

RETAIL SPACE FOR LEASE



THE BRISTOL SHOPPING CENTER

6-40 Gooding Avenue, Bristol, RI 02809

DAN FEINER

Vice President
401.751.3200 x3310
dan@mgcommercial.com

MG COMMERCIAL

365 Eddy Street, Penthouse Suite
Providence, RI 02903
401.751.3200 | mgcommercial.com

PROPERTY SUMMARY



PROPERTY DESCRIPTION

The Bristol Shopping Center is an 80,000 SF neighborhood center with inline, end-cap and pad site. Two retail units remain available for lease. There is an opportunity to ground lease up to 1.8 acres of cleared level land. There is also potential for pad sites in front for restaurants with drive-thru windows.

PROPERTY HIGHLIGHTS

- High Traffic Corner Location
- CPD @ Hope Street & Gooding Avenue: 15,000+/-
- End Cap Available
- Three Pad Sites Available with Drive-Thru Window Options
- Plenty of Store Front Parking
- Strong Visibility from Street
- Several Size Variations Available
- 1.8 Acre Parcel Available for Ground Lease

LOCATION DESCRIPTION

Bristol Shopping Center is conveniently located on Gooding Avenue at the corner of Hope Street (Route 114). It is easily accessible from Metacom Avenue (Route 135) and in close proximity to Colt State Park.

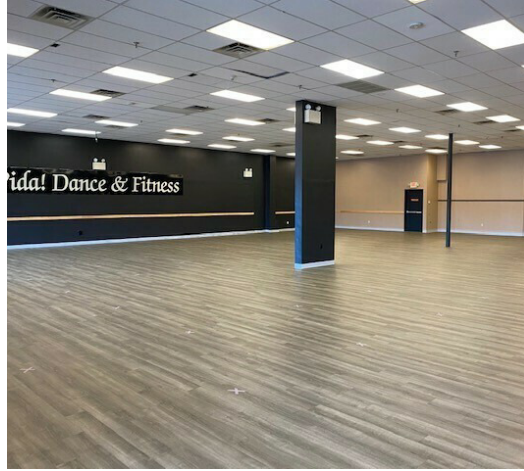
SPACES	LEASE RATE	SPACE SIZE
12 Gooding Avenue	\$15.00 SF/yr	6,000 SF
32 Gooding Avenue	\$14.50 SF/yr	2,400 SF
40 Gooding Avenue	negotiable	1.8 Acres

DAN FEINER
 Vice President
 401.751.3200 x3310
 dan@mgcommercial.com

365 Eddy Street, Penthouse Suite
 Providence, RI 02903
 mgcommercial.com



ADDITIONAL PHOTOS

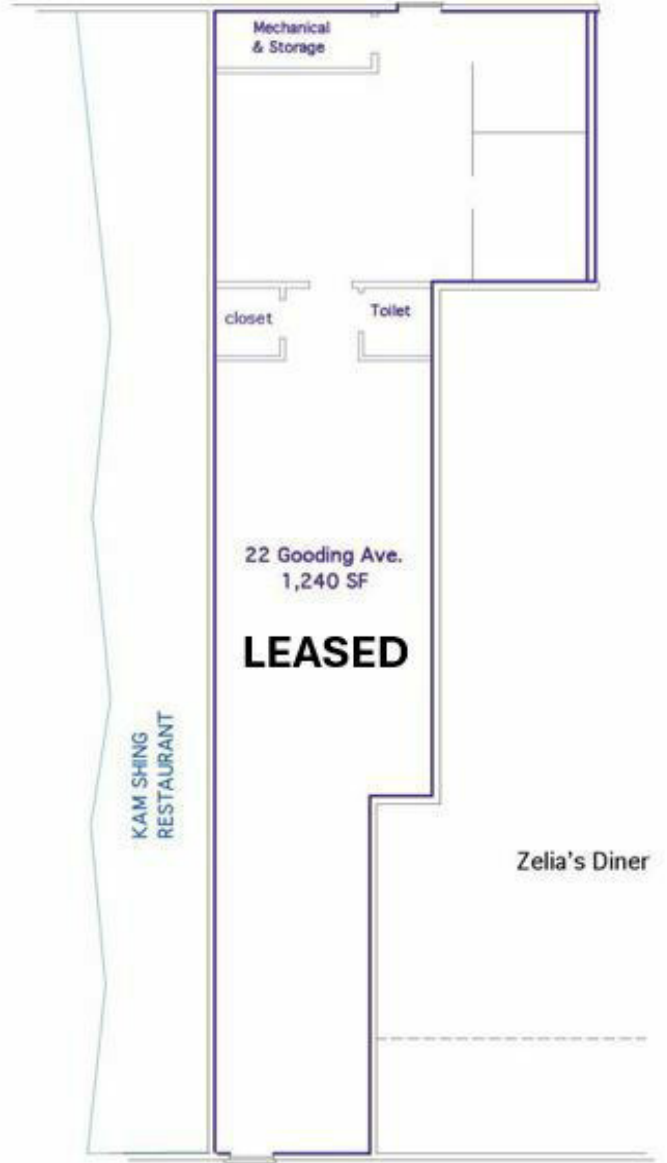
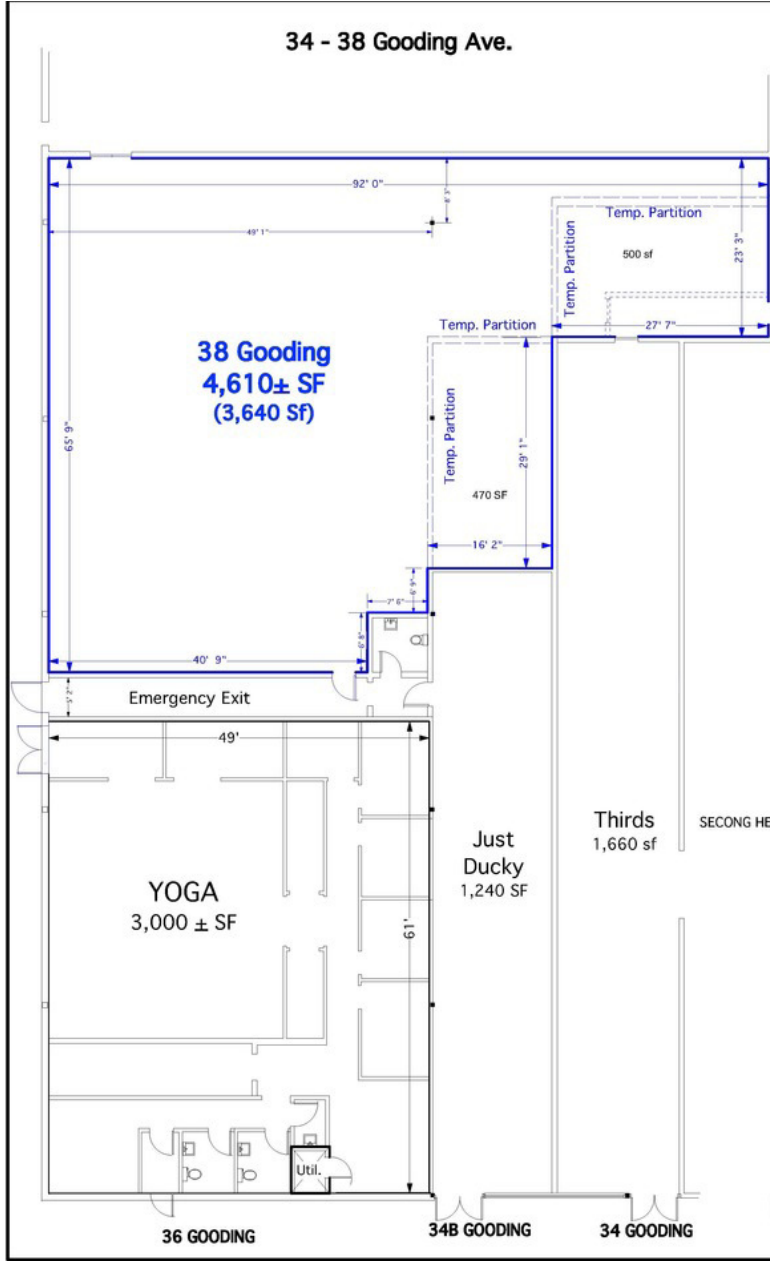


DAN FEINER
Vice President
401.751.3200 x3310
dan@mgcommercial.com

365 Eddy Street, Penthouse Suite
Providence, RI 02903
mgcommercial.com



FLOOR PLANS



38 Gooding Avenue-3,000 SF - 4,610 SF

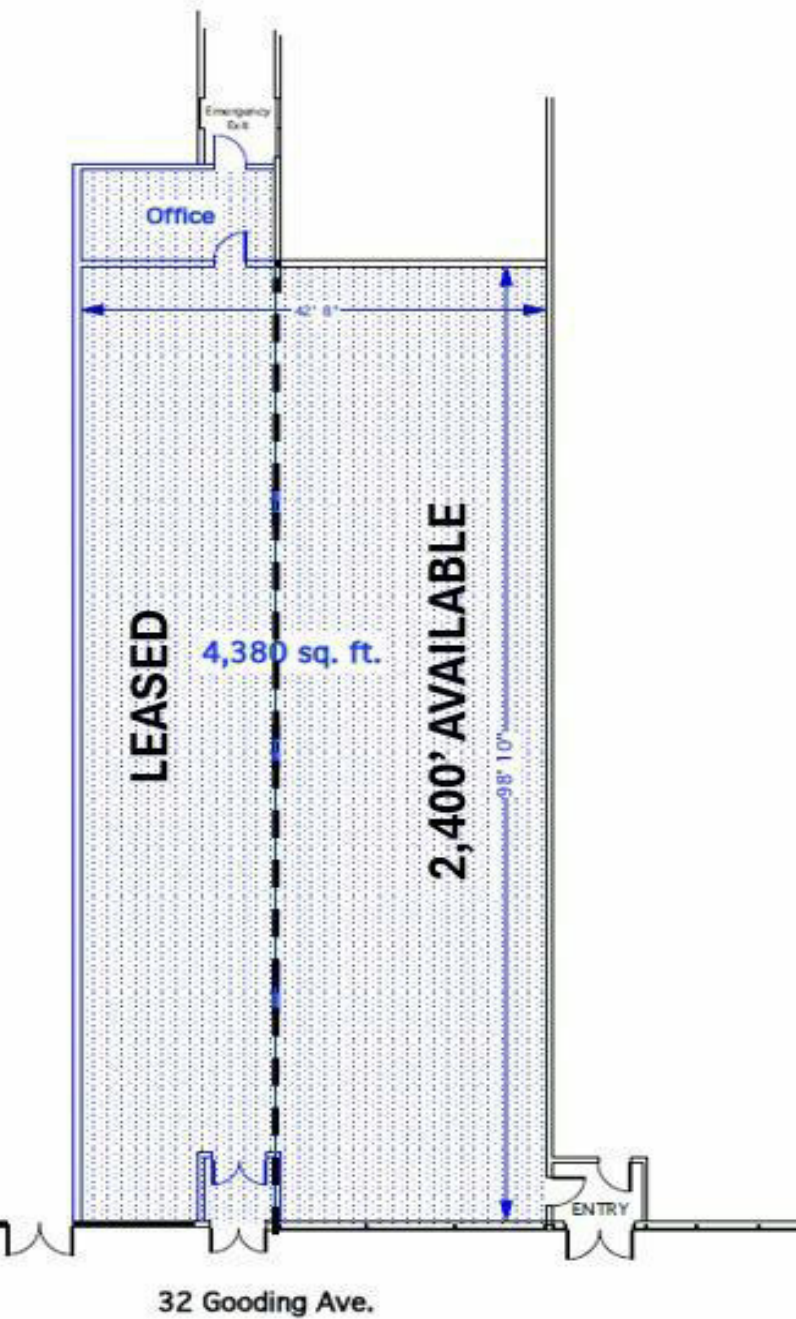
22 Gooding Avenue-1,240 SF - LEASED

DAN FEINER
Vice President
401.751.3200 x3310
dan@mgcommercial.com

365 Eddy Street, Penthouse Suite
Providence, RI 02903
mgcommercial.com



FLOOR PLANS



32 Gooding Avenue-4,380 SF (can be subdivided to 2,000 SF)



8 Gooding Avenue-2,800 SF

DAN FEINER
 Vice President
 401.751.3200 x3310
 dan@mgcommercial.com

365 Eddy Street, Penthouse Suite
 Providence, RI 02903
 mgcommercial.com



FLOOR PLANS



12 Gooding Avenue-6,000 SF (can be subdivided to 3,000 SF)

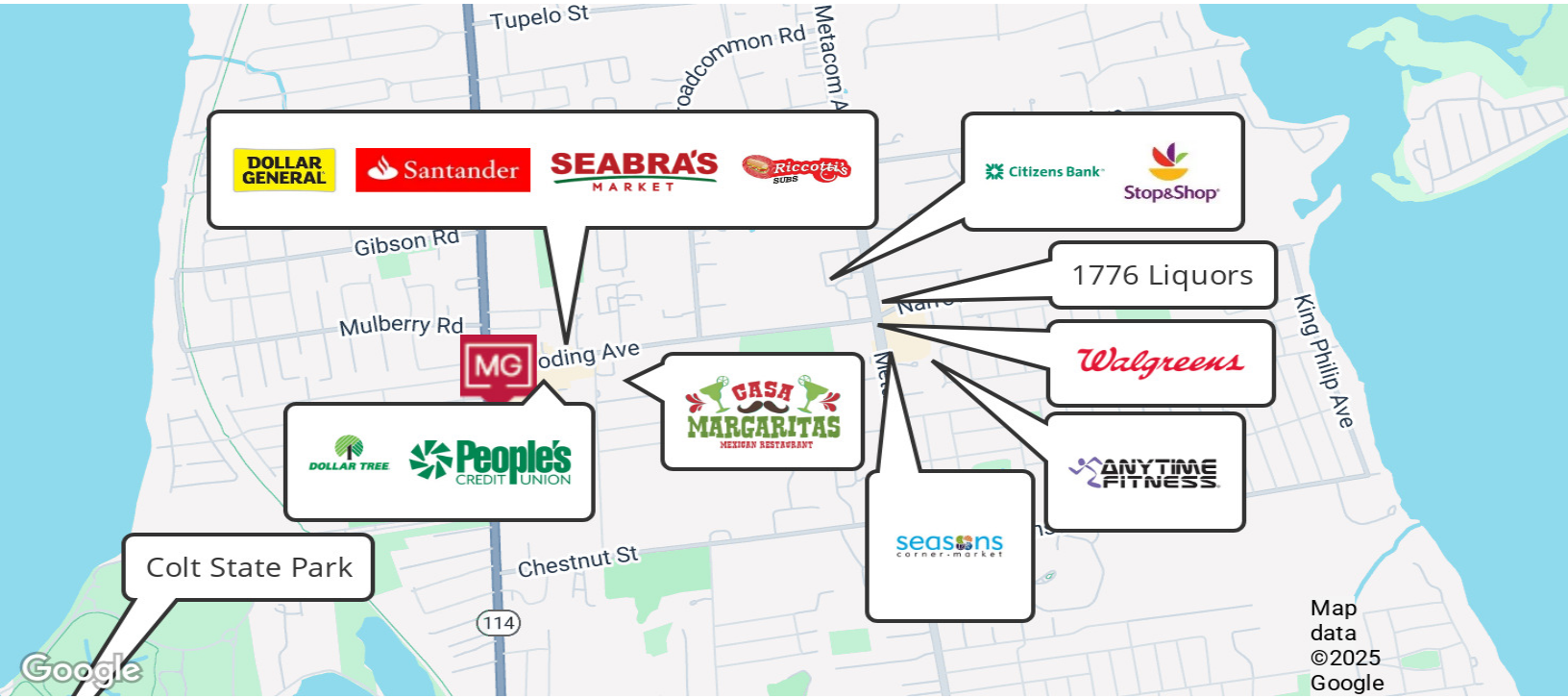
DAN FEINER
Vice President
401.751.3200 x3310
dan@mgcommercial.com

365 Eddy Street, Penthouse Suite
Providence, RI 02903
mgcommercial.com



This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, sq. footage, income, and expenses are approximate. Buyers should conduct their own independent investigations and rely only on those results.

REGIONAL MAP



The Bristol Shopping Center Bristol, RI

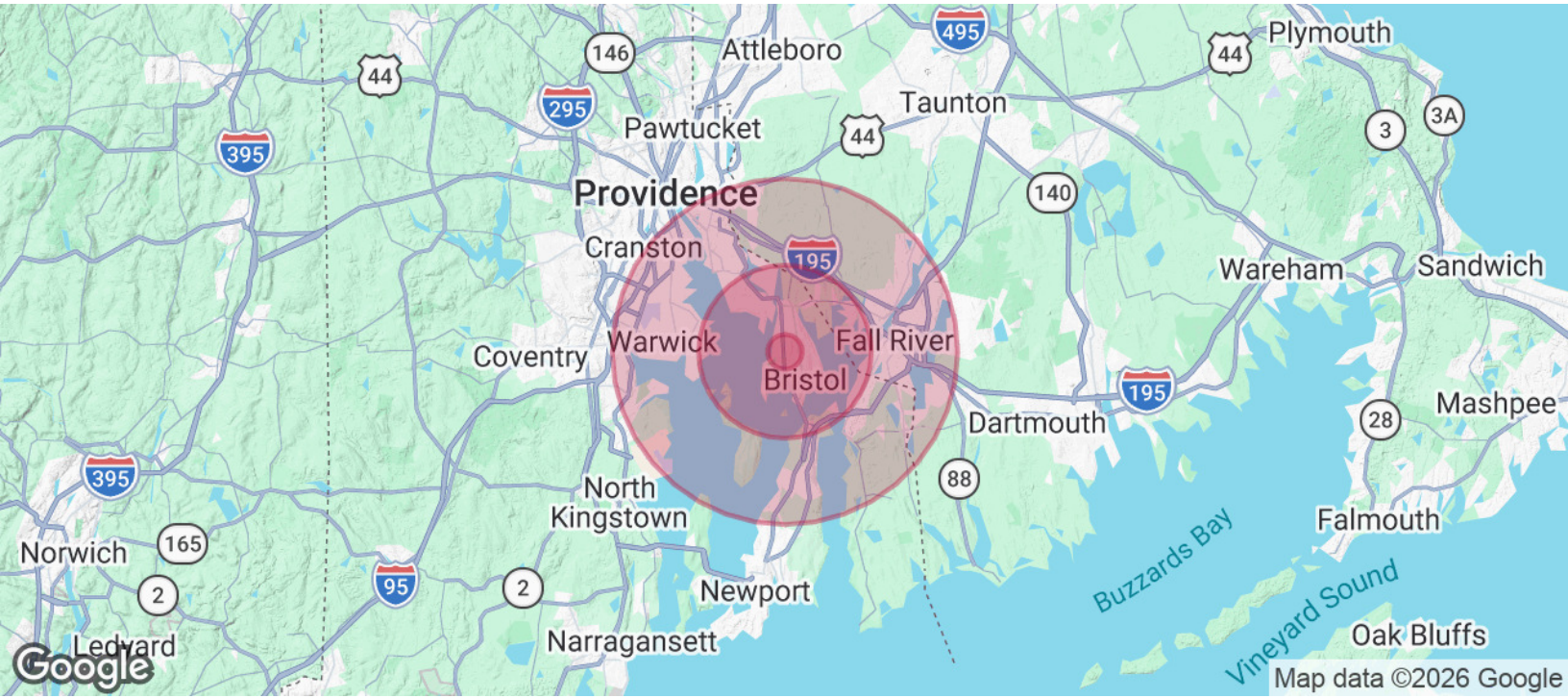


DAN FEINER
Vice President
401.751.3200 x3310
dan@mgcommercial.com

365 Eddy Street, Penthouse Suite
Providence, RI 02903
mgcommercial.com



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,174	49,690	295,611
Average age	47.7	41.8	40.9
Average age (Male)	45.1	40.0	39.4
Average age (Female)	51.1	43.7	42.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	898	19,580	120,566
# of persons per HH	2.4	2.5	2.5
Average HH income	\$87,591	\$83,930	\$66,952
Average house value	\$418,430	\$373,754	\$337,208

* Demographic data derived from 2020 ACS - US Census

DAN FEINER
 Vice President
 401.751.3200 x3310
 dan@mgcommercial.com

365 Eddy Street, Penthouse Suite
 Providence, RI 02903
 mgcommercial.com

