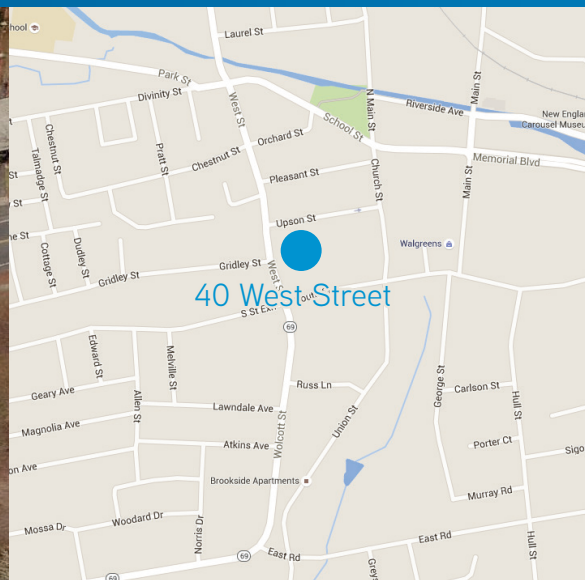


FOR SALE › DEVELOPMENT SITE

# 40 West Street

BRISTOL, CT 06010



## 40 West Street › Development Site

Colliers International is pleased to present 40 West Street in Bristol. Located in the Downtown-Business Transition Zone, the 1.9 acre site presents a fantastic opportunity for retail, office, or mixed use redevelopment.

## Building Amenities

- › Convenient downtown location
- › Ideal redevelopment site
- › Signalized intersection
- › City & state development incentives
- › Strong local demographics
- › 1.9 acre site
- › 100% level
- › Sale Price: \$800,000

## DIRECTIONS

From Hartford take I-84 West.  
Take Exit 33 for CT-72 West.  
Continue onto Pine Street. Keep left and stay on Mountain Road.  
Continue onto South Street.  
Turn right onto West Street.

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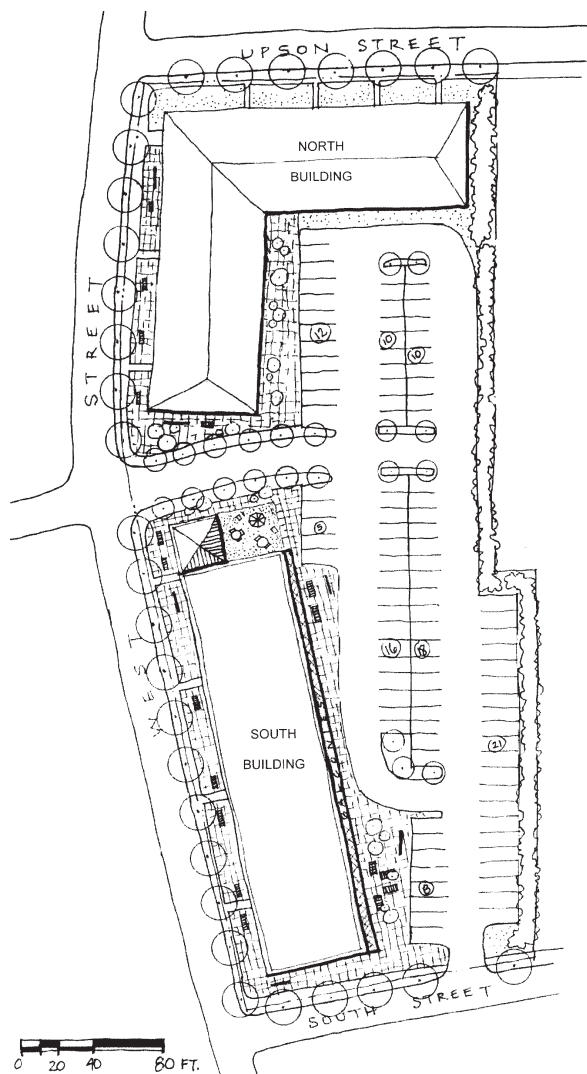
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## 40 West Street > Demographics

|         | Pop.    | HH     | Avg HH \$ |
|---------|---------|--------|-----------|
| 1 Mile  | 14,685  | 6,192  | \$59,781  |
| 3 Miles | 54,475  | 22,740 | \$71,568  |
| 5 Miles | 103,433 | 42,221 | \$78,519  |

## 40 West Street > Site Plan



### RESIDENTIAL

#### North Building

16 units per floor x 3 floors  
= 48 units.

#### South Building

15 units per floor x 2 upper  
floors = 30 units.

#### Total Residential

78 units, mix of 1 + 2 BRs.

### RETAIL

#### North Building

none

#### South Building

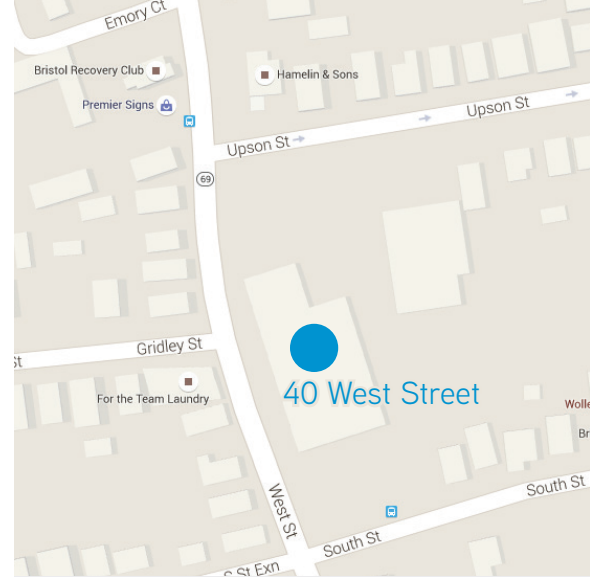
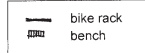
15,600 s.f. street-facing retail  
on entire ground floor.

### PARKING SUPPLY

100 off-street spaces in  
parking lot.

### AMENITIES

Focal-point iconic tower at  
central entry point on West  
Street, with pocket plaza,  
decorative paving, sidewalk  
and parking lot landscaping,  
street trees, benches, bicycle  
racks.



## Contact Us

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