



Atherton Real Estate Advisors

NAVIGATING YOUR CRE SUCCESS



ASKING PRICE

\$512,727

FOR SALE — INVESTMENT OPPORTUNITY

72 Pine Street, Unit A

BRISTOL, CONNECTICUT

A fully leased medical office condominium, 100% NNN to Fyzical Therapy & Balance Centers.

±2,350

SQUARE FEET

\$43,659

NOI (CURRENT YEAR)

2035

LEASE THRU

± 22,300

AADT

Atherton Real Estate Advisors

45 South Main Street, Newtown, CT 06470 · www.buyandsellcre.com

FOR MORE INFORMATION CONTACT US:

Bryan Atherton, CCIM, SIOR

BROKER

203.924.9400

batherton@buyandsellcre.com

Colin Morrissey

ASSOCIATE

203.313.3126

cmorrissey@buyandsellcre.com



72 PINE STREET, UNIT A, BRISTOL, CT

Property Information

PROPERTY DETAILS	
Purchase Price	\$512,727
Lease Term	July 2025 – 2035
NOI (current year)	\$43,659
Annual Escalation	3.00%
Year Built	2009
Year Renovated	2024
Square Feet	±2,350
Zoning	BHC

Atherton Real Estate Advisors exclusively presents 72 Pine Street, Unit A — a fully leased medical office condominium in Bristol, Connecticut. The unit is 100% leased on a long-term triple-net (NNN) lease to Fyzical Therapy & Balance Centers, providing an investor with stable, passive income and minimal landlord responsibilities. Completely remodeled and in excellent condition, the property is located within a well-established medical and professional office corridor with convenient access to Routes 6 and 72, surrounded by a strong mix of residential neighborhoods, healthcare providers, and neighborhood retail that supports continued demand for medical office space.

BRISTOL, CT — MARKET SNAPSHOT (10-MINUTE DRIVE)

59,744

POPULATION

58,904

DAYTIME POP.

31,848

EMPLOYEES

\$75,848

MEDIAN HH INCOME

\$308,596

MEDIAN HOME VALUE

62.3%

OWNER OCCUPIED

The information contained herein has been obtained from sources deemed reliable; however, no warranty or representation, express or implied, is made as to the accuracy of the information. Prospective buyers are encouraged to verify all information independently.

FOR MORE INFORMATION CONTACT US:

Bryan Atherton, CCIM, SIR 203.924.9400

Colin Morrissey 203.313.3126

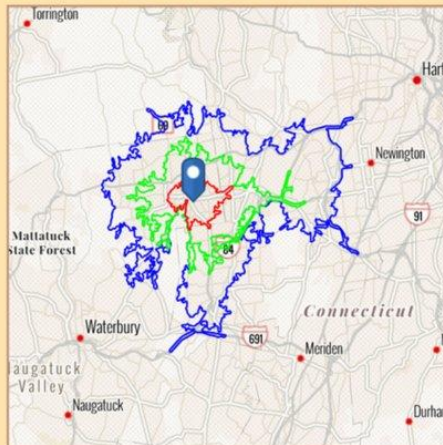
72 PINE STREET, UNIT A, BRISTOL, CT

Bristol, CT Demographics

BENCHMARK DEMOGRAPHICS

72 Pine St, Bristol, Connecticut, 06010

Drive time of 5 mins, 10 mins, & 15 mins



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025)

THE CCIM INSTITUTE



AGE SEGMENTS	DRIVE TIME			GEOGRAPHY		States	
	5 mins	10 mins	15 mins	Countries Naugatuck Valley Planning Region	CBSAs Waterbury-Shelton, CT	Connecticut	USA
0 - 4	4.89%	4.71%	5.00%	4.83%	4.83%	4.76%	5.39%
5 - 9	5.18%	4.96%	5.25%	5.22%	5.22%	5.16%	5.68%
10 - 14	4.58%	5.18%	5.30%	5.49%	5.49%	5.54%	5.93%
15 - 19	5.76%	5.74%	6.38%	5.86%	5.86%	6.43%	6.43%
20 - 34	20.14%	18.93%	19.94%	18.24%	18.24%	19.22%	20.35%
35 - 54	27.42%	26.70%	25.50%	24.87%	24.87%	24.82%	25.21%
55 - 74	24.26%	24.77%	23.96%	25.95%	25.95%	24.96%	22.77%
75+	7.78%	9.02%	8.67%	9.53%	9.53%	9.06%	8.23%
HOUSEHOLD INCOME							
<\$15,000	8.2%	8.7%	8.3%	10.0%	10.0%	7.4%	8.0%
\$15,000-\$24,999	9.3%	6.7%	6.8%	5.2%	5.2%	4.5%	5.5%
\$25,000-\$34,999	7.1%	4.9%	5.5%	4.9%	4.9%	4.5%	5.8%
\$35,000-\$49,999	10.3%	9.4%	10.0%	9.3%	9.3%	8.2%	9.3%
\$50,000-\$74,999	21.6%	19.7%	16.7%	15.9%	15.9%	13.5%	15.1%
\$75,000-\$99,999	11.0%	11.8%	11.8%	9.5%	9.5%	11.4%	12.4%
\$100,000-\$149,999	16.0%	18.2%	17.4%	17.0%	17.0%	17.0%	18.0%
\$150,000-\$199,999	9.2%	10.5%	10.8%	12.0%	12.0%	12.2%	10.4%
\$200,000+	7.3%	9.9%	12.7%	16.2%	16.2%	21.5%	15.4%
KEY FACTS							
Population	15,358	59,744	181,391	451,245	451,245	3,627,117	343,528,394
Daytime Population	15,907	58,904	171,757	405,288	405,288	3,580,409	341,846,552
Employees	8,435	31,848	94,525	228,165	228,165	1,872,667	168,700,572
Households	6,917	26,593	76,619	185,536	185,536	1,469,143	134,397,562
Average HH Size	2.19	2.22	2.31	2.40	2.40	2.39	2.49
Median Age	41.1	42.2	40.8	43.0	43.0	41.8	39.6
HOUSING FACTS							
Median Home Value	292,941	308,596	329,426	367,951	367,951	409,876	376,272
Owner Occupied %	57.9%	62.3%	60.5%	68.5%	68.5%	65.8%	64.0%
Renter Occupied %	42.1%	37.7%	39.5%	31.5%	31.5%	34.2%	36.0%
Total Housing Units	7,297	28,106	81,128	196,063	196,063	1,569,656	149,274,959
INCOME FACTS							
Median HH Income	\$66,481	\$75,848	\$79,720	\$85,899	\$85,899	\$101,342	\$85,893
Per Capita Income	\$41,145	\$45,052	\$45,730	\$48,389	\$48,389	\$59,985	\$48,241
Median Net Worth	\$158,161	\$225,396	\$244,821	\$320,649	\$320,649	\$393,468	\$276,821