

# 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 |

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**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

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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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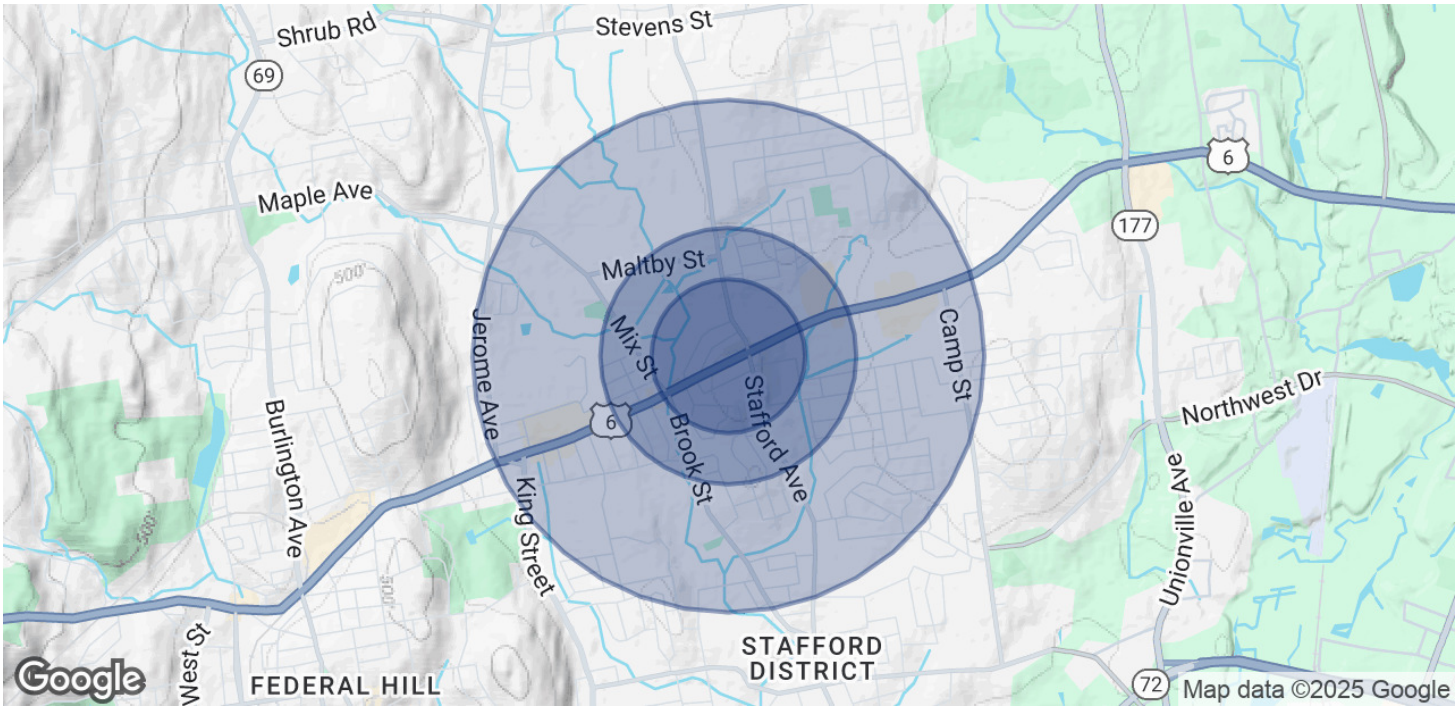
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| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 1,240     | 3,206     | 10,048 |
| Average Age          | 44        | 45        | 45     |
| Average Age (Male)   | 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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CT #RES.0834822

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