\$102,823	\$110,551
Average House Value	\$264,223	\$291,227	\$334,322

Demographics data derived from AlphaMap

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