



New England  
Retail Properties, Inc.

**NOW AVAILABLE FOR LEASE**



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***2,100 SF Industrial Office Space***

166 Riverside Avenue, Bristol, CT 06010

# 116 RIVERSIDE AVENUE



## PROPERTY DETAILS | Now Leasing

<b>Office Size</b>	740 SF
<b>Industrial Space</b>	1,360 SF
<b>Total Size</b>	2,100 SF
<b>Building Type</b>	Industrial Office
<b>Lot Size</b>	0.36 Acres
<b>Use Type</b>	Retail, medical, or trade/contractor
<b>Rent Price</b>	Upon Request
<b>Utilities</b>	Tenant pays taxes, gas and electric
<b>Occupancy</b>	Tenant move-in March 2024

## HIGHLIGHTS

- Spacious 740 sq. ft. finished office space with kitchenette and single bathroom
- 1,360 sq. ft. of open industrial space with roll-up door
- Building equipped with alarm and surveillance system
- Newly paved parking lot Spring 2024



## HIGHWAY ACCESS

Approximately 4.2 miles,  
6 minutes to Interstate-84



## DEMOGRAPHICS

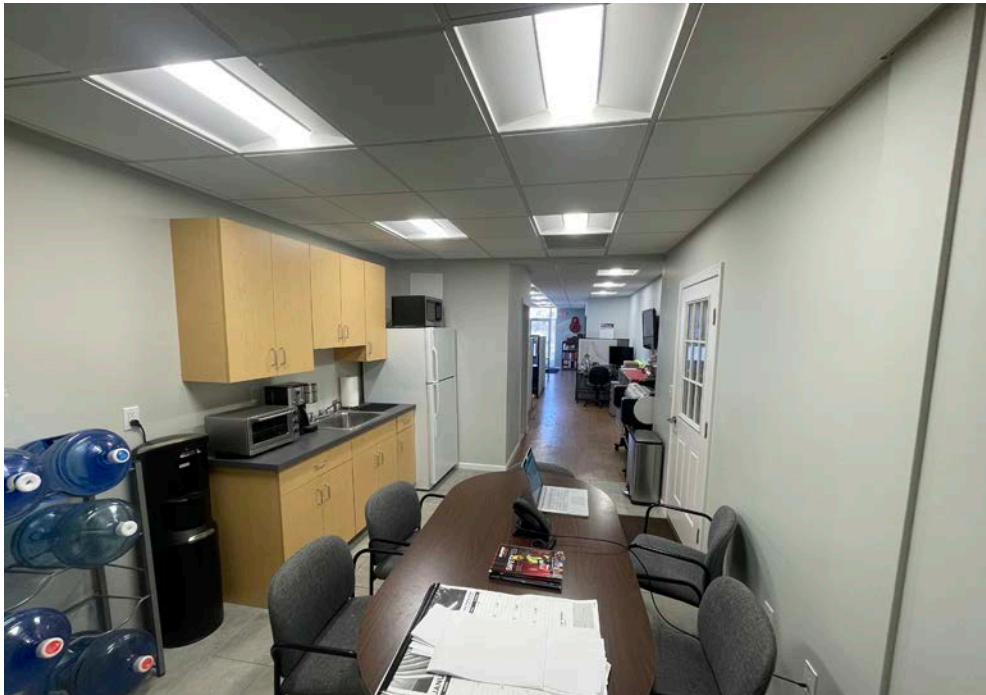
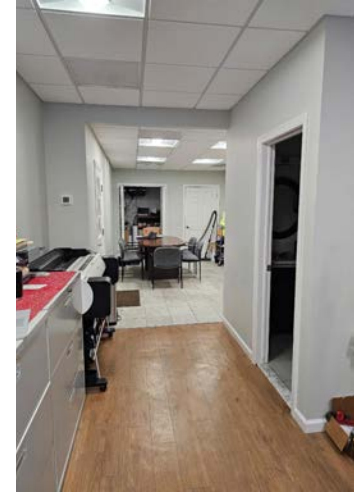
Estimated population of  
over 108,000 within 5 miles



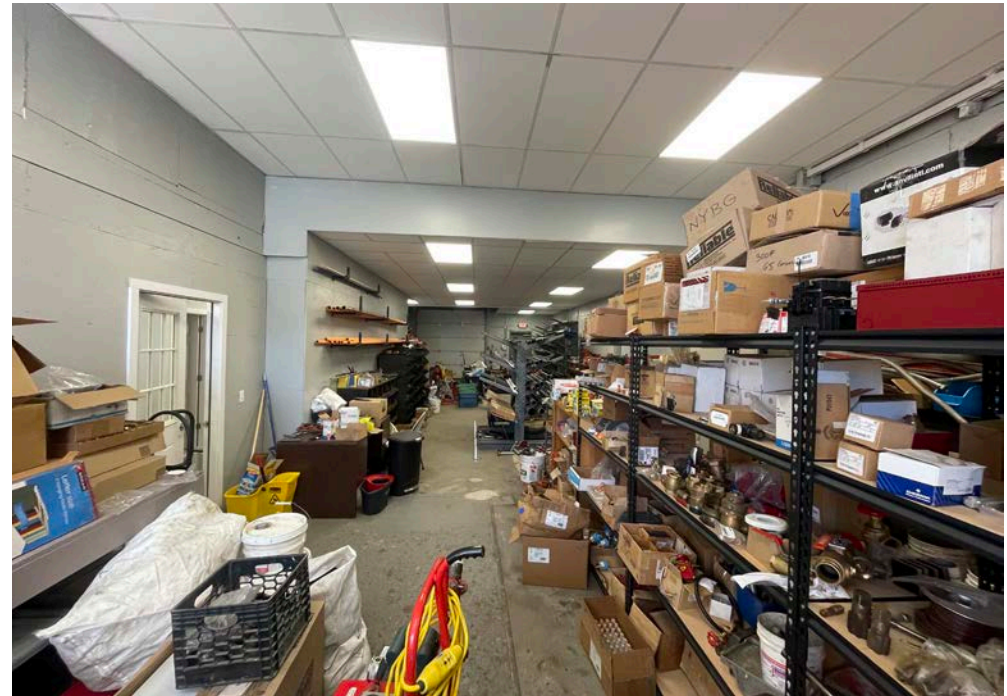
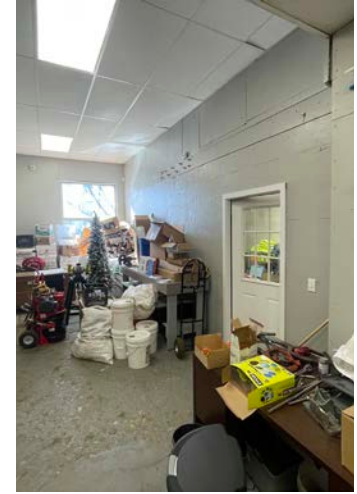
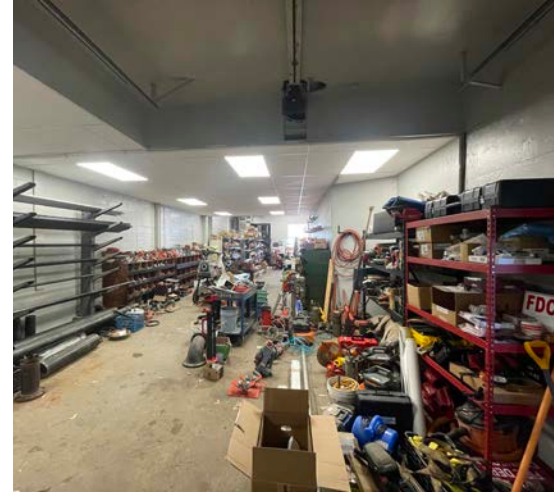
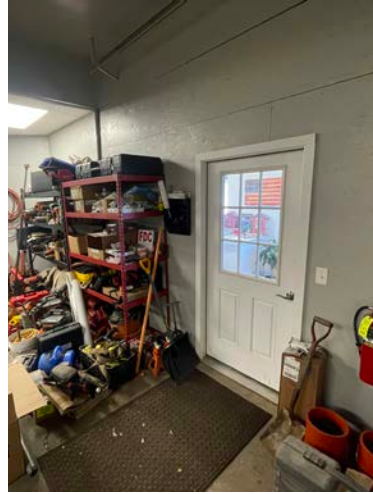
## TRAFFIC COUNTS

Strong Traffic counts with  
over 7,755 vehicles per day

# 740 SF OFFICE SPACE



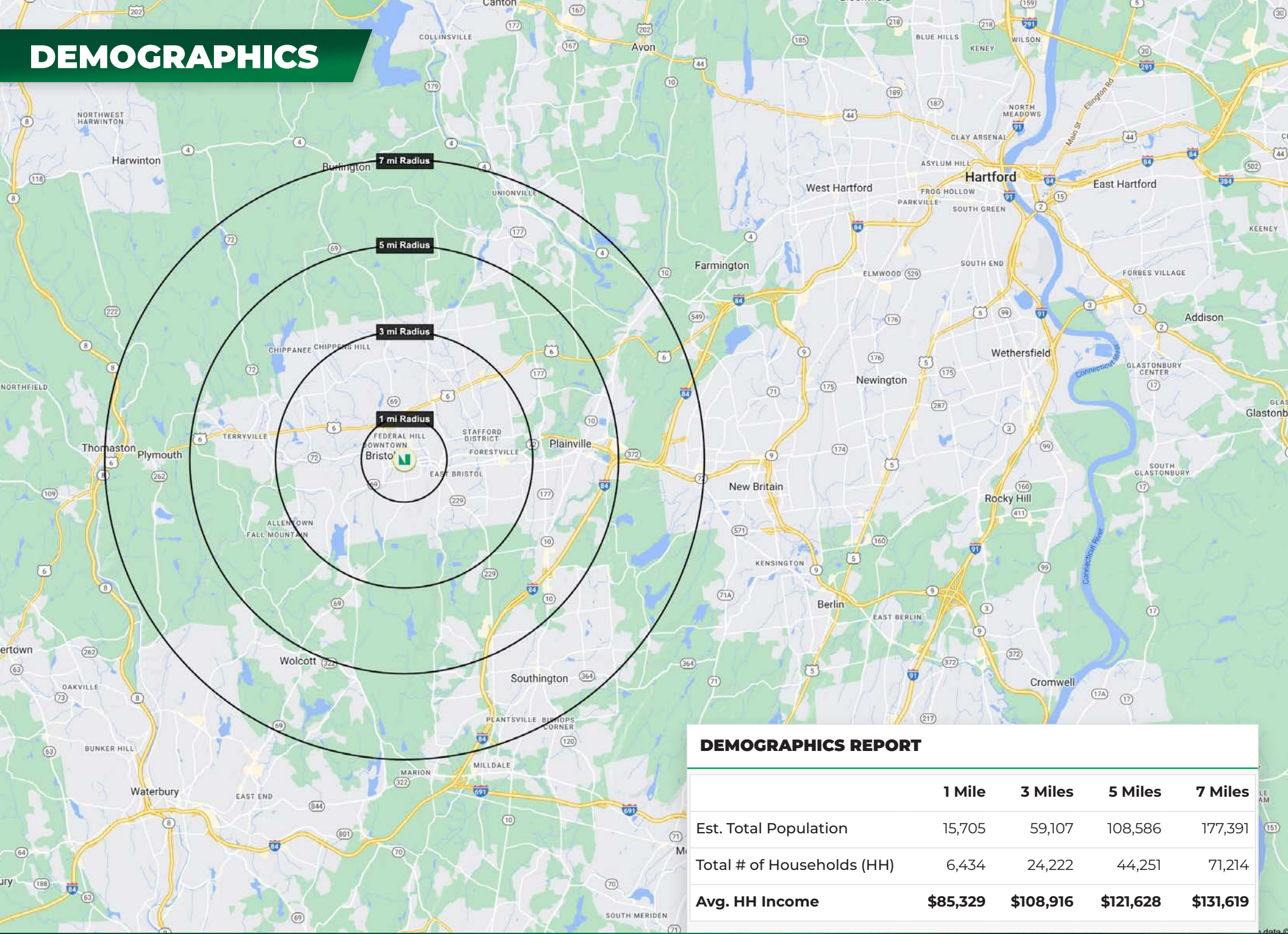
# 1,360 SF INDUSTRIAL SPACE



# MARKET AERIAL



# DEMOGRAPHICS



DEMOGRAPHICS REPORT				
	1 Mile	3 Miles	5 Miles	7 Miles
Est. Total Population	15,705	59,107	108,586	177,391
Total # of Households (HH)	6,434	24,222	44,251	71,214
Avg. HH Income	\$85,329	\$108,916	\$121,628	\$131,619



## CONTACT

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