

BRISTOL RENTAL

1228 FARMINGTON AVE | BRISTOL, CT

AVAILABLE 4,600 SF

ANCHORED BY



PROPERTY INFORMATION

- Year Built: 1964
- Parking: 403 Spaces
- Grocery Anchored Plaza
- Located on Farmington Avenue, Route 6, Bristol's #1 retail and commuter corridor
- Excellent location for retail or medical
- \pm 22,362 VPD

SPACE DETAILS

- Available: 4,600 SF

AREA DEMOGRAPHICS

| 2025 DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|-------------------|-----------|-----------|-----------|
| POPULATION | 10,680 | 62,555 | 113,218 |
| MEDIAN HH INC | \$96,189 | \$93,389 | \$100,229 |
| AVERAGE HH INC | \$113,041 | \$109,412 | \$120,633 |



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

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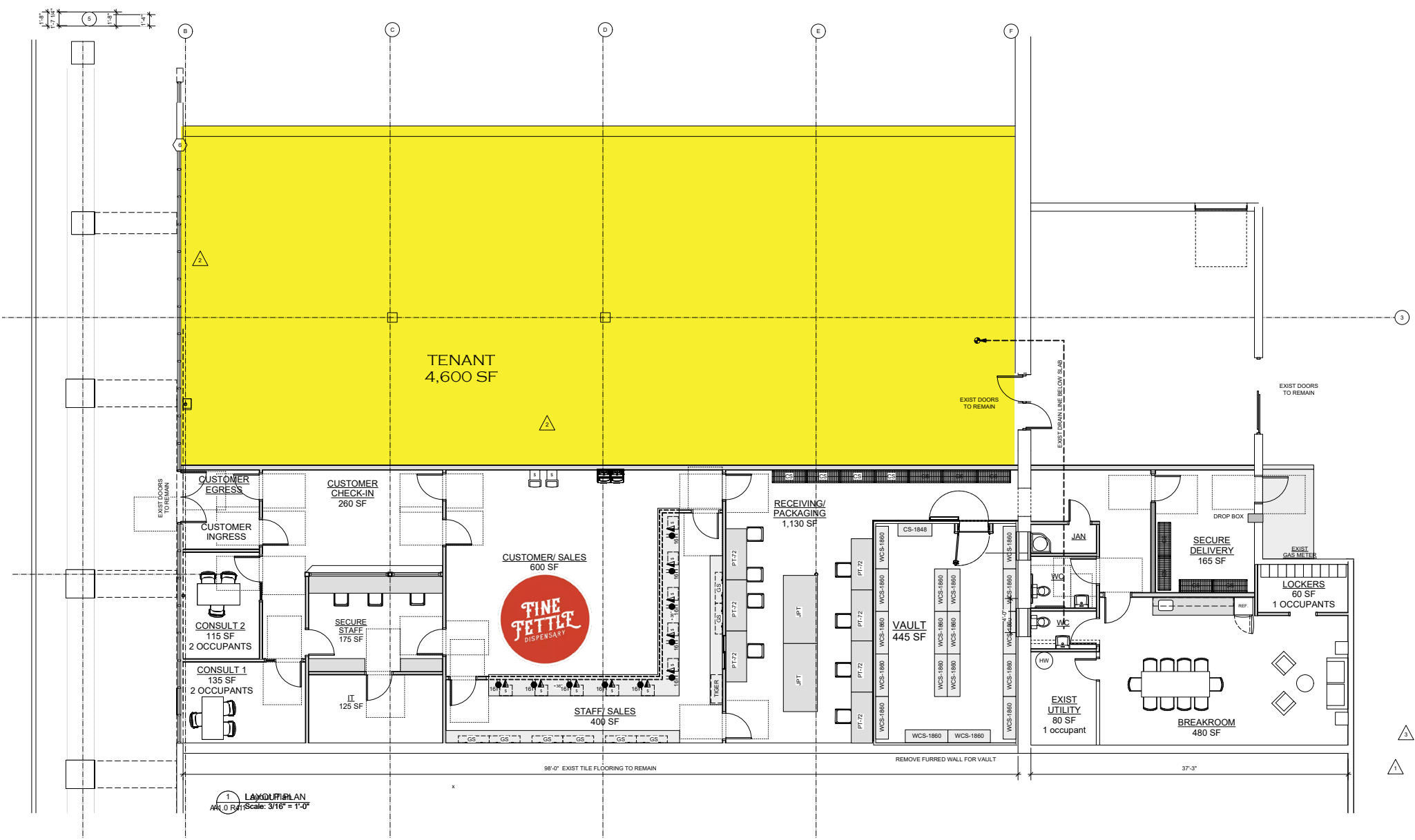


TENANTS / AVAILABILITY

| # | TENANT | Sq. Ft. |
|---|--------------------------|---------|
| A | ShopRite | - |
| B | Town Fair Tire | - |
| C | Pizza House | - |
| D | Tobacconist | - |
| E | Crazy Bruce Liquors | - |
| F | Fine Fettle | 4,325 |
| G | Available | 4,600 |
| H | Bank of America | - |
| I | Supercuts | - |
| J | China Chef | - |
| K | H&R Block | - |
| L | Tip Top Nails | - |
| M | Dr. Dental | - |
| N | Verizon | - |
| O | Fuji Japanese Steakhouse | - |
| P | Panera Bread | - |
| Q | Advance Auto Parts | - |

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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **10,680**

Households: **4,802**

Daytime Population: **5,490**

Median Age: **43.4**



Average Household Income: **\$113,041**

Median Household Income: **\$96,189**

3 MILE RADIUS:



Total Population: **62,555**

Households: **26,983**

Daytime Population: **47,139**

Median Age: **41.6**



Average Household Income: **\$109,412**

Median Household Income: **\$93,389**

5 MILE RADIUS:



Total Population: **113,218**

Households: **48,304**

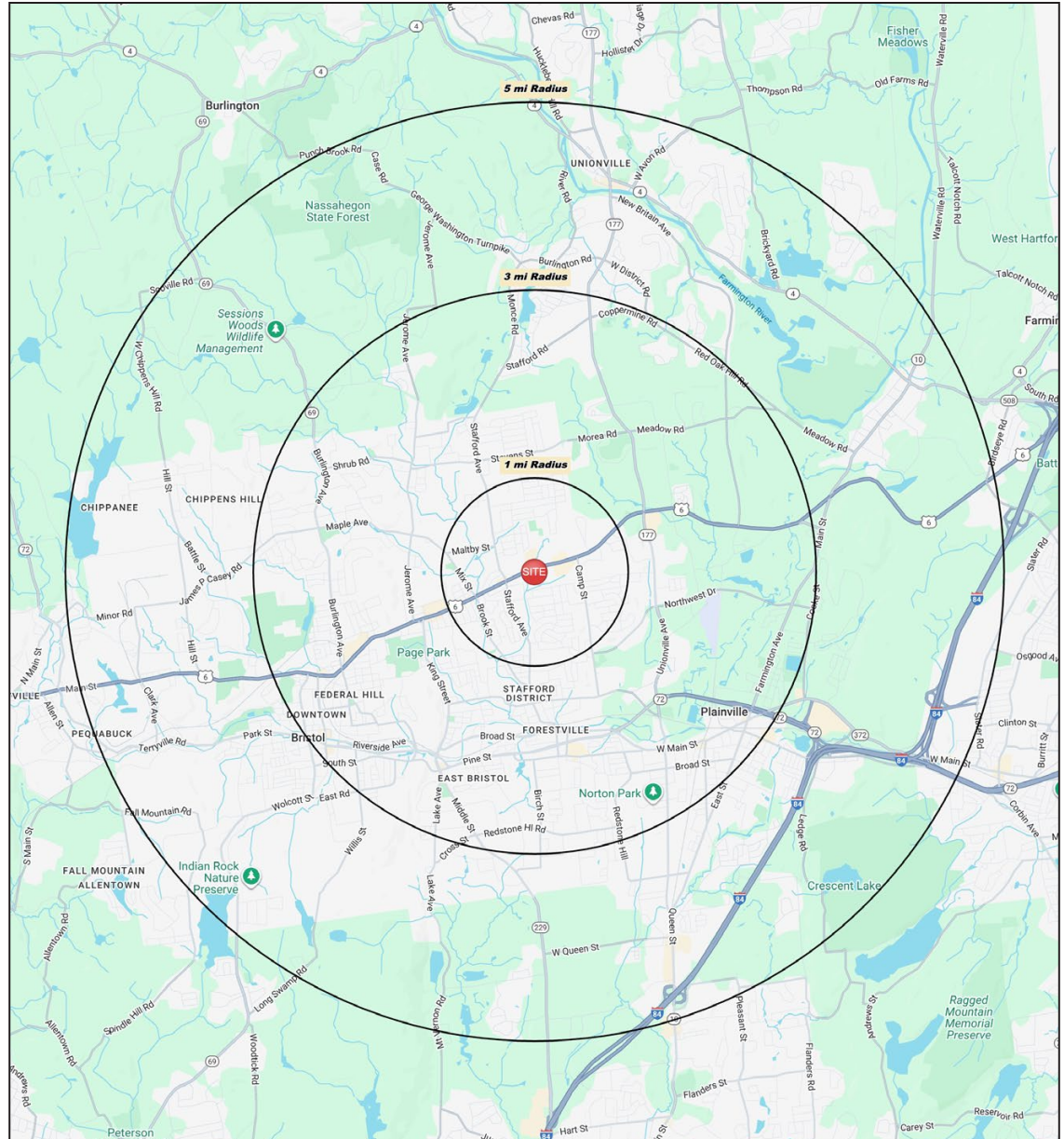
Daytime Population: **84,292**

Median Age: **41.3**



Average Household Income: **\$120,633**

Median Household Income: **\$100,229**



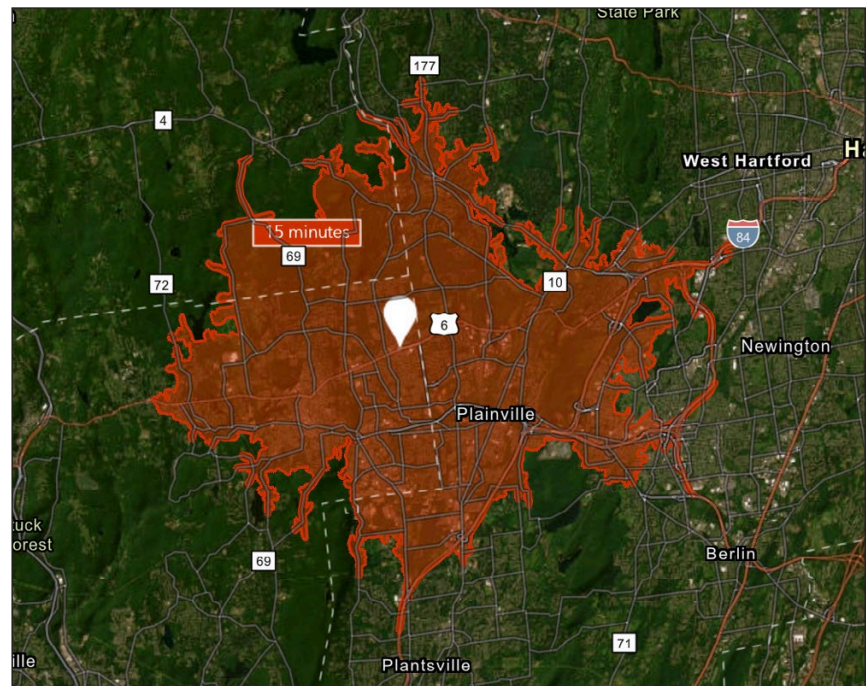
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15 MINUTE DRIVE TIME



KEY FACTS

126,030

Population

\$82,402

Median Household Income

42.8

Median Age

132,190

Daytime Population

TAPESTRY SEGMENTS

| Moderate Metros <i>8,206 households</i> | Savvy Suburbanites <i>5,758 households</i> | City Greens <i>4,862 households</i> |
|--|--|---|
| Socioeconomic Traits In growing suburban areas, these young communities feature diverse households, including singles and families with young children. Residents earn middle incomes, work in service jobs, and live in modest, often pre-1990 single-family homes. | Socioeconomic Traits Concentrated in New England and Mid-Atlantic suburbs, these mostly owner-occupied, single-family homes house professional families with children. Combined incomes and investments place households in middle to upper tiers with high net worth. | Socioeconomic Traits Residents in this segment are educated, dual-income earners living in metro areas. They own older homes, often single-family or attached, with low vacancies despite above-average rents and moderate home values. |
| Household Types Married couples; singles living alone | Household Types Married couples | Household Types Married couples; singles living alone |
| Typical Housing Single Family | Typical Housing Single Family | Typical Housing Single Family |

TOTAL RETAIL SALES

Includes F&B



\$1,647,838,681

EDUCATION

Bachelor's Degree
or Higher



36%

OWNER OCCUPIED HOME VALUE

Average



\$419,118

ANNUAL HOUSEHOLD SPENDING

\$3,872

Eating
Out

\$2,342

Apparel &
Services

\$7,062

Groceries

\$220

Computer &
Hardware

\$7,293

Health
Care

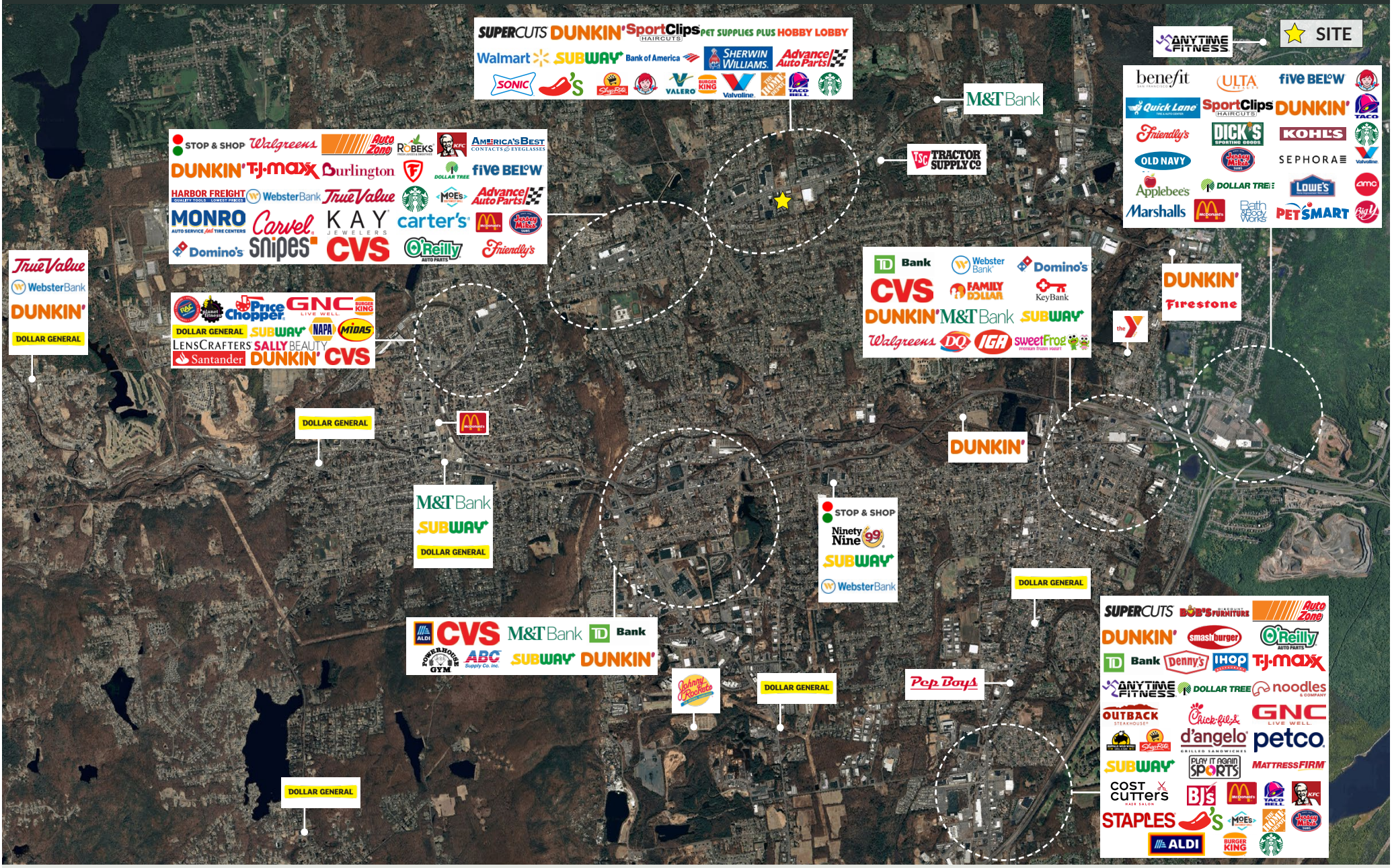


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