

Mixed Use With As Of Right  
Additional Residential Development

FOR SALE  
Pricing Upon Request



FOR SALE

45, 59, & 81 NORTH MAIN STREET

BRISTOL, CT



**KNG**  
REALTY

(959) CALL-KNG

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FAMILY DOLLAR

SUBWAY

GRIMEBUSTERS

Empire Spa & Reflexology

YWCA

Oak Hill School

AVALON smoke shop

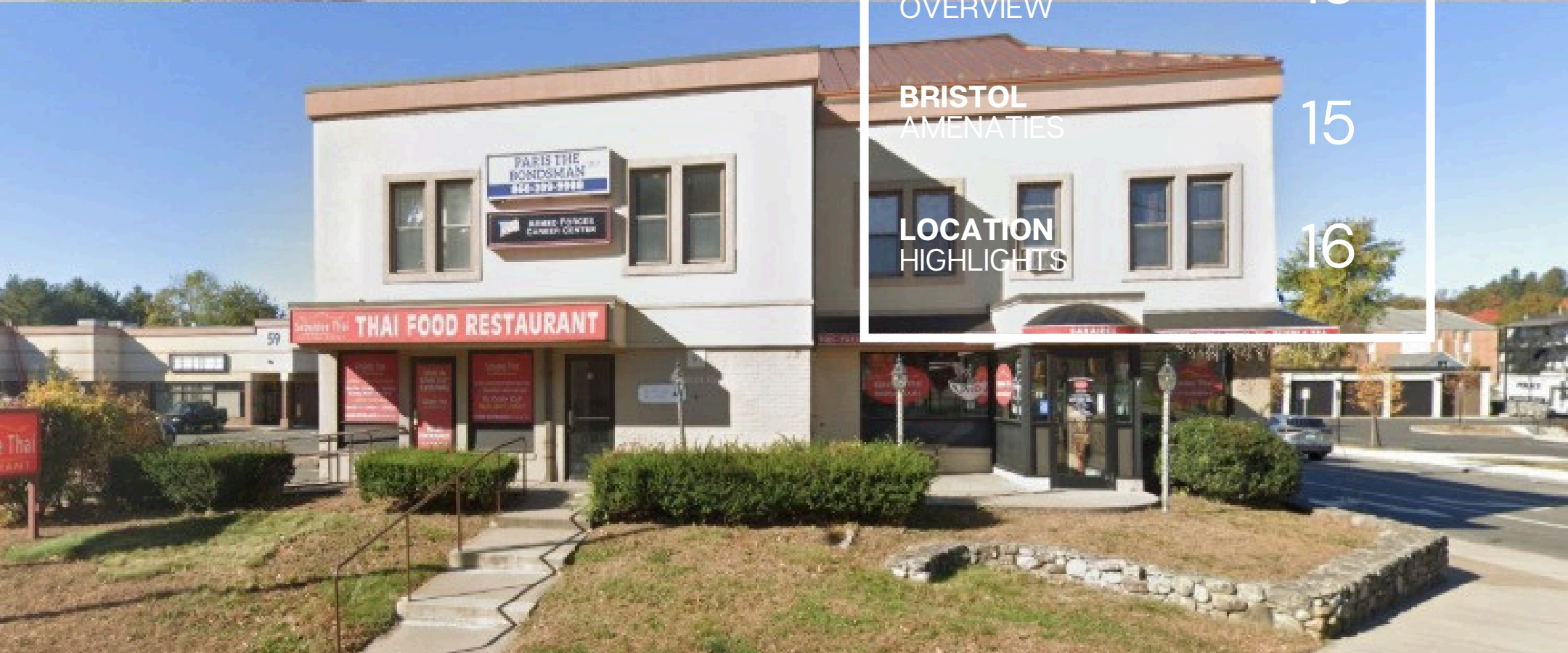
AIR FORCE

KEN GINSBERG KNG REALTY, LLC (203) 376-6266  
- KEN@KNGREALTY.COM 377 MAIN STREET WEST  
HAVEN, CT - 203.787.7800



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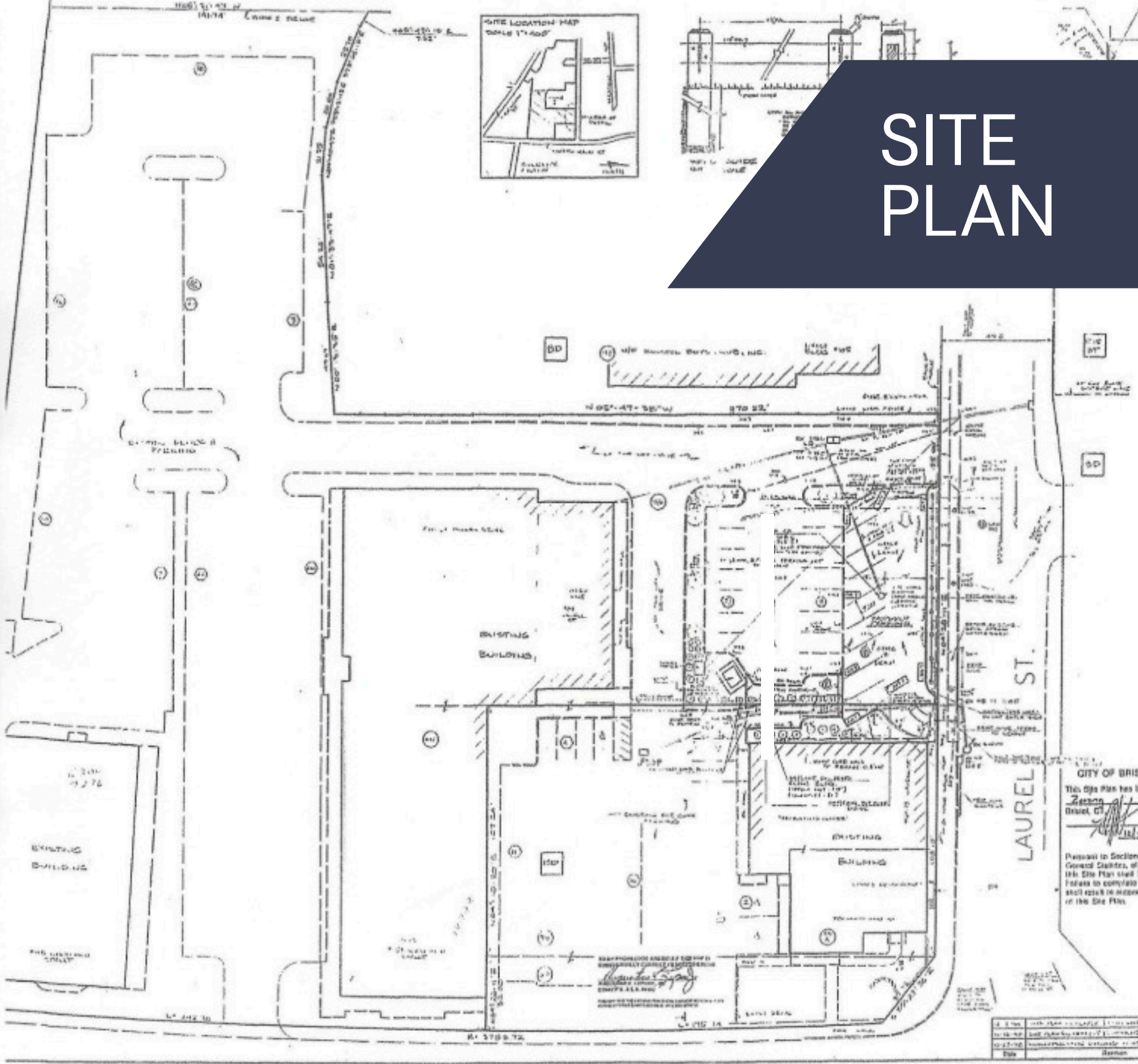
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# SITE PLAN



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schadler selnau associates, p.c.



8 JANUARY 2025

Mr. David Nyberg  
Charles Partners / Brunswick Management

David,

I offer the following OPINION as to the number of dwelling that might be further developed on 81 North Main Street, Bristol CT 06010

Per the current City of Bristol parking regulations for a mixed-use development, the existing retail and residential dwelling units as designed and constructed are required to have a total of 71 parking spaces.

There are, (to be verified), a total of 154 parking spaces, including 9 ADA spaces on site.

**AN OVERAGE OF 83 PARKING SPACES**

STUDIO UNITS require .75 parking spaces per dwelling unit per the parking regulation. (a one room unit without a separate bedroom.)

Taking 83 parking spaces divided by .75 equals 110 STUDIO UNITS and 110 parking spaces...CAN ONLY BUILD a max of 83 STUDIOS due to overage of 83.

Our SUGGESTED footprint with parking under at grade allows for 20 studio units per floor times 4 floors or 80 studio units. This would be a five-story building...grade level parking and four floors of dwelling units.

Will require an elevator and two stairs to grade.

ONE BEDROOM UNITS require .75 parking spaces per dwelling unit + .5 spaces per bedroom or 1.25 spaces per dwelling unit.

Taking 83 parking spaces (overage) divided by 1.25 equals 66 ONE BEDROOM UNITS requiring 82.5 spaces, rounding up to 83 parking spaces.

Therefore:

The minimum number of dwelling units is 66 (one bedroom units)

The maximum number of dwellings units is 83 (studio units)

SOMEWHERE pending the development of a floor plan is what will be able to be built. It could include a mix of studio units and one bedroom units.

Maybe 80 Units...five story building...parking at grade...four floors of units, elevator, two exit stairways. To be determined.

Regards,

Schadler Selnau Associates, PC  
Charles R. Nyberg, Project Architect

ARCHITECT  
OPINION  
LETTER

# THE OFFERING

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## PRICING

UPON REQUEST



3.5 +/-

TOTAL LAND  
ACERAGE



18

RESIDENTIAL  
UNITS



43,000

TOTAL BUILDING SF



80 +/-

POSSIBLE 80 +/- UNIT  
RESIDENTIAL  
DEVELOPMENT

KNG Realty is proud to present a prime mixed-use property with as-of-right development. Approximately 80 additional residential units at 45, 59, and 81 North Main Street in Bristol, Connecticut. This unique offering features existing retail and residential spaces with the potential for additional residential development, making it an ideal investment in a vibrant and growing community. The property combines modern living and commercial convenience, providing a versatile canvas for redevelopment or expansion. Located directly across the street from Bristol Hospital. With its strategic location and zoning flexibility, this is an unparalleled opportunity to create a thriving mixed-use destination in the heart of Bristol. For more information or to schedule a site visit, contact us today!



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# COMMERCIAL UNITS

Unit	Tenant	SQFT	Monthly Rent	Annual Rent	NNN Rate
45-1	Avalon Smoke Shop	1,556	\$2,649.00	\$31,788.00	3.650%
45-2	Grimbsur Laundry	2,300	\$3,929.00	\$47,148.00	5.395%
45-3	Subway	2,025	\$2,024.00	\$24,288.00	4.750%
59-1	Tata Restaurant	8,775	\$11,500.00	\$138,000.00	20.584%
59-2	Vacant	6,958	\$10,437.00	\$125,244.00	16.322%
59-3/4	House of Fire Church	2,700	\$3,500.00	\$42,000.00	6.333%
81-1	Sabaidee Thai Restaurant	3,103	\$4,201.00	\$50,412.00	7.279%
81-2	Vacant	2,400	\$3,400.00	\$40,800.00	5.630%

## TOTALS FOR COMMERCIAL UNITS:

TOTAL SQUARE FOOTAGE: 29,817

MONTHLY RENT: \$41,640.00

ANNUAL RENT: \$499,680.00

CAM

REIMBURSEMENT: \$80,631.00

TOTAL RENT INCLUDING CAM: \$157,333.00

(\$501,358.63 ANNUALLY)

# RESIDENTIAL UNITS

THIS MIXED-USE PROPERTY OFFERS A BLEND OF COMMERCIAL AND RESIDENTIAL UNITS IN A PRIME LOCATION IN BRISTOL, CONNECTICUT. BELOW ARE DETAILED FINANCIALS FOR THE PROPERTY, INCLUDING RENT ROLLS, EXPENSES, AND NET OPERATING INCOME.

Unit	Tenant	Monthly Rent	Annual Rent
45-A	Tyeisha Camp	\$1,550.00	\$18,600.00
45-B	Joseph McDonald	\$1,432.00	\$17,184.00
45-C	Joseph Jackson	\$1,875.00	\$22,500.00
45-D	J'Kia Cousar	\$1,400.00	\$16,800.00
45-E	Wayne Davis	\$1,450.00	\$17,400.00
45-F	Luis Pagan-Rodriguez	\$1,750.00	\$21,000.00
45-G	Paul Weiland	\$1,350.00	\$16,200.00
45-H	Mark Altieri	\$1,750.00	\$21,000.00
J	John Thomas	\$1,443.00	\$17,316.00
K	Luis Torres	\$1,450.00	\$17,400.00
L	Terence Burns	\$1,250.00	\$15,000.00
M	David Harlow	\$1,300.00	\$15,600.00
X	Nick Sandino	\$1,359.00	\$16,308.00
81-4	Donna Callahan	\$1,700.00	\$20,400.00
81-5	Jose Solis	\$2,475.00	\$29,700.00
81-6	Efrain Nieves	\$1,900.00	\$22,800.00
81-7	David Platt	\$2,800.00	\$33,600.00
81-5	Bianca Sot	\$1,470.00	\$17,640.00

**TOTALS FOR RESIDENTIAL UNITS:**  
**MONTHLY RENT: \$29,704.00**  
**ANNUAL RENT: \$356,448.00**  
**TOTAL RENT (COMMERCIAL + RESIDENTIAL):**  
**MONTHLY: \$71,344.00**  
**ANNUAL: \$857,806.63**



# EXPENSES

Expense	Monthly	Annual
Tax	\$7,274.92	\$87,299.00
Insurance	\$1,281.25	\$15,375.00
Eversource Electric	\$1,148.75	\$13,785.00
Eversource Gas	\$104.67	\$1,256.00
Supplies	\$127.67	\$1,532.00
Landscaping	\$291.67	\$3,500.00
Snow Plow	\$687.50	\$8,250.00
Parking Lot Sweep	\$200.00	\$2,400.00

**TOTAL EXPENSES:**  
**MONTHLY: \$11,116.42**  
**ANNUAL: \$133,397.00**  
**NET OPERATING INCOME (NOI):**  
**ANNUAL NOI:**  
**\$724,409.63**

DISCLAIMER: THE INFORMATION CONTAINED HEREIN HAS BEEN PROVIDED TO US BY THE PROPERTY OWNER OR OTHER RELIABLE SOURCES. WHILE WE HAVE NO REASON TO DOUBT ITS ACCURACY, IT IS NOT GUARANTEED. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.



# MARKET OVERVIEW



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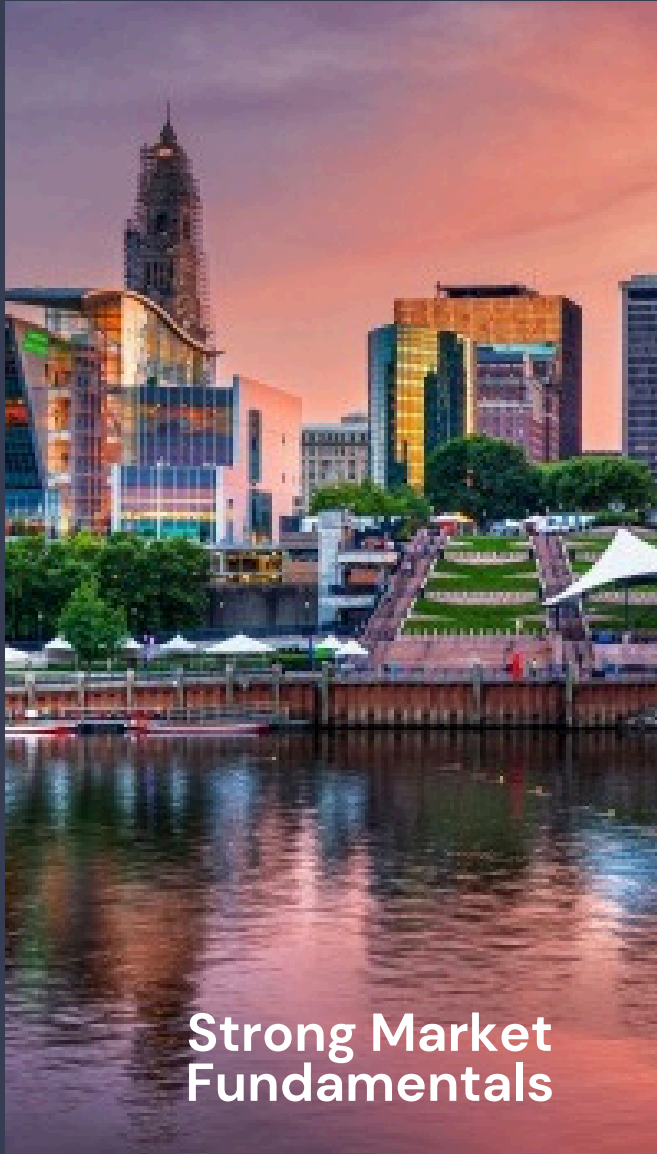
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# INVESTMENT HIGHLIGHTS



**Prime Location on North Main Street**



**Strong Market Fundamentals**



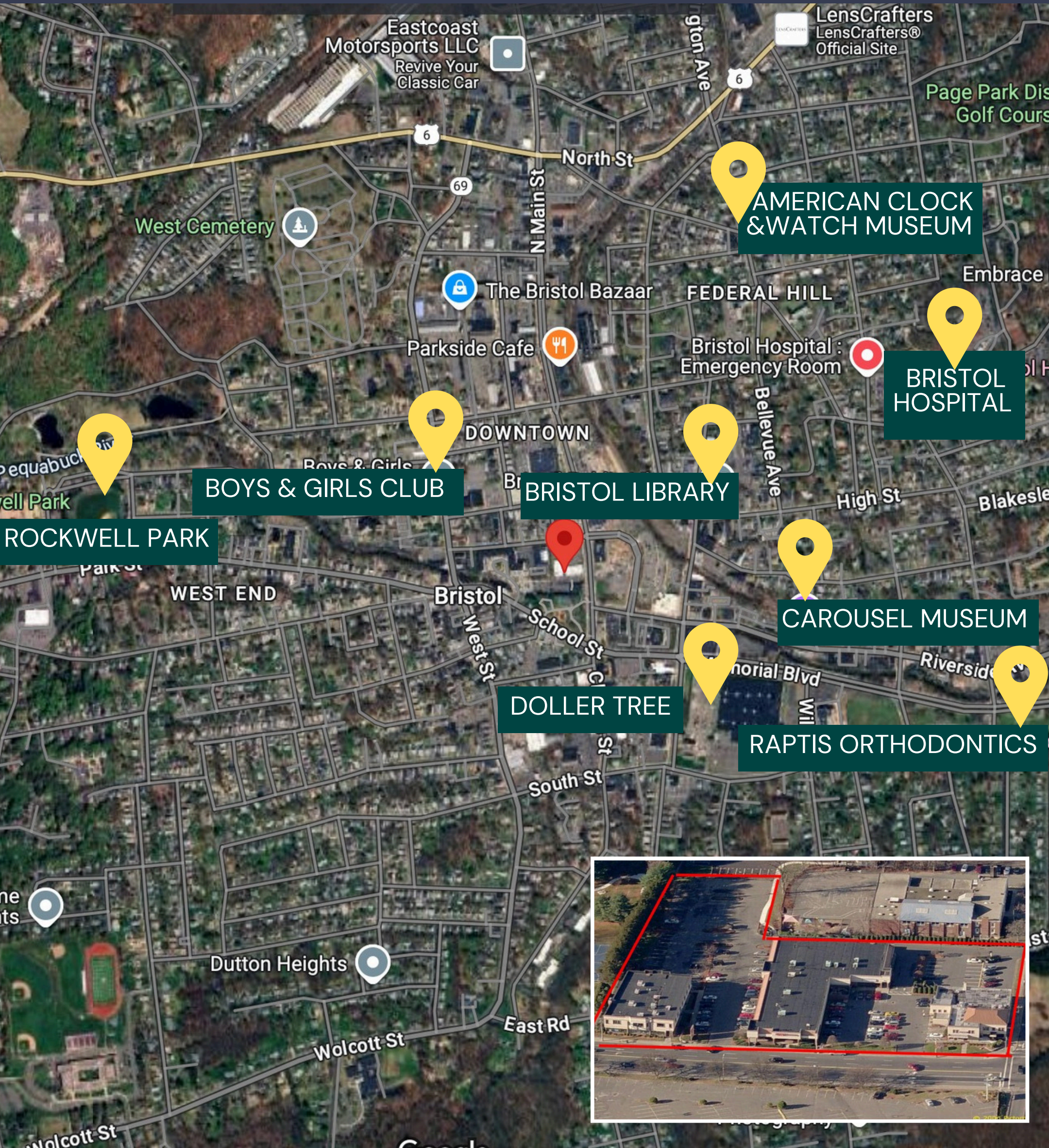
**Diverse and Growing Local Economy**

Located on a prime corridor in downtown Bristol, the development at 45, 59, and 81 North Main Street offers residents and retailers unmatched convenience. The property is just minutes from Interstate 84 and Route 72, providing excellent connectivity to surrounding areas. With nearby parks, restaurants, and cultural attractions, this location presents a dynamic environment for both tenants and businesses.

Bristol's rental market remains robust, with vacancy rates at 4.2% and annual rent growth of 2.5% over the past year, according to regional market data. The city has experienced consistent absorption of new units, with demand continuing to outpace supply despite the addition of over 400 units in the past five years. New developments in Bristol typically achieve lease-up times of 4-6 months, showcasing strong tenant demand and investor confidence in the market.

Bristol's economy thrives on its diverse industries, including media, manufacturing, and healthcare. Anchored by major employers like ESPN and regional healthcare facilities, the city benefits from steady population growth and rising property values. Its dynamic economic base ensures ongoing demand for premium residential and commercial spaces.

# MAP VIEW



# LOCATION OVERVIEW

Bristol, located in Hartford County, Connecticut, has a population of about 60,000 residents and offers a great blend of urban and suburban living. The city's economy is fueled by diverse industries, including media, manufacturing, healthcare, and retail. Key employers include ESPN and Bristol Hospital, along with a variety of local businesses.

Bristol provides excellent educational opportunities and quality healthcare, making it an attractive place for families and professionals. With easy access to Interstate 84 and Route 72, the city is well-connected to Hartford, Waterbury, and beyond. Local amenities include parks, Lake Compounce, and cultural attractions like the New England Carousel Museum, offering residents a high quality of life and strong community ties.



HOULIHAN LAWRENCE

WARECK D'OSTILIO

“

Bristol, CT, is a vibrant city known for its rich history, strong community, and diverse economy. As the home of ESPN, a global leader in sports media, and Bristol Hospital, a key healthcare provider, the city offers a dynamic blend of employment opportunities. With its convenient location near major highways and regional attractions, including Lake Compounce and the New England Carousel Museum, Bristol provides residents with a high quality of life. The city's blend of recreational amenities, educational opportunities, and growing business environment makes it an ideal place to live, work, and thrive.



**Bristol  
Health**

**ESPN**

 **KAMAN**  
AEROSPACE

  
★ *Lake* ★  
**COMPOUNCE**

# BRISTOL AREA AMENITIES

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ROCKWELL PARK

LAKE COMPOUNCE



NEW ENGLAND CAROUSEL MUSEUM



BRISTOL HISTORICAL SOCIETY



TUNXIS COMMUNITY COLLEGE



BRISTOL PUBLIC LIBRARY



DOWNTOWN BRISTOL

# BRISTOL DEMOGRAPHICS

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APPROXIMATELY 60,000 RESIDENTS

MEDIAN AGE: 40.6 YEARS

MEDIAN HOUSEHOLD INCOME: \$73,000

UNEMPLOYMENT RATE: 3.9% (LOWER THAN THE STATE AVERAGE)

KEY INDUSTRIES: HEALTHCARE, EDUCATION, MANUFACTURING, AND RETAIL

BACHELOR'S DEGREE OR HIGHER: 30% OF RESIDENTS

BRISTOL OFFERS A STRONG PUBLIC SCHOOL SYSTEM AND PROXIMITY TO POST-SECONDARY INSTITUTIONS, FOSTERING AN EDUCATED WORKFORCE.



# LOCATION HIGHLIGHTS

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## Proximity to Major Cities



Hartford, CT: Just 20 miles away, Hartford is a hub for business, government, and culture, with top employers and schools.

New Haven, CT: 40 miles south, New Haven thrives with a strong economy in education, healthcare, and tech, plus Yale University.

## Airports



Close to Tweed-New Haven Airport and Bradley International Airport for domestic travel.

## Bristol Hospital



Bristol Hospital and nearby healthcare centers in Hartford and New Haven provide excellent medical care, while local schools and Tunxis Community College offer educational opportunities at all levels.

## Strategic Transportation Access



Bristol provides quality healthcare through Bristol Hospital and nearby centers, along with educational opportunities from local schools and Tunxis Community College.



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