



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

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

## HIGHLIGHTS

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



### HIGHWAY ACCESS

Approximately 4.2 miles,  
6 minutes to Interstate-84



### DEMOGRAPHICS

Estimated population of  
over 108,000 within 5 miles

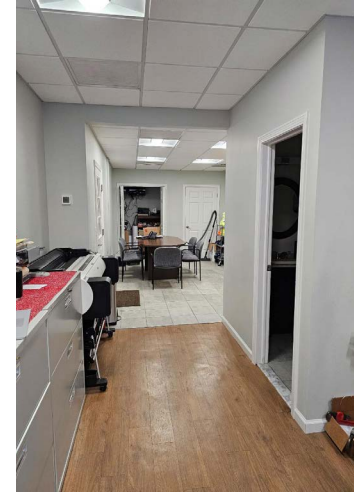


### TRAFFIC COUNTS

Strong Traffic counts with  
over 7,755 vehicles per day

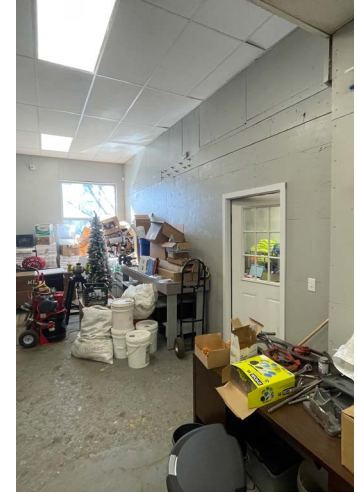


# 740 SF OFFICE SPACE





# 1,360 SF INDUSTRIAL SPACE





# MARKET AERIAL



 **Bristol Public Library**

 **Bristol City Hall**

**THOMAS**  
FITNESS AND PERFORMANCE

 **THE CAROUSEL MUSEUM**

 **BRISTOL WATER & SEWER DEPARTMENT**

 **THE PET SPALLIC**  
BRISTOL, CT

 **Bristol Town Clerk**

 **Bristol Health**

**FAMILY DOLLAR**

**SUBWAY**

 **M&T Bank**

**DOLLAR GENERAL**

 **BIKER'S**

 **PRIMO PRESS**  
SCREEN PRINTING & EMBROIDERY

 **Subject Property**

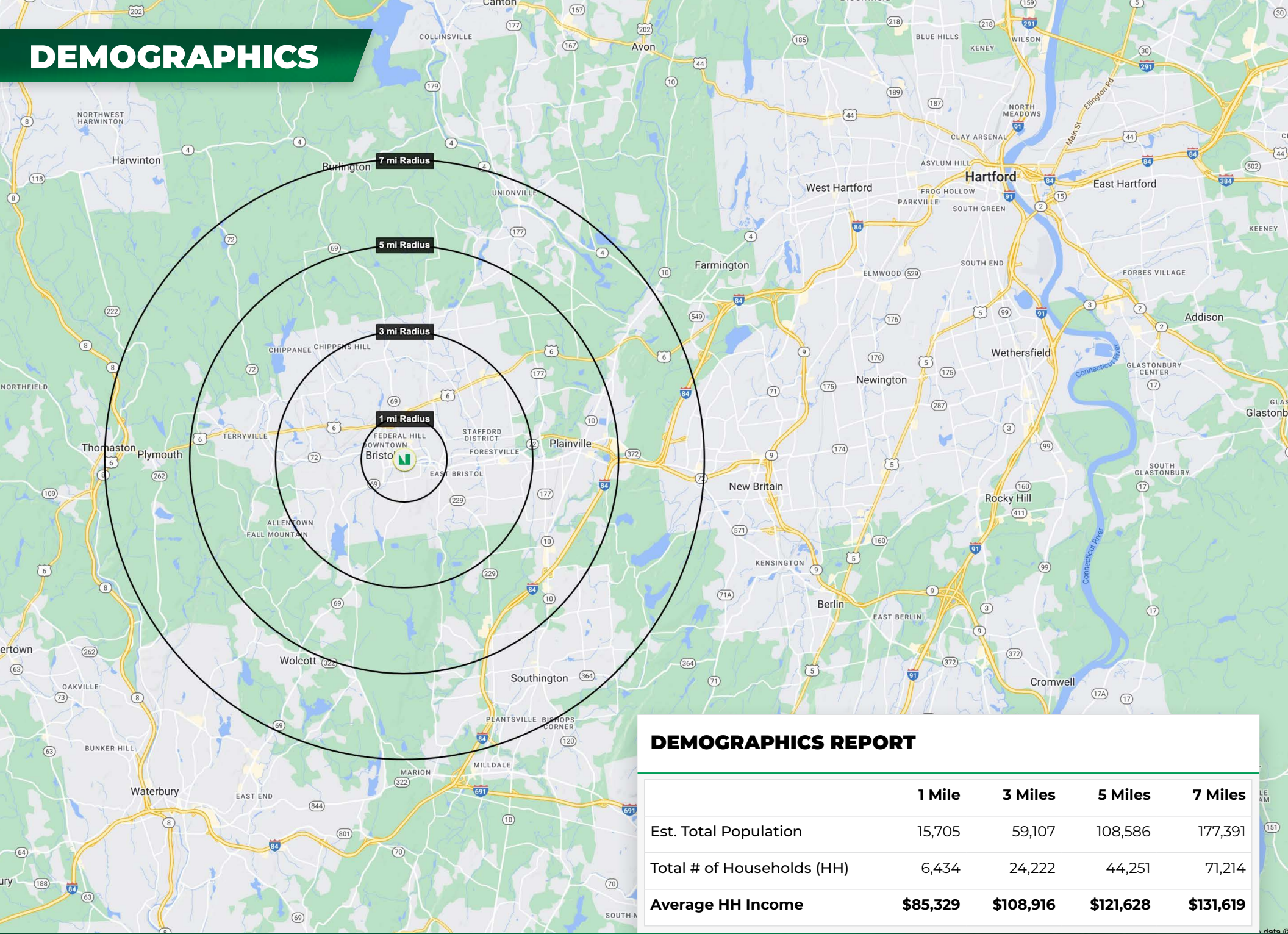
 **PEOPLE'S PIZZA**  
Town & Country Discount Liquor

 **Monterrey**  
MEXICAN RESTAURANT

 **CREATIVE AUTO**



# 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
Average HH Income	<b>\$85,329</b>	<b>\$108,916</b>	<b>\$121,628</b>	<b>\$131,619</b>





## CONTACT

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