



FOR SALE

3 ACRE INDUSTRIAL PARCEL

319 LAKE AVENUE | BRISTOL, CT 06010



PROPERTY DESCRIPTION

Sentry Commercial, as exclusive agent for the owner, is pleased to present 319 Lake Avenue, Bristol CT for sale. This 3 acre industrial parcel is well suited for many uses with its broad zoning and potential Enterprise Zone benefits.

PROPERTY HIGHLIGHTS

- Potential Economic Incentives from the City of Bristol
- Utilities at site
- Dry and generally flat parcel
- I-Industrial zone provides for a building up to 65,000 SF
- RECENT PRICE REDUCTION

OFFERING SUMMARY

Sale Price:	\$260,000
Lot Size:	3 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,495	22,237	51,524
Total Population	5,598	53,163	127,345
Average HH Income	\$60,610	\$67,151	\$74,664

NICK PINTO
860.384.4001
pinto@sentrycommercial.com



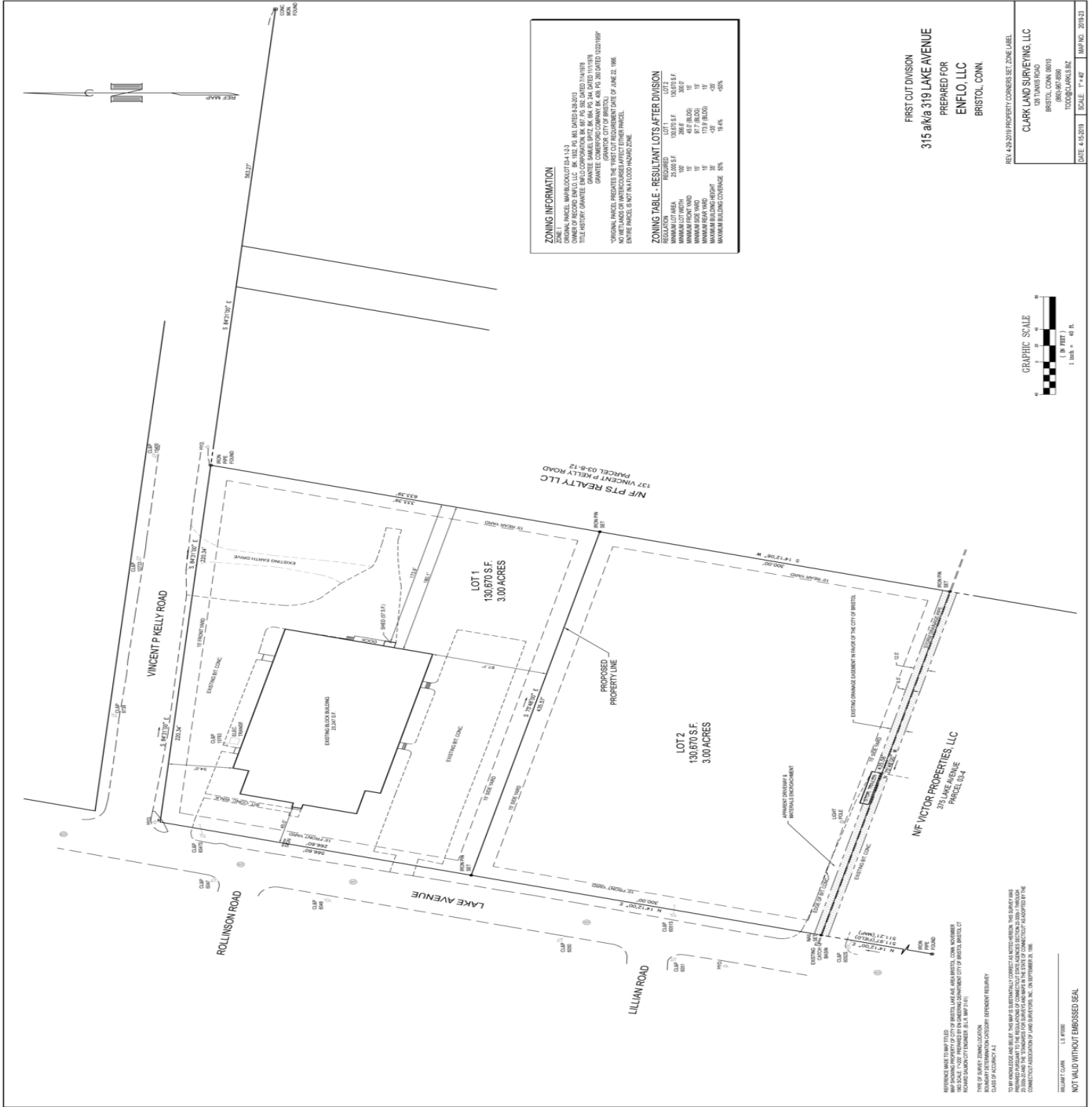
190 TRUMBULL STREET | HARTFORD, CT 06103 | [SENTRYCOMMERCIAL.COM](http://sentrycommercial.com)

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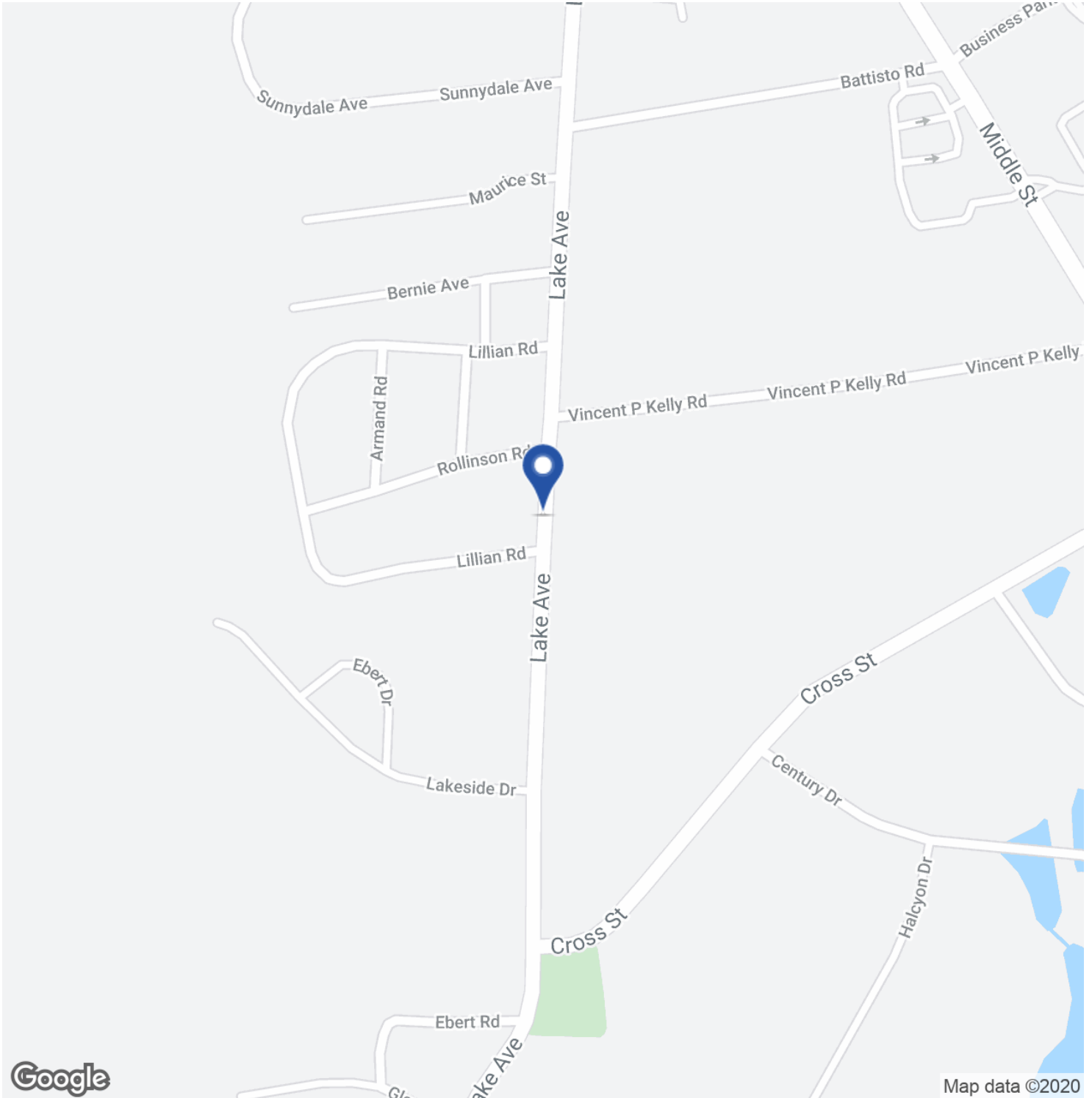
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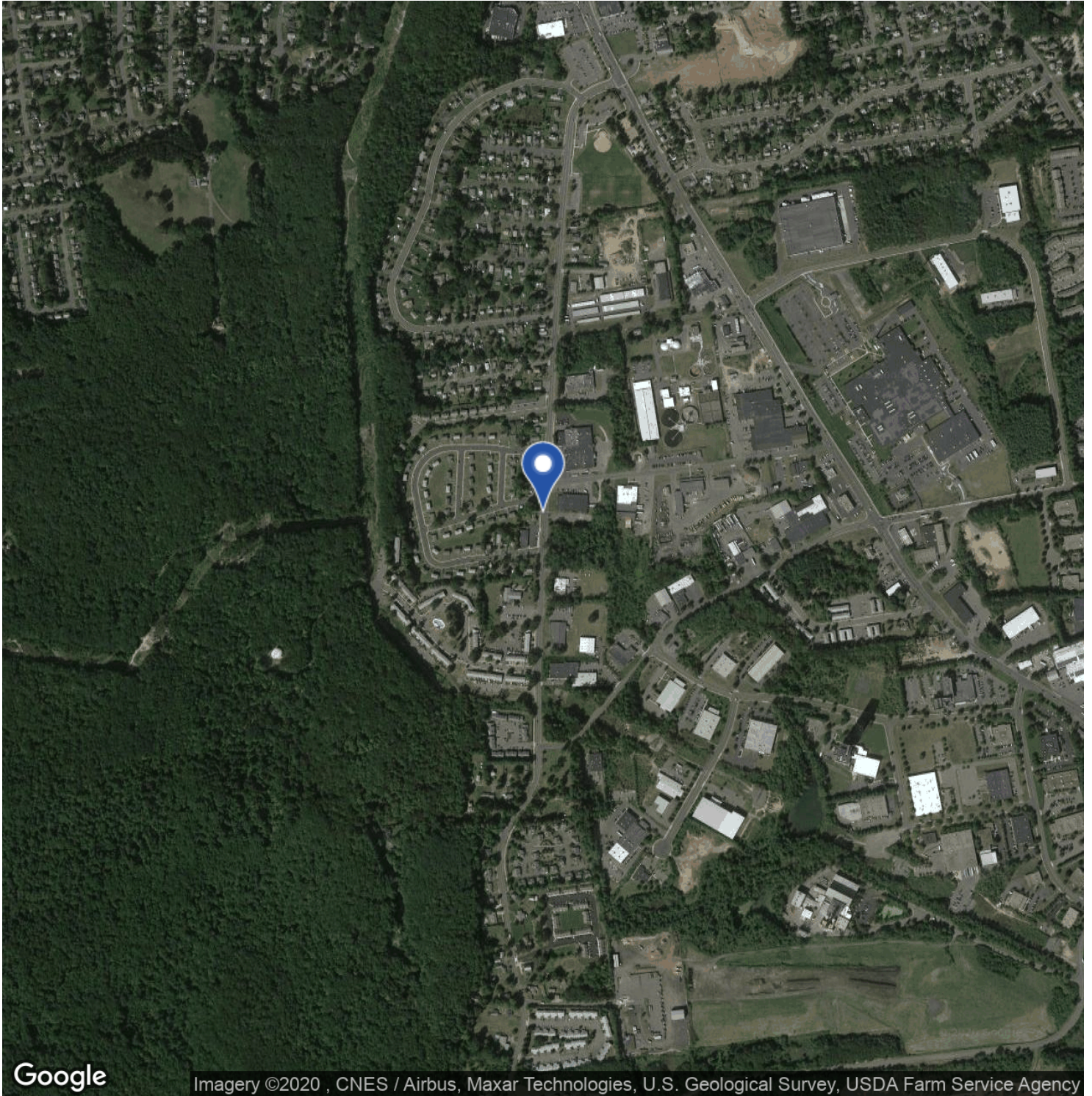
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Google

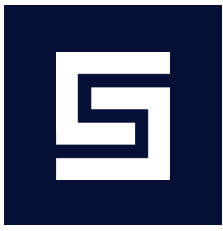
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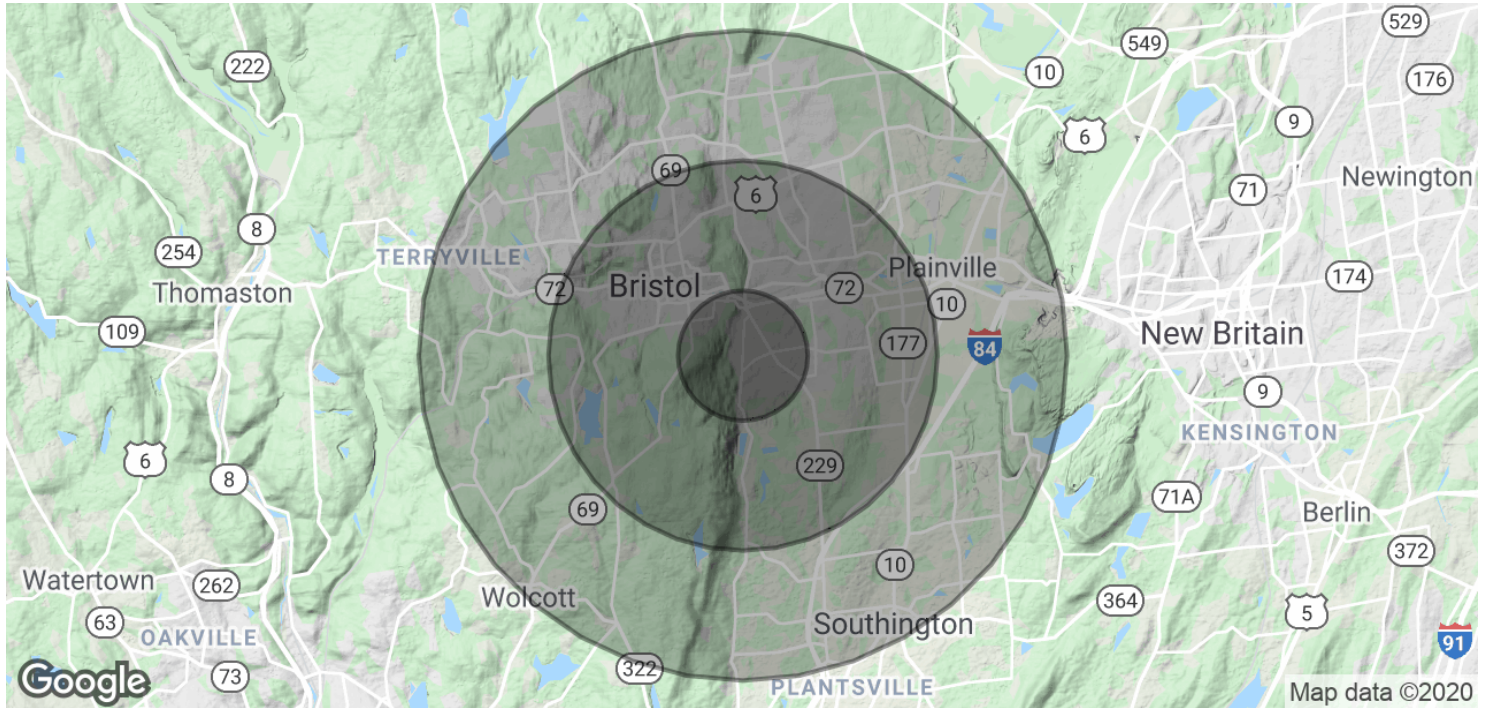
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,598	53,163	127,345
Average age	37.6	39.3	40.5
Average age (Male)	34.1	36.9	38.7
Average age (Female)	40.1	41.5	42.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,495	22,237	51,524
# of persons per HH	2.2	2.4	2.5
Average HH income	\$60,610	\$67,151	\$74,664
Average house value	\$226,995	\$230,263	\$259,530

* Demographic data derived from 2010 US Census

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Direct: 860.384.4001

Sentry Commercial

190 Trumbull Street
Hartford, CT 06103
860.528.0884

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860.384.4001
pinto@sentrycommercial.com



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