

# AVAILABLE FOR LEASE

780 King Street, Bristol, CT



**1,250 SF**

## PROPERTY OVERVIEW

<b>ADDRESS</b>	780 King Street, Bristol, CT 06010	
<b>DETAILS</b>	<b>FEATURES</b>	
<b>LEASING</b>	1,250 SF Available	<ul style="list-style-type: none"> <li>• Corner location with excellent visibility</li> <li>• High traffic retail corridor on Route 6</li> <li>• Newly renovated space</li> </ul>
<b>ASKING RENT</b>	\$1,700 per month + utilities	
<b>AVAILABILITY</b>	Immediate	
<b>USES</b>	Retail, medical, or office	

## ABOUT US

New England Retail Properties, Inc. is a full service commercial real estate development and brokerage company specializing in shopping center leasing, development and investment sales.

New England Retail Properties Inc.  
150 Hartford Ave. Wethersfield, CT 06109  
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**EXCLUSIVE BROKER**  
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Please visit us at [www.newenglandretail.com](http://www.newenglandretail.com)

**SPACES AVAILABLE | FOR LEASE**



**1,250 SF**

<b>NOW LEASING</b>	
<b>SIZE</b>	1,250 SF
<b>ASKING RENT</b>	\$1,700 per month + utilities
<b>USE</b>	Retail, medical or office

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**RETAIL MARKET | KING STREET & FARMINGTON AVENUE**



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**HIGHLIGHTS**

- Great location on the corner of King St. & Farmington Ave. (Route 6)
- High traffic retail corridor with 37,575 vehicles per day at the intersection of King St. and Farmington Ave. (Route 6).
- Large pylon sign visible on King Street.
- Plenty of on-site parking

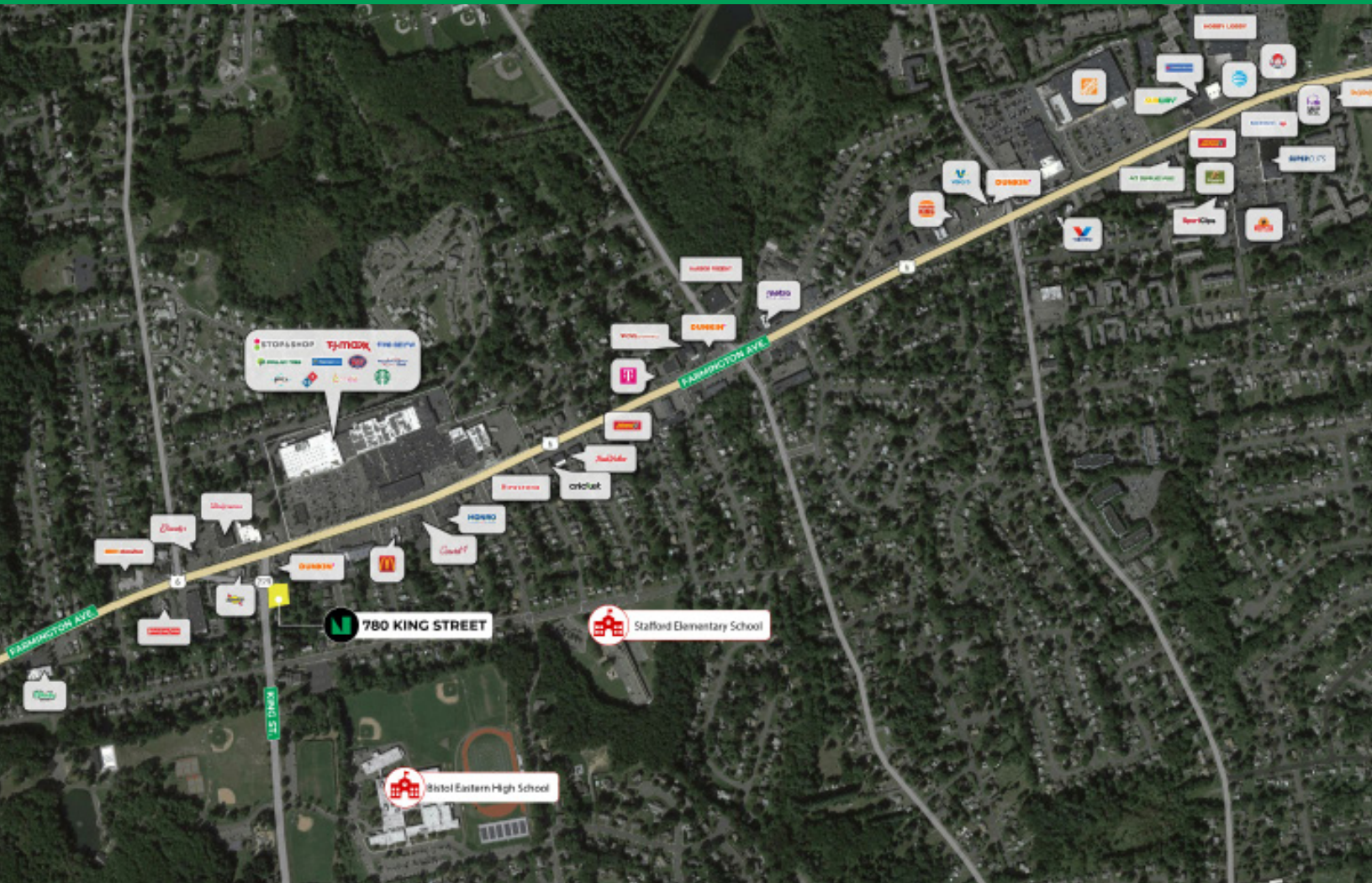
**CURRENT TENANTS**



**Optimal Balance**  
Therapeutic Massage LLC



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DEMOGRAPHICS	3 MILE	5 MILES	10 MILES
TOTAL POPULATION	65,049	107,112	356,657
TOTAL # OF HOUSEHOLDS	27,628	45,023	144,051
AVG. HOUSEHOLD INCOME	\$93,562	\$100,998	\$104,450

**TRAFFIC COUNTS (Vehicles Per Day)**

KING STREET	12,927 VPD
FARMINGTON AVENUE (ROUTE 6)	23,487 VPD

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