

FOR LEASE 181 North Street
Bristol, CT 06010

ABOUT THE PROPERTY

PRICE \$1,500/month	YEAR BUILT 1920
AVAILABLE SF 1,694	ZONING BG - General Business

**BERKSHIRE
HATHAWAY** | New England
HomeServices Properties

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LISTING PRICE **\$1,500/month**

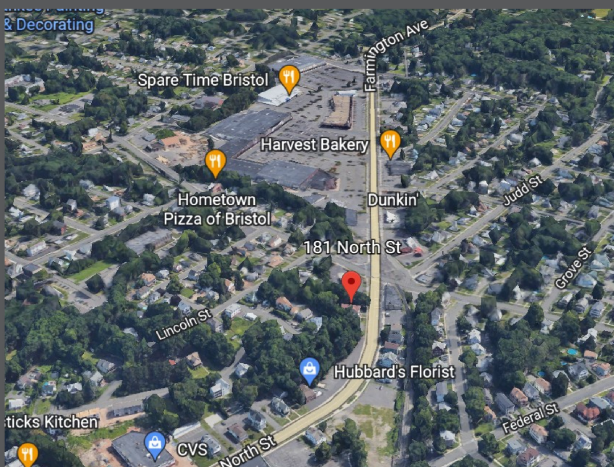
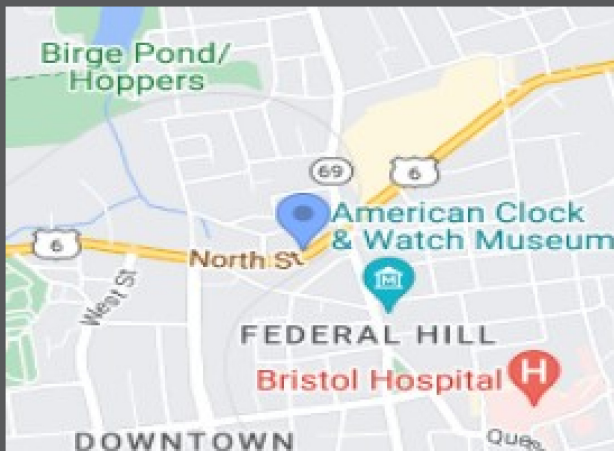
ROUTE 6 COMMERCIAL UNIT

Amazing opportunity on Route 6 - a high traffic, high visibility location minutes from Bristol Commons, Bristol Plaza and Tunxis Community College. This first floor commercial unit in a mixed-use building offers 1,694 square feet, a bathroom, kitchen, and up to 10 parking spaces for you and your clients. The Landlord will be offering allowances and delivering a turn-key unit to help you start or expand your growing business. It's a dream location with convertible space.

Bristol is situated in Central Connecticut, 20 miles southwest of Hartford with easy access to all major highways. Neighboring towns include New Britain, Farmington, and Southington.

Daily Traffic Count - approximately 30,000 cars
Average Household Income - \$84,409
Population - 59,605
Median Age - 42.6

Bristol features 700 acres of beautiful parks, a high rated education system, and an aggressive promotion of economic development that attracts reputable industries.



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