

LEASE

1019 FARMINGTON AVE

1019 Farmington Ave Bristol, CT 06010



PROPERTY DESCRIPTION

1019 Farmington Ave in Bristol, CT offers versatile spaces for office use, with flexible lease terms and move-in ready units. The well-maintained building provides ample parking and high visibility, creating an ideal environment for business success.

PROPERTY HIGHLIGHTS

- Convenient location in Bristol, CT.
- Versatile space suitable for office or retail use.
- Flexible lease terms for businesses of all sizes.
- Move-in ready for immediate occupancy.
- Well-maintained building and grounds.
- Ample parking for tenants and customers.
- Tenant-focused, responsive property management.
- High visibility and traffic on Farmington Ave.

OFFERING SUMMARY

Lease Rate:	\$400.00 - 700.00 per month
Number of Units:	15
Available SF:	168 - 366 SF
Lot Size:	23,641 SF
Building Size:	10,586 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	560	1,461	4,504
Total Population	1,240	3,206	10,048
Average HH Income	\$94,472	\$96,350	\$96,762

Tom J. Maira
(203) 448-7410



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LEASE INFORMATION

Lease Type:	MG	Lease Term:	12 months
Total Space:	168 - 366 SF	Lease Rate:	\$400.00 - \$700.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1	Available	168 SF	Modified Gross	\$400 per month	1 room.
Suite 8	Available	366 SF	Modified Gross	\$700 per month	2 rooms connected by a door.

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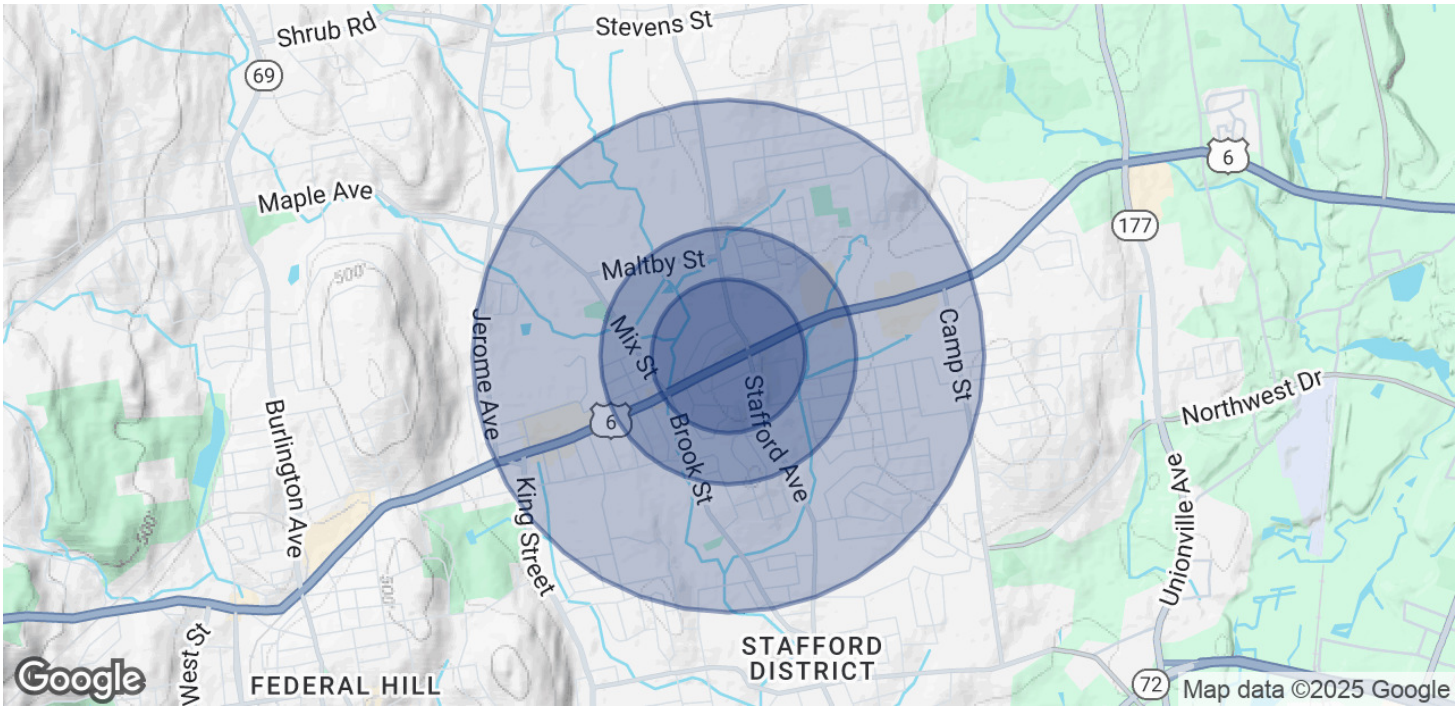
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,240	3,206	10,048
Average Age	44	45	45
Average Age (Male)	42	43	43
Average Age (Female)	46	46	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	560	1,461	4,504
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$94,472	\$96,350	\$96,762
Average House Value	\$228,265	\$236,609	\$249,620

Demographics data derived from AlphaMap

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TOM J. MAIRA

Commercial Associate

Cell: (203) 448-7410

Tom.Maira@cbrealty.com



CT #RES.0834822

Tom J. Maira
(203) 448-7410



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