

454 Farmington Avenue, Bristol, CT 06010



For Sale or Ground Lease

- BG – Business General Zoned
- Corner Lot – 0.75 acres with 180 feet on Farmington Avenue and 160 feet on Mercier Avenue with a curb cut on each
- City Water
- City Sewer
- Natural Gas Available
- Property is approved for a Dairy Queen location with Drive-Thru
- Traffic Count: 21,000 vehicles per day
- Near Auto Zone, O’Reilly’s Auto Parts, KFC, Walgreen’s, Yankee Harley Davidson, and Friendly’s

	Mile Radius		
	1	1-3	3-5
Population	12,009	50,810	96,227
Median Income	\$ 81,218.00	\$ 81,350.00	\$ 94,941.00
Average Household Income	\$ 113,123.00	\$ 105,165.00	\$ 128,981.00

The above information is from sources deemed reliable but not warranted, and is submitted subject to errors, omissions, change of other terms and conditions, prior sale, or withdrawal without notice. Any information that is critical to buying or leasing decision should be independently verified.

Prime Location on Route 6 Commercial Corridor



Sale Price: \$995,000.00

Ground Lease: \$100,000.00 NNN per year

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