



HOULIHAN LAWRENCE

WARECK D'OSTILIO

New Haven \* Milford \* Woodbridge \* Branford \* Old Saybrook

**6,958 +/- sf RETAIL SPACE**  
**Former Family Dollar**  
**AVAILABLE FOR LEASE**  
**59 N MAIN ST, BRISTOL, CT 06010**



**6,958 sf Family Dollar**  
**\$18 SF NNN**  
**(NNN = \$4.89/SF)**

- Located in the Bristol Park Plaza
- Former Family Dollar
- Flexible Floor Plan (spaces can be combined or reconfigured)
- across street from new Bristol Hospital, and next to Town Hall





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### Property Information

Total Building SF	42,000
Available SF	6,958
Year Built	1992
Ceiling Height	20'
City Water/Well	City Water
City Sewer/ Septic	City Sewer
Sprinkler	Yes
Loading Dock	1
Overhead Door	1
Construction	Brick/Masonry
HVAC	Forced Air/Central
Electric Service	800 Amp 3 phase
Gas	Yes
Column Spacing	N/A
# of Floors	1
Parking	Paved Lot Off Street parking
Bathrooms	Average
Frontage	193' +/-
Zoning	BD-1
Acreage	3 acres
Mil Rate	38.35
Taxes	\$96,795
Taxes / SF	\$2.30

### 59 N. Main St, Bristol, CT

**Comments:**

6,958 of Retail space formerly occupied by a leader in the industry, Family Dollar. Ample Parking in the off-street lot, 20' ceilings this space is sure to go fast! Situated inside the busy Bristol Park Plaza, located across from the new Bristol Hospital and next to Town Hall. Excellent Visibility right on the street. Call for options to lease.

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