



FOR LEASE

774 Farmington Avenue (Rt. 6), Bristol, CT 06010

2,046± SF RETAIL/BANK BUILDING WITH 2 DRIVE-THRUS

LEASE RATE \$24.50/SF Modified Gross

HIGHLIGHTS

- 2,046± SF Free-standing Retail Building
- 19 parking spaces
- 2 Drive-Thrus and drive-up ATM
- Excellent Visibility on Rt. 6
- High Traffic Count: 21,300± ADT
- Dense retail trade area includes retail, professional services, business, and medical office
- Newer, high-quality construction

CONTACT

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Broker of Record: Jay Morris | (860) 721-0033 | jmorris@orlcommercial.com | License: REB.0755257

OR & L COMMERCIAL FOR LEASE

LEASE RATE \$24.50/SF MODIFIED GROSS

744 Farmington Ave, Bristol, CT 06010

2,046± SF RETAIL BUILDING

BUILDING INFORMATION

GROSS BLD. AREA: 2,046± SF
AVAILABLE AREA: 2,046± SF
CONSTRUCTION: Wood Frame
ROOF TYPE: Gable, Asphalt Shingles
YEAR BUILT: 2013

MECHANICAL EQUIPMENT

AIR CONDITIONING: Central AC
HEAT: Forced Air
SPRINKLERED: No

SITE INFORMATION

SITE AREA: 0.52± Acres
ZONING: BG
PARKING: 19 Parking Spaces
SIGNAGE: On-Building/Monument
VISIBILITY: Excellent - 21,300± ADT
FRONTAGE: 82' on Farmington Ave
HWY ACCESS: Rt. 72 to I-84 & Rt. 9
TRAFFIC COUNT: 21,300± ADT

UTILITIES

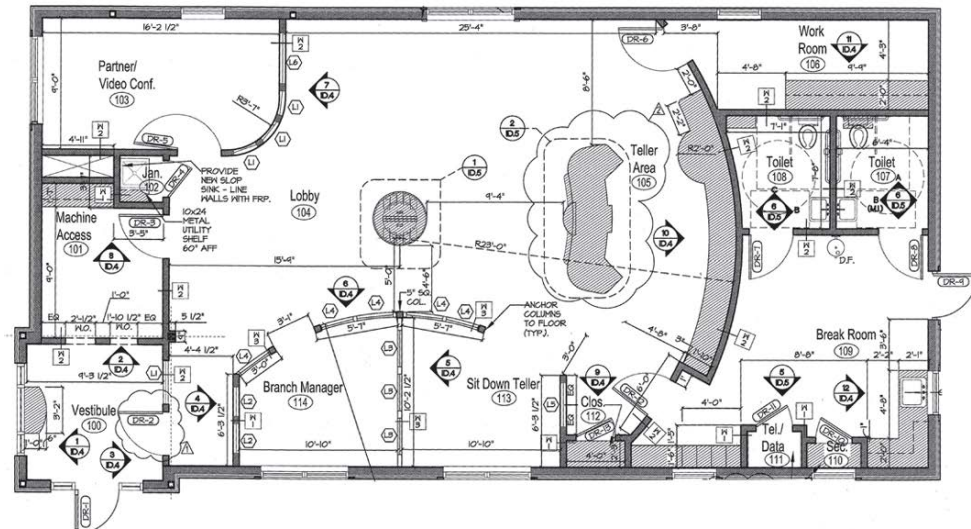
SEWER/WATER: TBD
GAS: TBD

EXPENSES

RE TAXES: Tenant Landlord
UTILITIES: Tenant Landlord
INSURANCE: Tenant Landlord
MAINTENANCE: Tenant Landlord
JANITORIAL: Tenant Landlord



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Est. Population	10,321	66,994	111,025
Est. Households	4,441	28,231	46,458
Average HH Income	\$91,842	\$92,870	\$100,274



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