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# CITY AND STATE DEVELOPMENT INCENTIVES

## DOWNTOWN - BUSINESS TRANSITION ZONE

### 40 WEST STREET, BRISTOL, CT > 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.

Sale Price:

**\$450,000**

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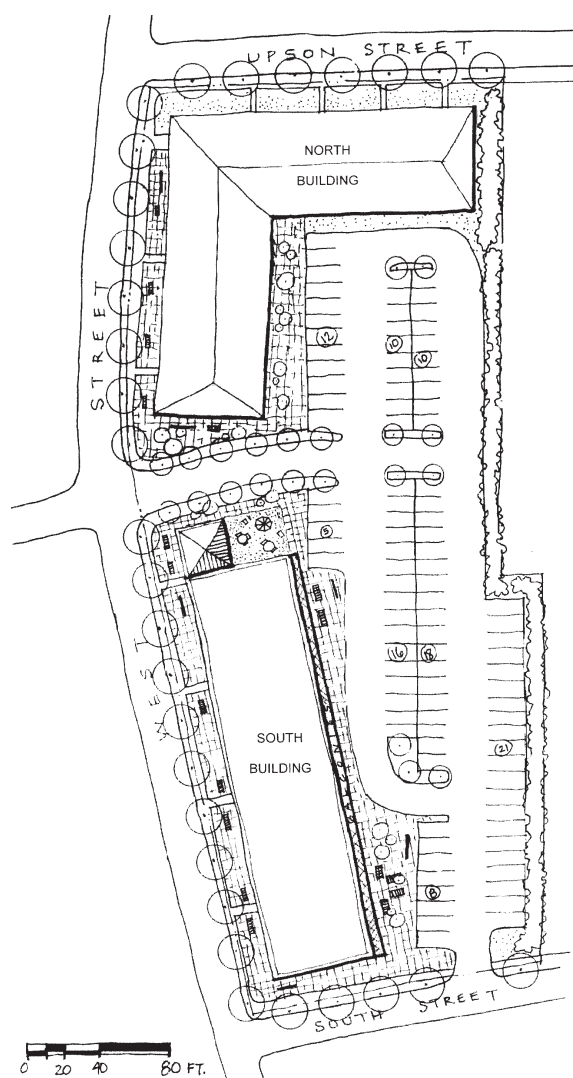
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## 40 West Street > Demographics

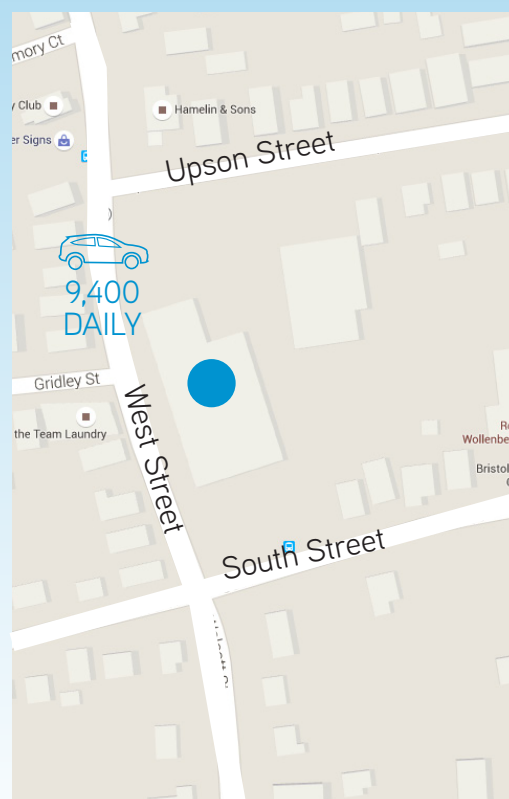
	Pop.	HH	Avg HH \$
1 Mile	14,413	6,085	\$49,953
3 Miles	54,189	22,633	\$62,258
5 Miles	102,282	41,784	\$67,621

## 40 West Street > Sample Site Plan



## Building Amenities

- > Convenient downtown location
- > Ideal redevelopment site
- > Signalized intersection
- > City & state development incentives
- > Strong local demographics
- > 1.9 acre site
- > 100% level



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