



The Kase Group

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ASPEN DENTAL
NET LEASED OFFERING
1128 Farmington Avenue, Bristol, CT



ASPEN DENTAL

1128 Farmington Avenue,
Bristol, CT

PROPERTY INFORMATION

PROPERTY SUMMARY

The Kase Group is pleased to present the opportunity to acquire a single-tenant Aspen Dental property located in Bristol, Connecticut. The property is secured by a Double Net (NN) Lease, corporately guaranteed by Aspen Dental, with the current term expiring in December 2028. The lease features annual rent increases based on the Consumer Price Index (CPI). Aspen Dental has operated at this location since 1999, demonstrating longterm commitment to the site.

Strategically positioned along Farmington Avenue (US Route 6), the property benefits from excellent visibility and accessibility, with more than 26,300 vehicles per day passing the site. It is surrounded by a dense concentration of national and regional retailers including Walmart, Home Depot, ALDI, Stop & Shop, ShopRite, Price Chopper, TJ Maxx, Walgreens, CVS, AutoZone, Planet Fitness, Dunkin', Starbucks, Panera, and Burger King, all contributing to consistent consumer traffic and retail synergy.

The property is situated in a market with a growing mix of healthcare, industrial, and commercial infrastructure. Major employers in the area include ESPN's global headquarters, Otis Elevator Company, and Bauer Inc., all contributing to a stable employment base and daytime population. Healthcare providers such as Bristol Health (154 beds) and Hartford Hospital (867 beds) reinforce demand for dental and medical services.

The surrounding area features strong demographics with over 63,000 residents within 3 miles and an average household income of \$102,669.

Aspen Dental

1128 Farmington Avenue

PROPERTY HIGHLIGHTS

- **Net Leased Offering**
- **Minimal Landlord Obligations**
- **Long-Term Operating History – Occupied Site Since 1999**
- **Corporate Guarantee by Aspen Dental**
- **Annual Rent Increases Based on CPI**
- **Positioned on Farmington Avenue (US Route 6) – 26,300+ Vehicles Per Day**



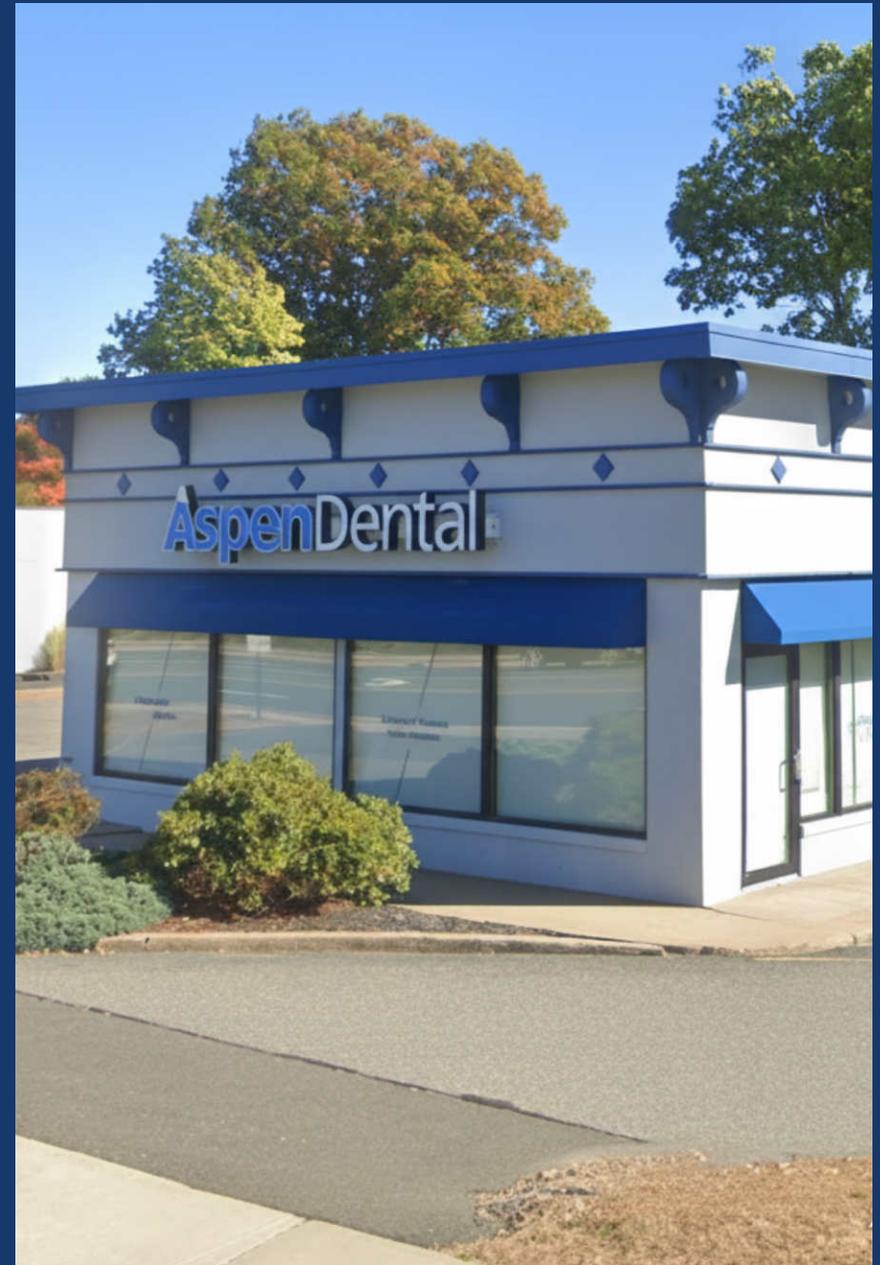
OFFERING SUMMARY

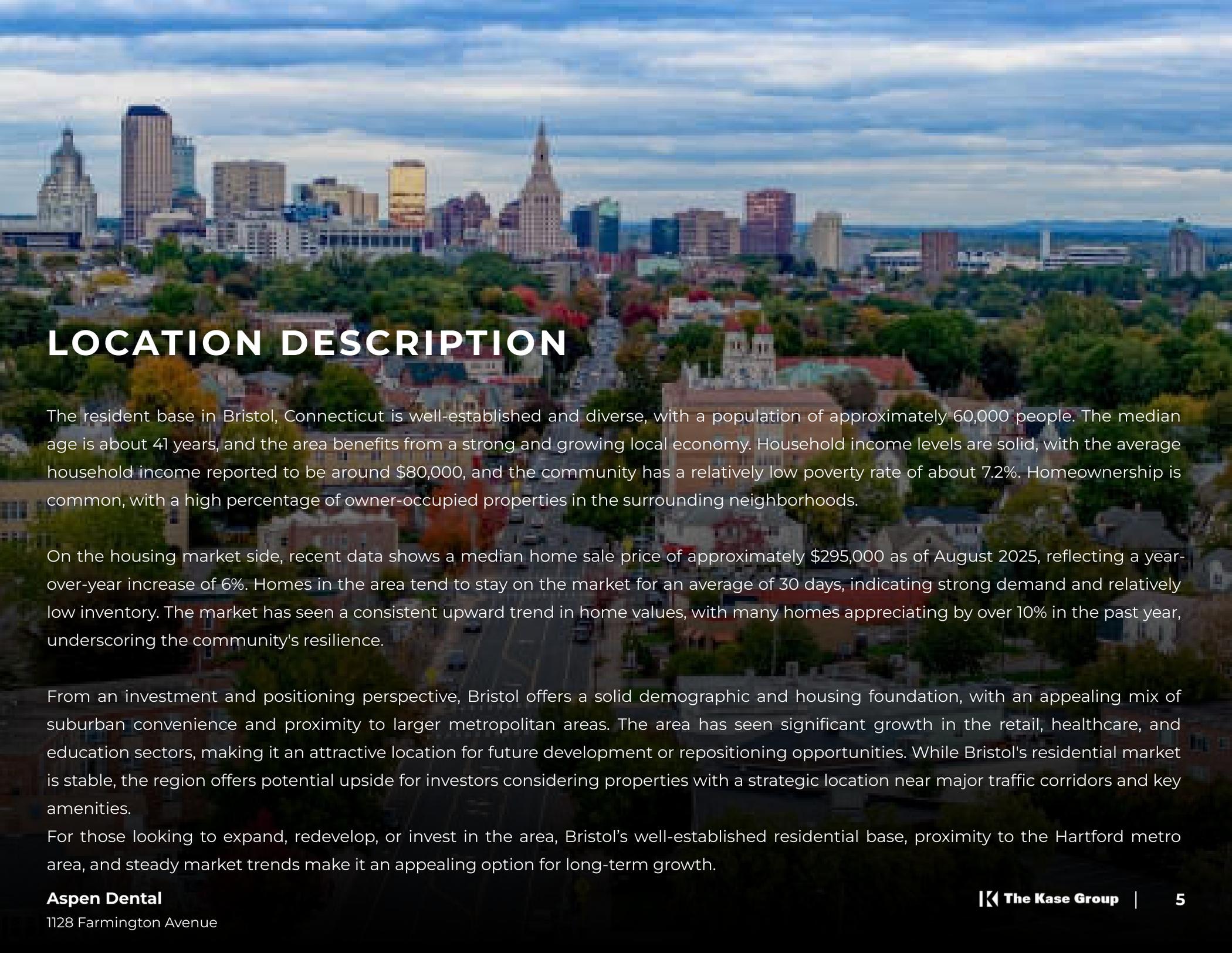
OFFERING SUMMARY

Property Name	Aspen Dental	
Address	1128 Farmington Avenue, Bristol, CT	
Sale Price	\$1,631,029	
Cap Rate	6.14%	
Net Operating Income	\$100,145	
Building Size	3,025 SF	
Lot Size	0.69 AC	
Lease Expiration	12/31/2028	
Options	None	
Increases	Annual CPI Increases	

ANNUAL RENT INCOME

01/01/2021 - 12/31/2021	\$80,702.15	
01/01/2022 - 12/31/2022	\$85,052.28	5.40%
01/01/2023 - 12/31/2023	\$92,026.56	8.20%
01/01/2024 - 12/31/2024	\$95,431.32	3.70%
01/01/2025 - 12/31/2025	\$97,759.80	2.44%
01/01/2026 - 12/31/2026	\$100,145.16	
01/01/2027 - 12/31/2027	CPI INCREASES	TBD
01/01/2028 - 12/31/2028	CPI INCREASES	TBD



An aerial photograph of a city, likely Bristol, Connecticut. The foreground shows a dense residential area with houses and trees. In the background, a city skyline is visible under a cloudy sky. The text 'LOCATION DESCRIPTION' is overlaid on the image in a large, white, sans-serif font.

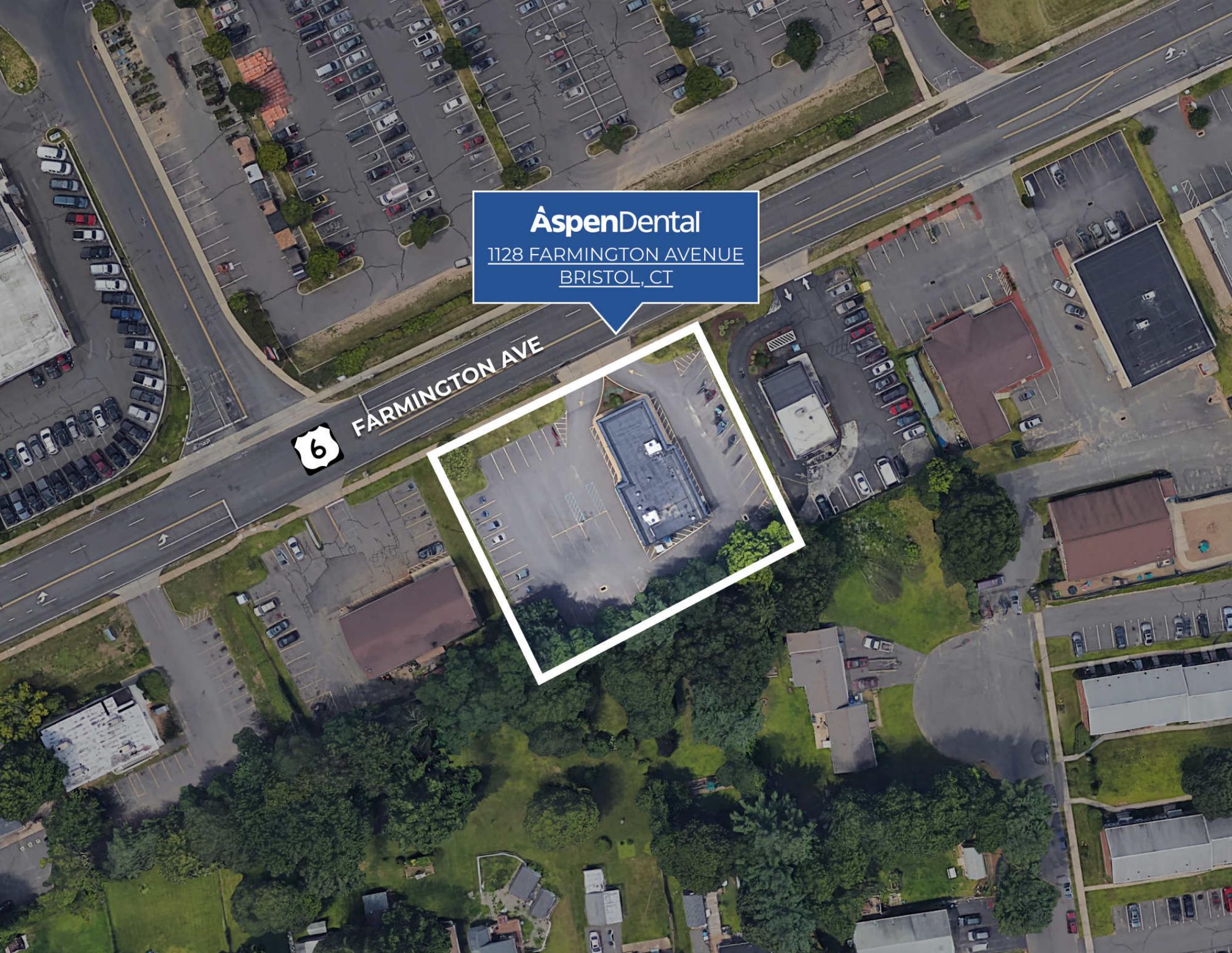
LOCATION DESCRIPTION

The resident base in Bristol, Connecticut is well-established and diverse, with a population of approximately 60,000 people. The median age is about 41 years, and the area benefits from a strong and growing local economy. Household income levels are solid, with the average household income reported to be around \$80,000, and the community has a relatively low poverty rate of about 7.2%. Homeownership is common, with a high percentage of owner-occupied properties in the surrounding neighborhoods.

On the housing market side, recent data shows a median home sale price of approximately \$295,000 as of August 2025, reflecting a year-over-year increase of 6%. Homes in the area tend to stay on the market for an average of 30 days, indicating strong demand and relatively low inventory. The market has seen a consistent upward trend in home values, with many homes appreciating by over 10% in the past year, underscoring the community's resilience.

From an investment and positioning perspective, Bristol offers a solid demographic and housing foundation, with an appealing mix of suburban convenience and proximity to larger metropolitan areas. The area has seen significant growth in the retail, healthcare, and education sectors, making it an attractive location for future development or repositioning opportunities. While Bristol's residential market is stable, the region offers potential upside for investors considering properties with a strategic location near major traffic corridors and key amenities.

For those looking to expand, redevelop, or invest in the area, Bristol's well-established residential base, proximity to the Hartford metro area, and steady market trends make it an appealing option for long-term growth.



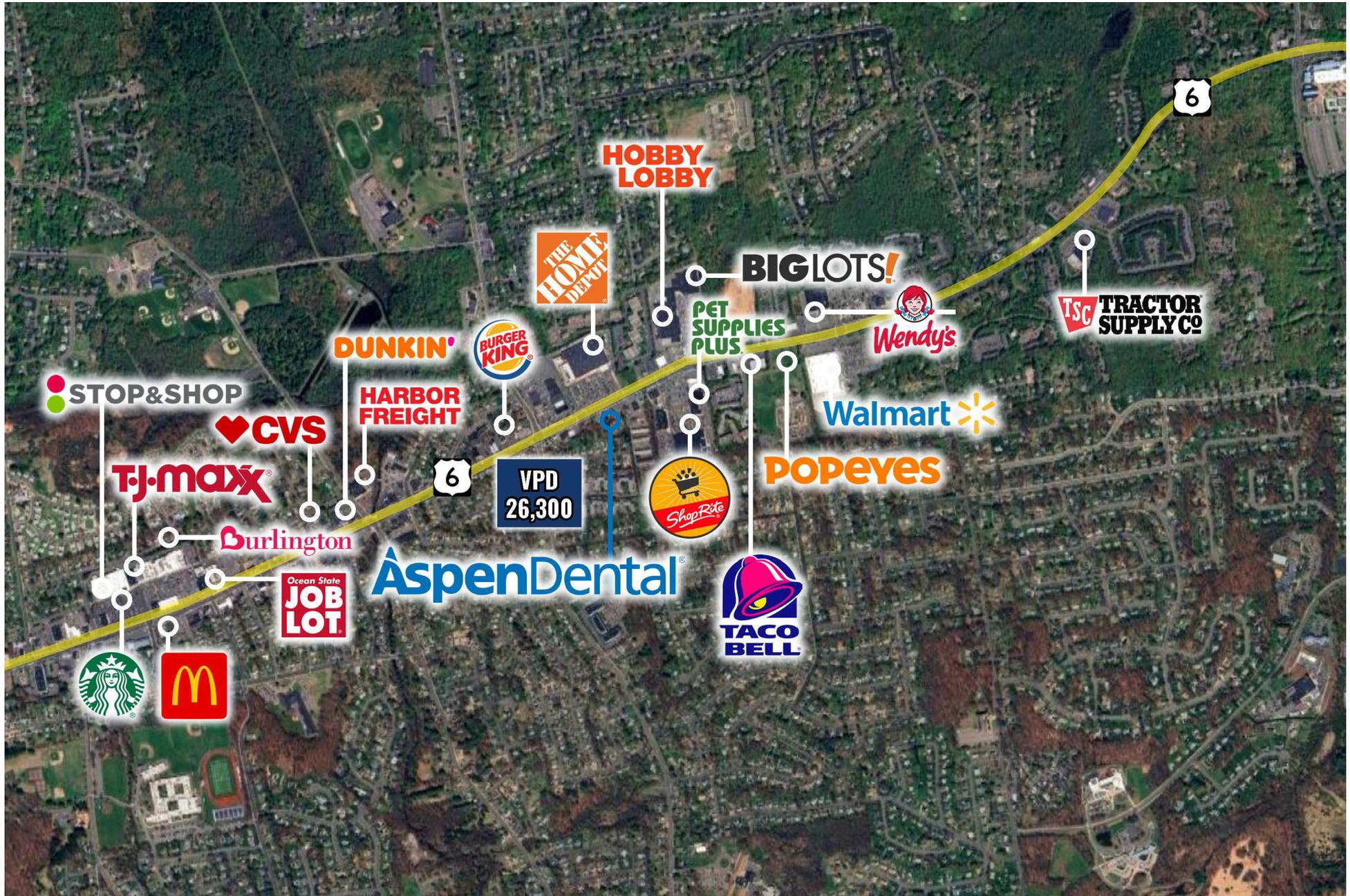
AspenDental

1128 FARMINGTON AVENUE
BRISTOL, CT

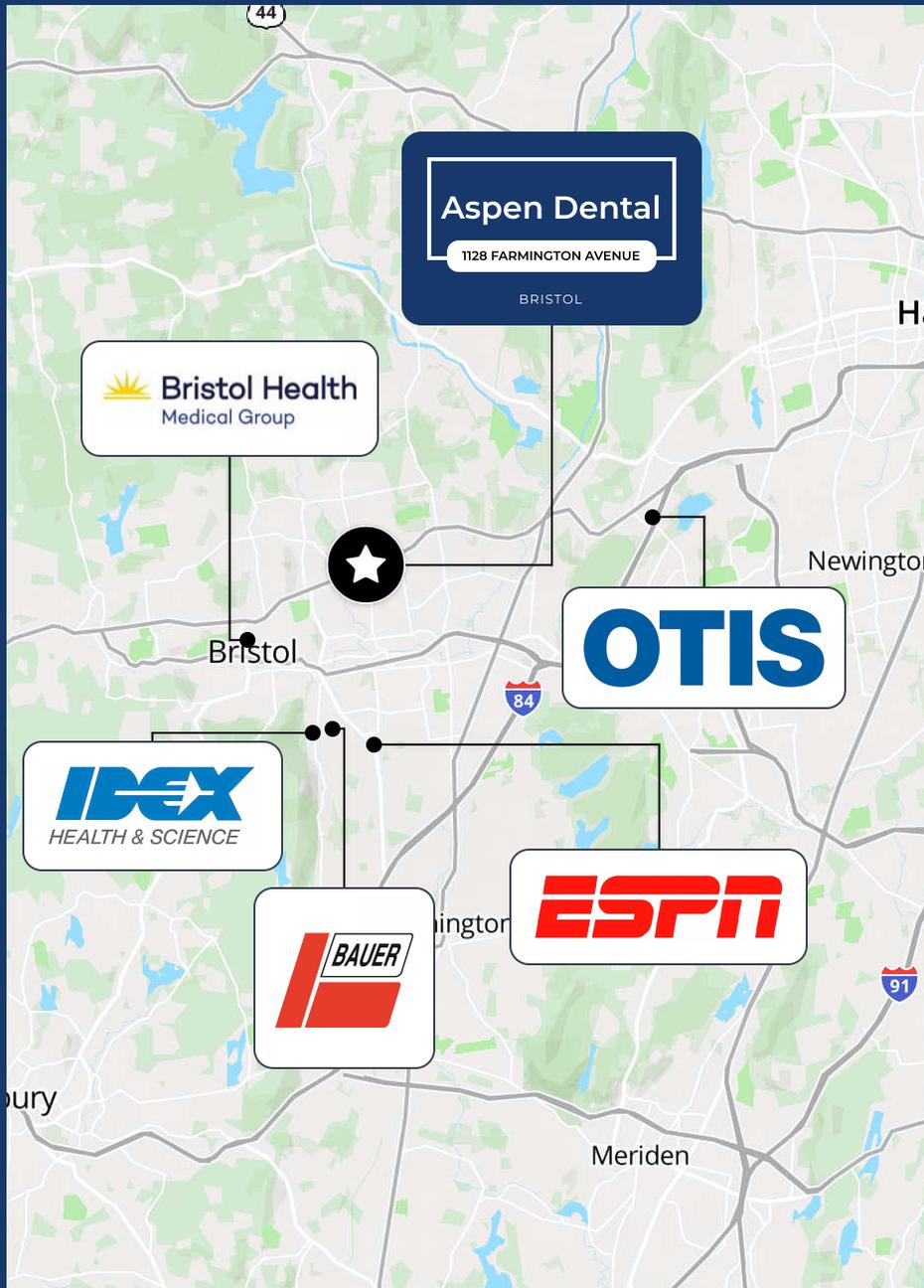


FARMINGTON AVE

AREA MAP



MAJOR EMPLOYERS



The area surrounding 1128 Farmington Avenue, Bristol, CT, is supported by a diverse workforce, with key industries including healthcare, education, manufacturing, and media. Major employers such as Bristol Health, ESPN, and Otis Elevator Company are central to the local economy, providing thousands of stable jobs and driving economic growth. Bristol Health plays a vital role in the region's healthcare sector, while ESPN enhances Bristol's global profile in sports media. Otis Elevator Company, a leader in manufacturing, adds depth to the area's industrial base.

These major employers are not just job providers; they are vital to the area's economic fabric, creating a foundation of skilled labor and professional expertise that supports a variety of secondary businesses and services. The presence of these key employers fosters a thriving local economy, bolstering consumer spending and creating an environment ripe for further investment and development. As a result, the region enjoys economic resilience, ensuring stable employment prospects for residents and reinforcing Bristol's reputation as a community with a well-balanced and adaptive employment landscape. The mix of industries, from healthcare to media and manufacturing, positions the area as a desirable and diversified market for both businesses and employees alike.

Employer	Industry	Employees	Distance
ESPN	Media	4,000+	3.3 miles
Otis Elevator	Industrial	1,000+	5.4 miles
Bauer Inc.	Industrial	500+	3.1 miles
Bristol Hospital and Health Care Group, Inc.	Healthcare	2,000+	2.6 miles
IDEX Health & Science	Industrial	1,200+	3.2 miles

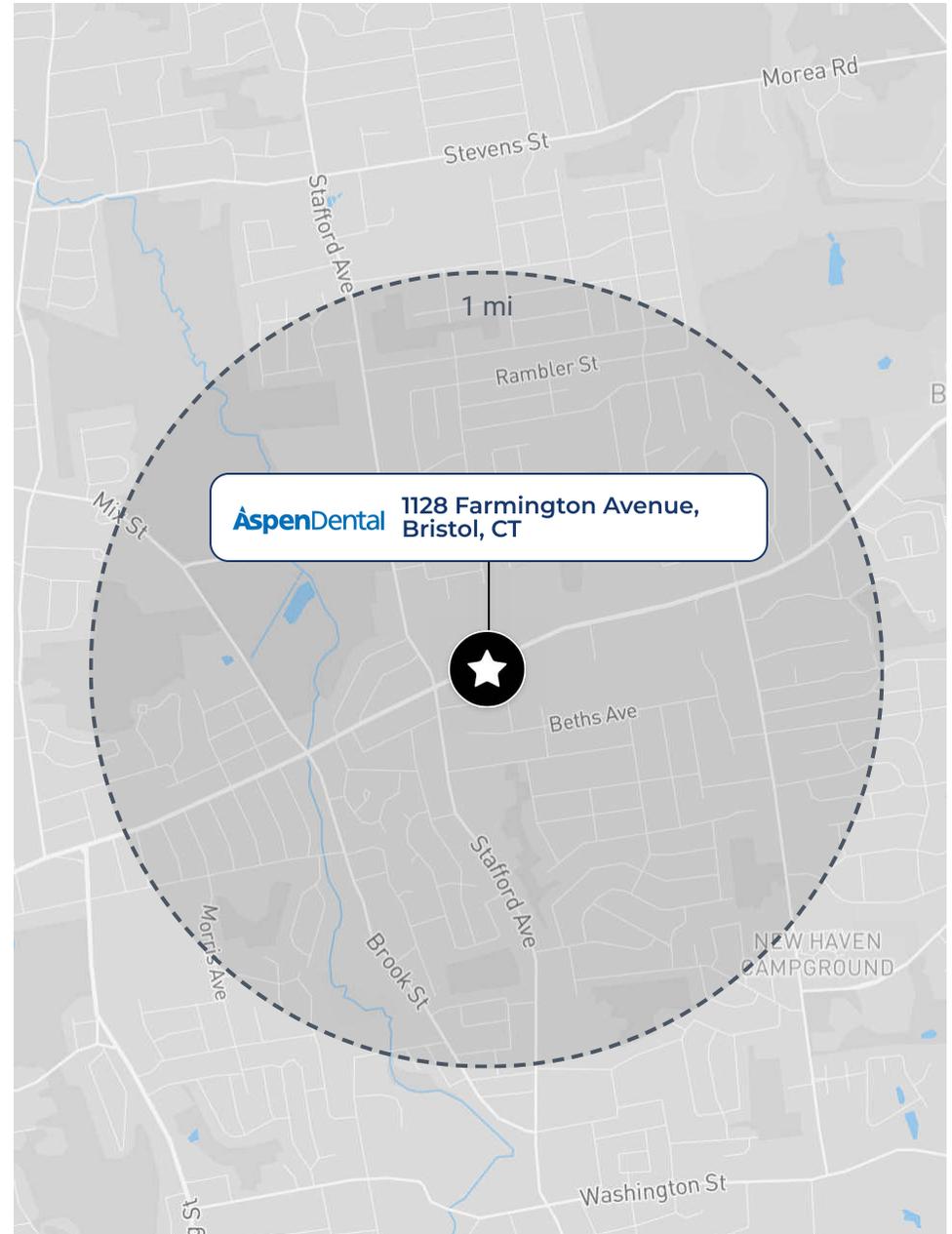
Aspen Dental
1128 Farmington Avenue

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population (2024)	12,673	63,000	148,065
Projected Population (2029)	12,611	62,000	121,950
Median Age	38.5	38.2	40.7
Total Households	5,246	24,745	60,781
Average Household Size	2.35	2.44	2.51
Median Household Income	\$82,914	\$83,458	\$85,245
Per Capita Income	-	\$42,170	-
Projected New Housing Units (2025-2029)	46	46	46

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,342	27,841	45,654
# of Persons per HH	2.30	2.30	2.38
Average HH Income	\$82,914	\$102,669	\$77,930
Average House Value	\$220,737	\$234,121	\$251,963

Demographics data derived from multiple sources including LoopNet and ESRI.





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