



New England  
Retail Properties, Inc.

**AVAILABLE FOR LEASE**



**6,500 SF**



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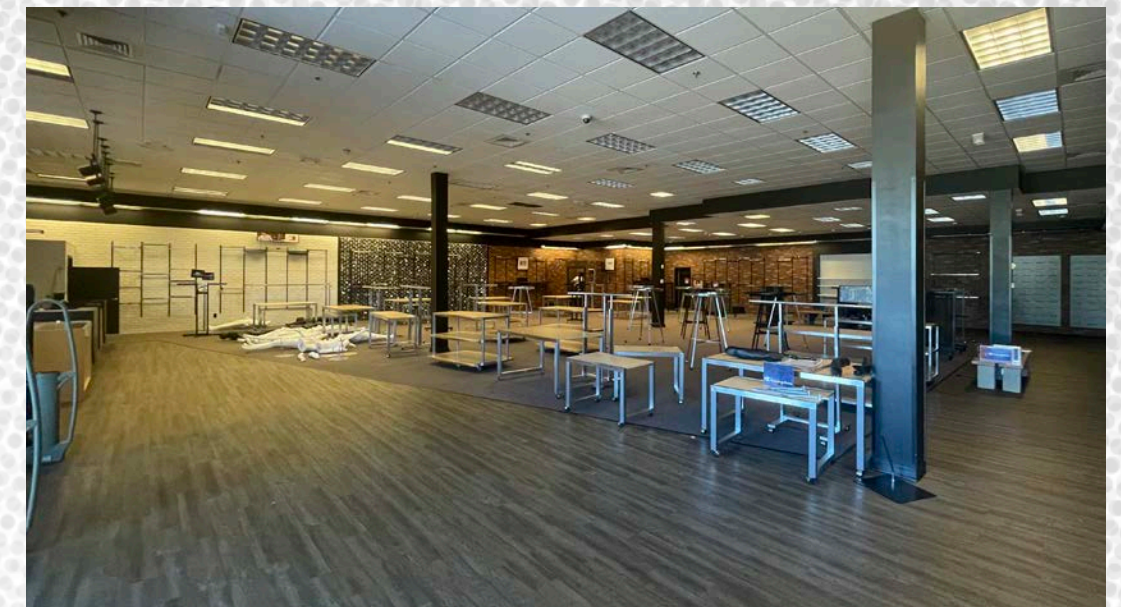
**6,500 Sq. Ft. End Cap Space**

**1290 Farmington Avenue RTE-6, Bristol, CT 06010**

**NOW LEASING**

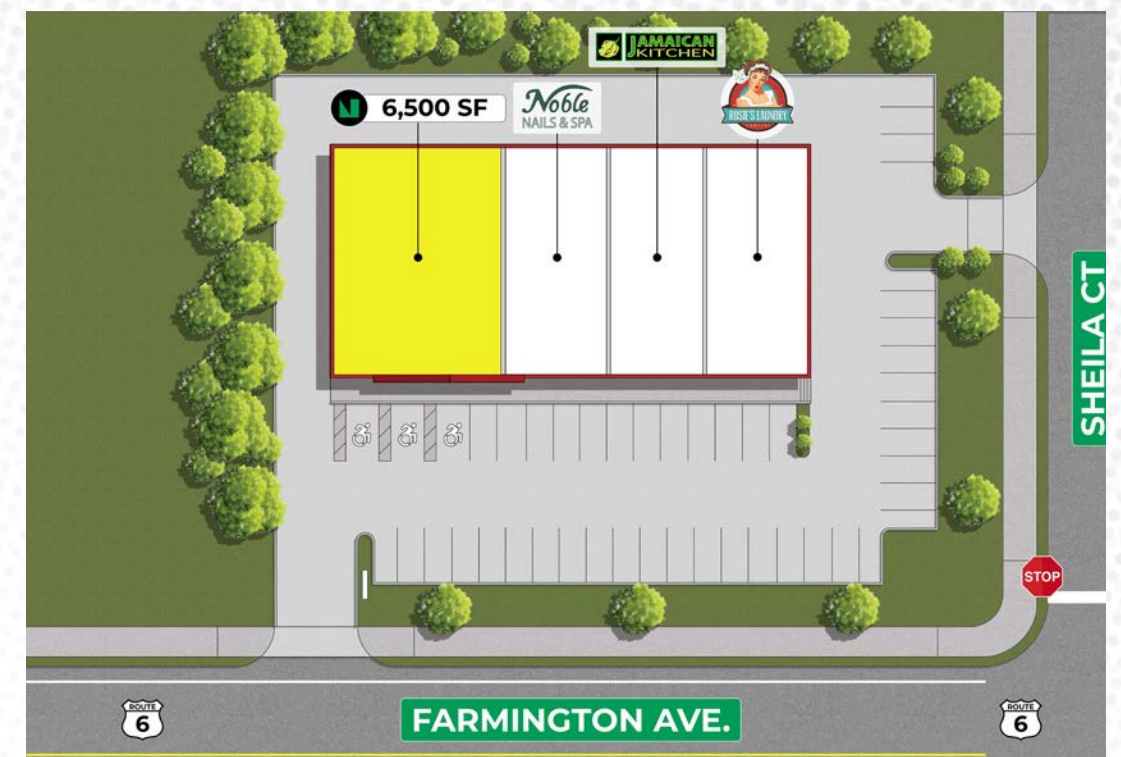


Now leasing 6,500 SF of end cap space (can be divided) on Route 6! The subject property is located in a busy section of Route 6 and on the boarder of Bristol and Farmington Connecticut. This property offers excellent visibility in a high traffic retail corridor with over 25,000 vehicles per day. Surrounded by both national and local tenants including, Walmart, Popeyes, Esporta Fitness, Hobby Lobby and ShopRite. The current occupying tenants at 1290 Farmington Avenue are Noble Nail & Spa, Jamaican Kitchen and Rosie's Laundry.



**PROPERTY DETAILS** | Now Leasing

<b>SPACE SIZE</b>	6,500 SF (can be divided)
<b>RENT PRICE</b>	Contact broker for pricing details
<b>PARKING</b>	47 on-site spaces
<b>USE TYPE</b>	Retail / Medical / Restaurant / Service



**HIGHWAY ACCESS**  
Approximately 4.6 miles,  
6 minute to I-84

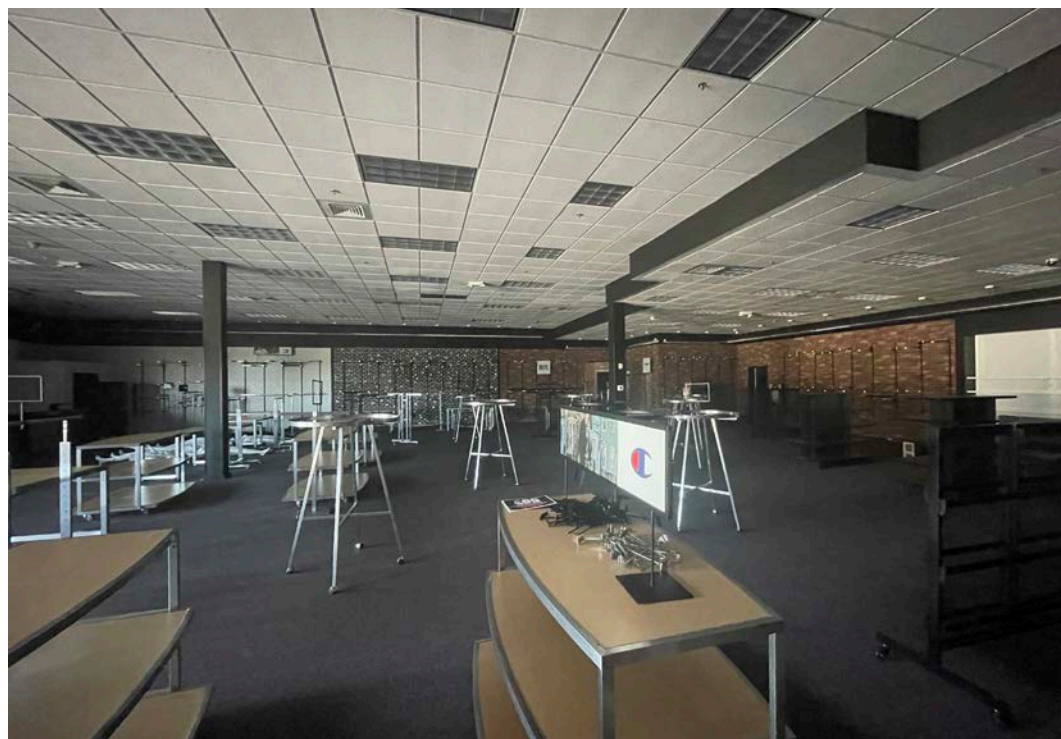
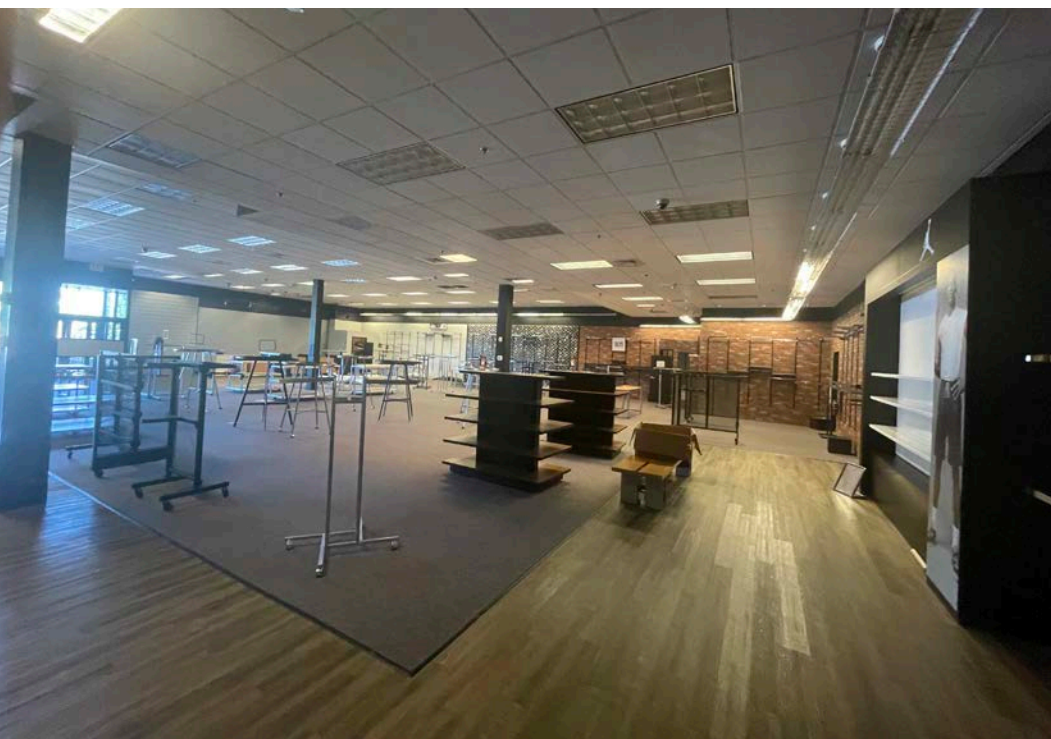
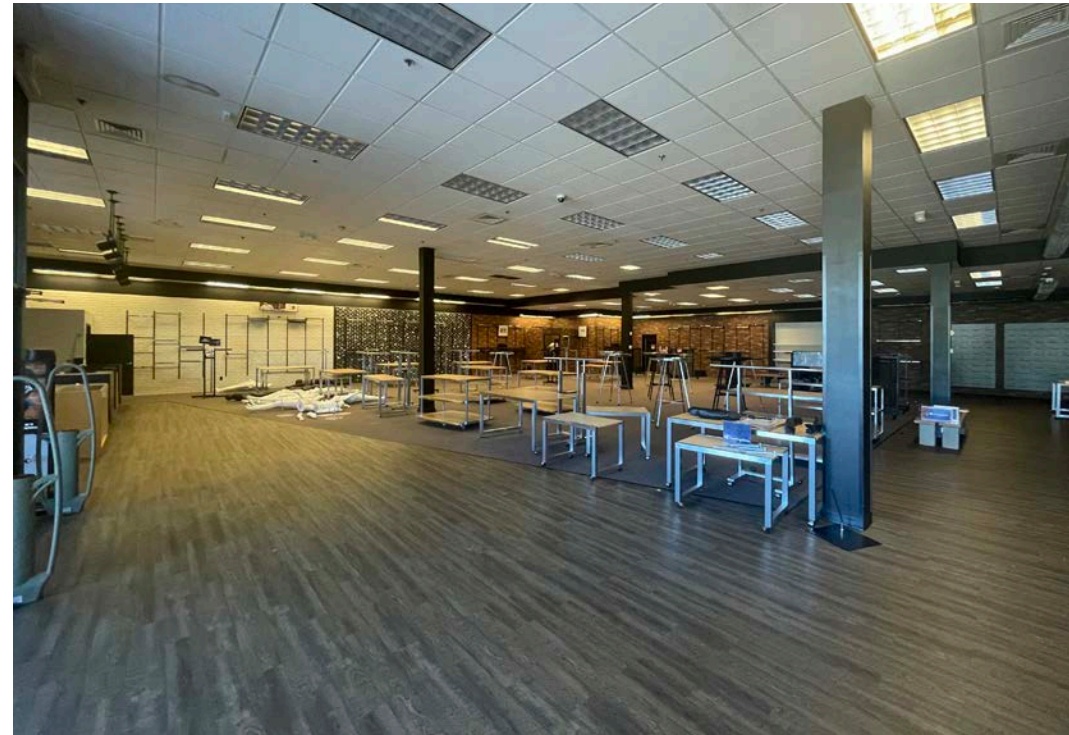
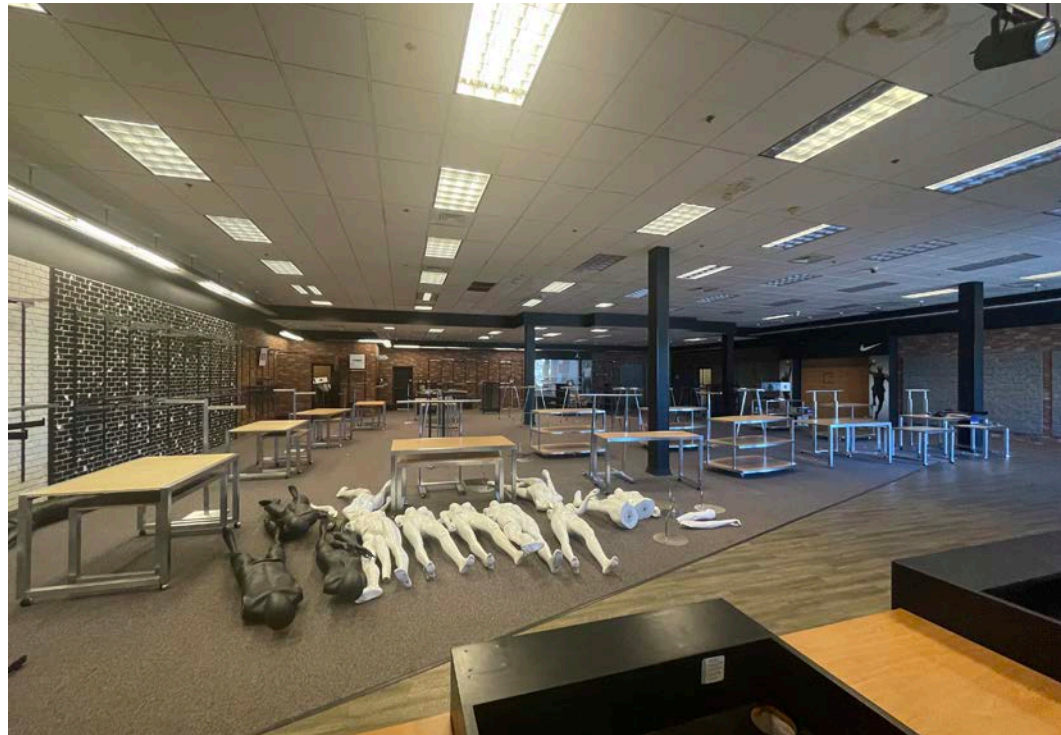


**DEMOGRAPHICS**  
Heavily populated area:  
+110,000 people within 5 miles



**TRAFFIC COUNTS**  
High Traffic counts with over  
25,000 vehicles per day

# INTERIOR PHOTOS

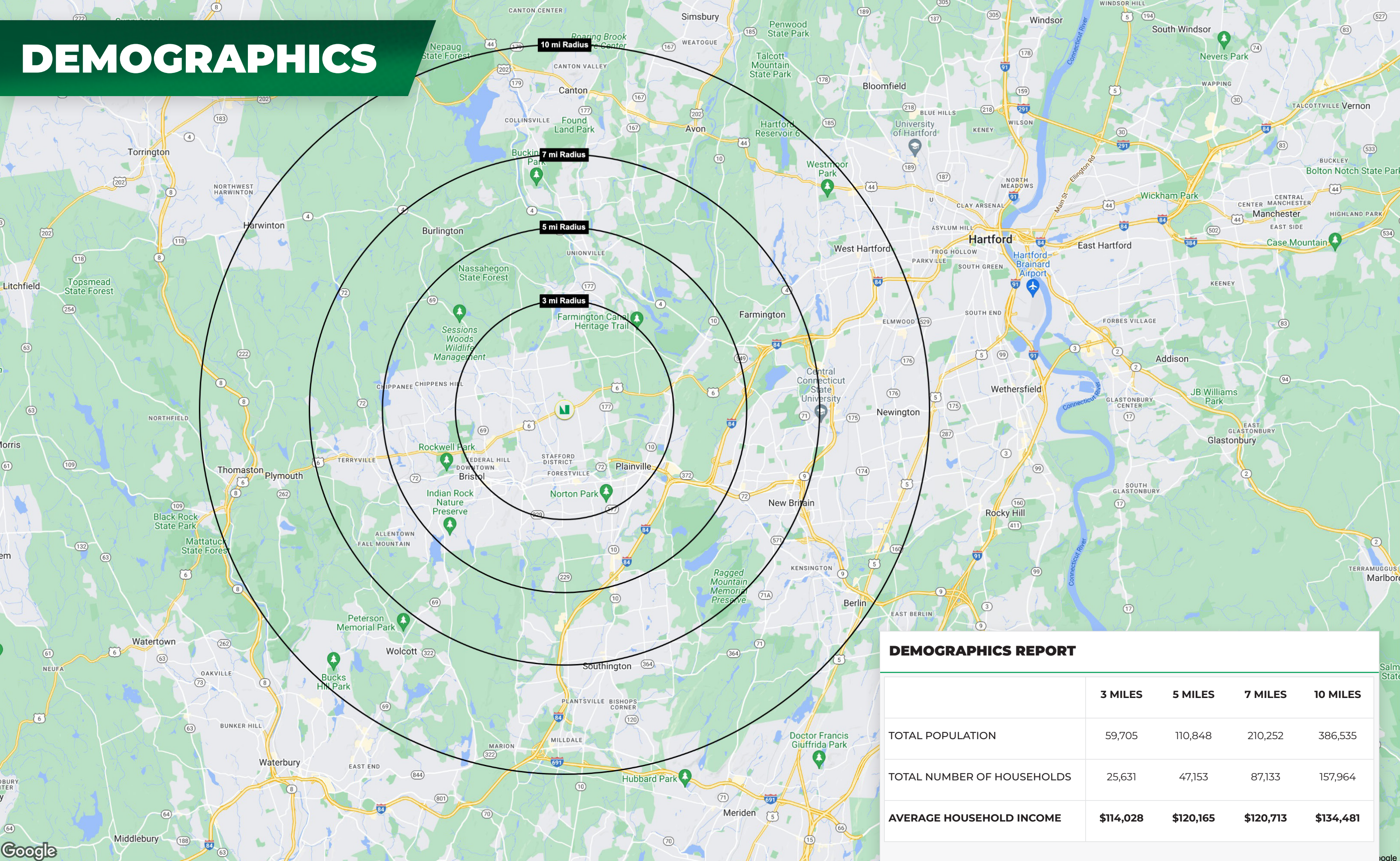




**1290 FARMINGTON AVE.**

TRAFFIC COUNTS (AVERAGE VEHICLES PER DAY)	
FARMINGTON AVENUE (ROUTE 6)	25,903 VPD

# DEMOGRAPHICS



DEMOGRAPHICS REPORT				
	3 MILES	5 MILES	7 MILES	10 MILES
TOTAL POPULATION	59,705	110,848	210,252	386,535
TOTAL NUMBER OF HOUSEHOLDS	25,631	47,153	87,133	157,964
AVERAGE HOUSEHOLD INCOME	\$114,028	\$120,165	\$120,713	\$134,481



## CONTACT

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