

OFFICE SUITES AVAILABLE FOR LEASE

1001 Farmington Avenue (Route 6), Bristol, CT



PROPERTY OVERVIEW | Office Suites For Lease

ADDRESS 1001 Farmington Avenue, Bristol, CT 06010

SUITE 201

SIZE	1,500 SF
RENT	\$2,380 per month plus electric
UTILITIES	Heat, A/C and trash removal included



HIGHLIGHTS

- Affordable and flexible pricing
- Excellent visibility from Farmington Avenue (Route 6)
- Strong demographics with a population of over 360,000 within 10 miles of the subject property.
- High traffic retail corridor with over 26,000 vehicles per day
- Surrounding retailers including, ShopRite, CVS, Big Lots, Home Depot, The Edge Fitness, Walmart, Dunkin', Burger King and many more.

SUITE 201 | Move-in Ready Medical Space!

Move-in ready medical space equipped with a reception area, back office, filing room, sinks in every service room, private restroom, and kitchen.

SUITE SIZE: 1,500 SF

RENT: \$2,380 per month plus electric



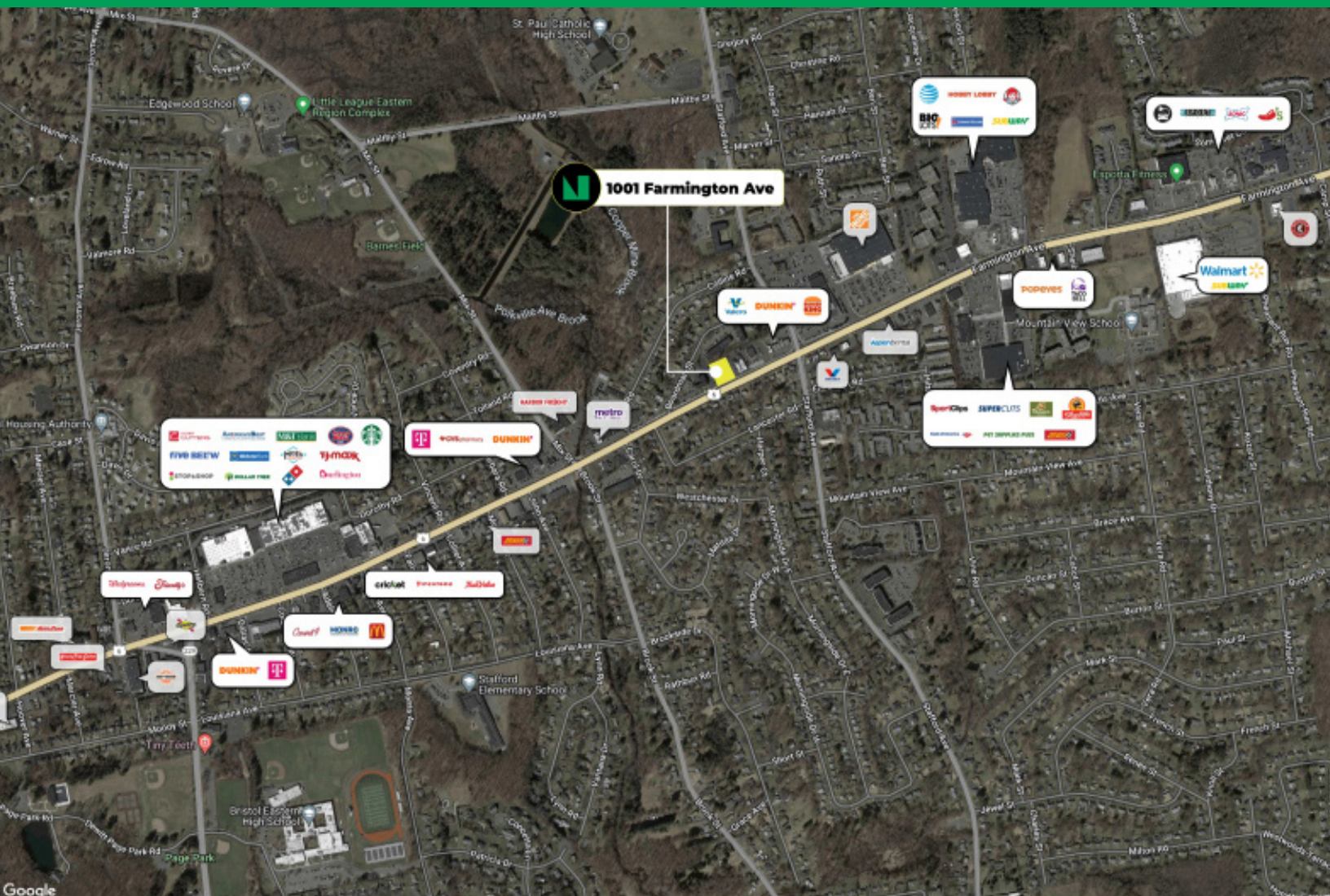


EXCLUSIVE BROKER

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DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
TOTAL POPULATION	107,522	369,502	952,229
TOTAL # OF HOUSEHOLDS	45,499	149,850	384,905
AVG. HOUSEHOLD INCOME	\$100,503	\$110,522	\$99,750

TRAFFIC COUNT: 26,803 Vehicles Per Day (Farmington Ave.)