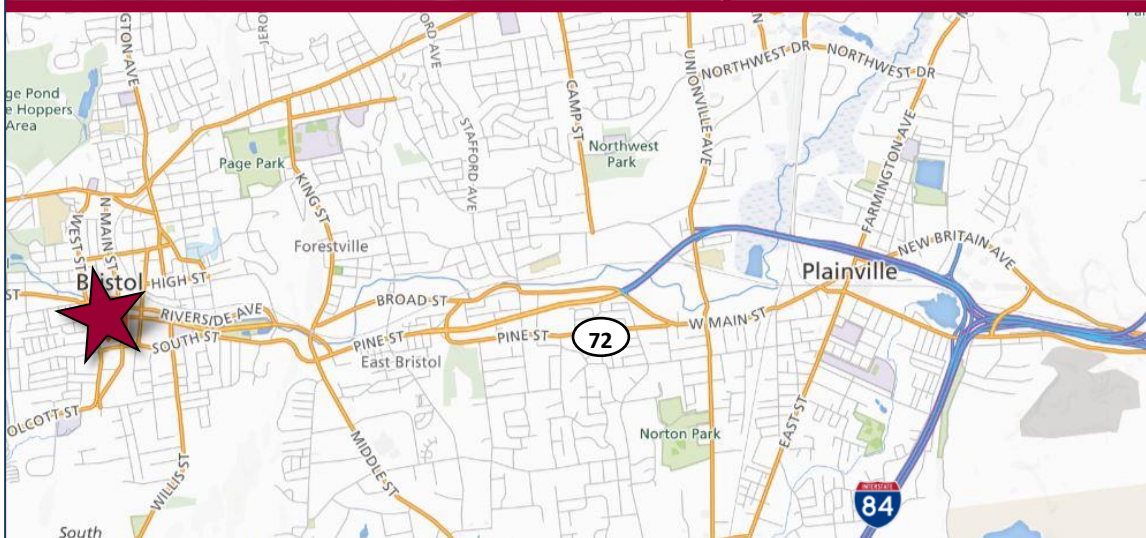


FOR LEASE | UP TO 8,756± SF RETAIL SPACE

42,000± SF 3-BUILDING PLAZA ALSO FOR SALE (Call for Details)

45-81 North Main Street, Bristol, CT 06010

LEASE RATE REDUCED: \$14/SF NNN PLUS 3 MONTHS FREE



Property Highlights

- 42,000± SF in 3 bldgs
- 8,756± SF available
- Will subdivide to 1,320± SF
- Zoning: BD-1
- Enterprise Zone
- Traffic: 13,800 ADT
- 113 parking spaces
- I-84, Exit 33
- Many area amenities



For more information contact:

Luke Massirio | 860-761-6016 | lmassirio@orlcommercial.com

O,R&L Commercial • 2340 Silas Deane Highway • Rocky Hill, CT 06067 • Tel: (860) 721-0033 • Fax: (860) 721-7882 • www.orlcommercial.com

While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

UP TO 8,756± SF RETAIL SPACE
 45-81 North Main Street, Bristol, CT 06010

BUILDING INFORMATION:

GROSS BLD. AREA: 42,000± SF in 3 buildings
 AVAILABLE AREA: 8,756± SF
 WILL SUBDIVIDE TO: 1,320± SF
 NUMBER OF FLOORS: Bldg 1-1, Bldg 2-2, Bldg 3-2
 CONSTRUCTION: Masonry
 ROOF TYPE: Flat, Tar & Gravel/Rubber
 YEAR BUILT: 1995 / 1997

MECHANICAL EQUIPMENT:

AIR CONDITIONING: Central
 TYPE OF HEAT: Forced Hot Air
 SPRINKLERED: 100%
 ELECTRIC SERVICE: TBD
 ELEVATOR(S): None

SITE:

SITE AREA: 3± acres
 ZONING: BD-1 (Enterprise Zone)
 PARKING: 113 spaces, 2.7/1000
 SIGNAGE: Pylon, On building
 VISIBILITY: Excellent on North Main St
 HWY.ACCESS: I-84, Exit 33
 TRAFFIC COUNT: 13,800 ADT

UTILITIES:

SEWER: City
 WATER: City
 GAS: Yes

TAXES:

ASSESSMENT: \$2,490,740
 MILL RATE: 36.03
 TAXES: \$89,741.36

COMMENTS: Retail space has 3 configurations available. Also available for sale. Enterprise Zone – Town grants available for up to \$60,000.

DIRECTIONS: I-84 to Exit 33, Straight onto CT-72, Turn Right to stay CT-75, Turn Right to stay CT-75, Straight onto Riverside Avenue, Right onto North Main Street.

LEASE RATE

\$14/SF NNN

Plus 3 Months Free

SALE PRICE

Call for Details

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 - Shopping
 - Banking
 - Dining



Scan the QR Code below with a barcode scanner on your smart phone to access our website.



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**Future Home
 Of Bristol Hospital
 Ambulatory Center**



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LEASE RATE

\$14/SF NNN

Plus 3 Months Free

SALE PRICE

Call for Details

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UP TO 8,756± SF RETAIL SPACE
45-81 North Main Street, Bristol, CT 06010



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Luke Massiro

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lmassiro@orlcommercial.com

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Rocky Hill, CT 06067
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UP TO 8,756± SF RETAIL SPACE FOR LEASE
 45-81 North Main Street, Bristol, CT 06010

LEASE RATES

\$14/SF NNN

Plus 3 Months Free

SALE PRICE

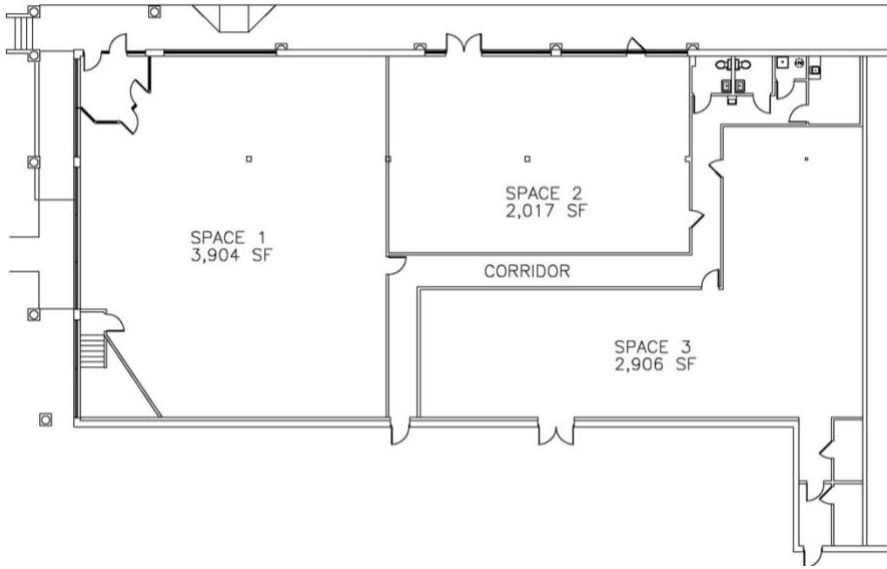
Call for Details

Property Highlights

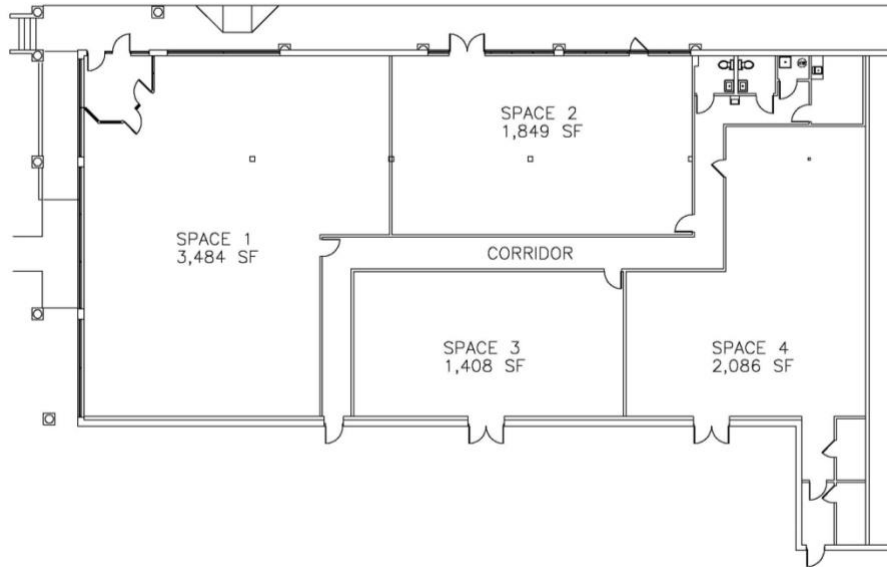
- 42,000± SF in 3 bldgs
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59 North Main St – Retail Space – 8,756± SF available

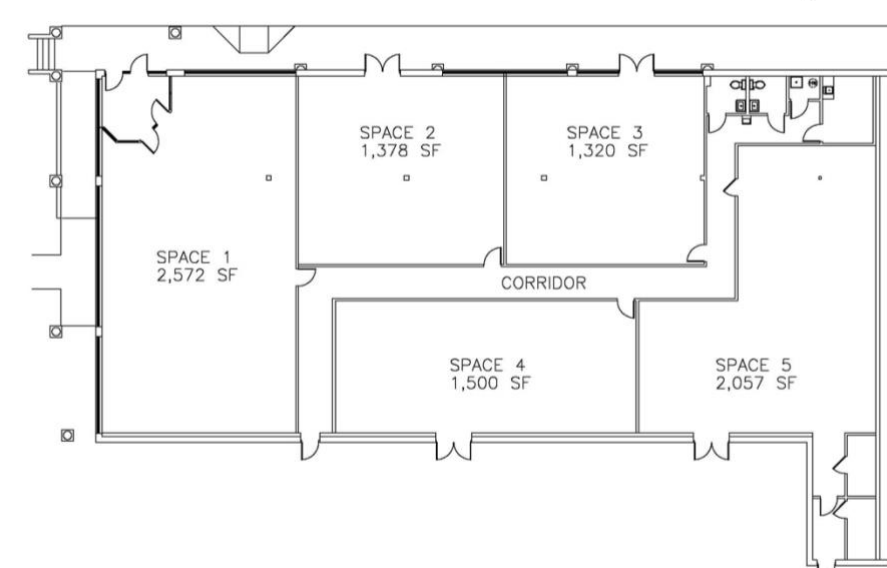
Option 1 – 3 spaces



Option 2 – 4 spaces



Option 3 – 5 spaces



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