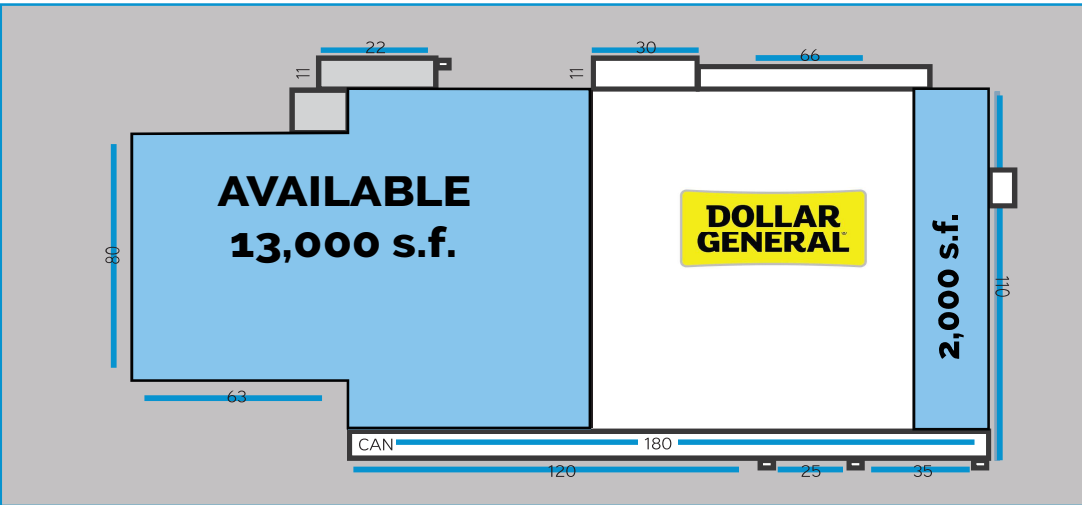


BRISTOL, CONNECTICUT

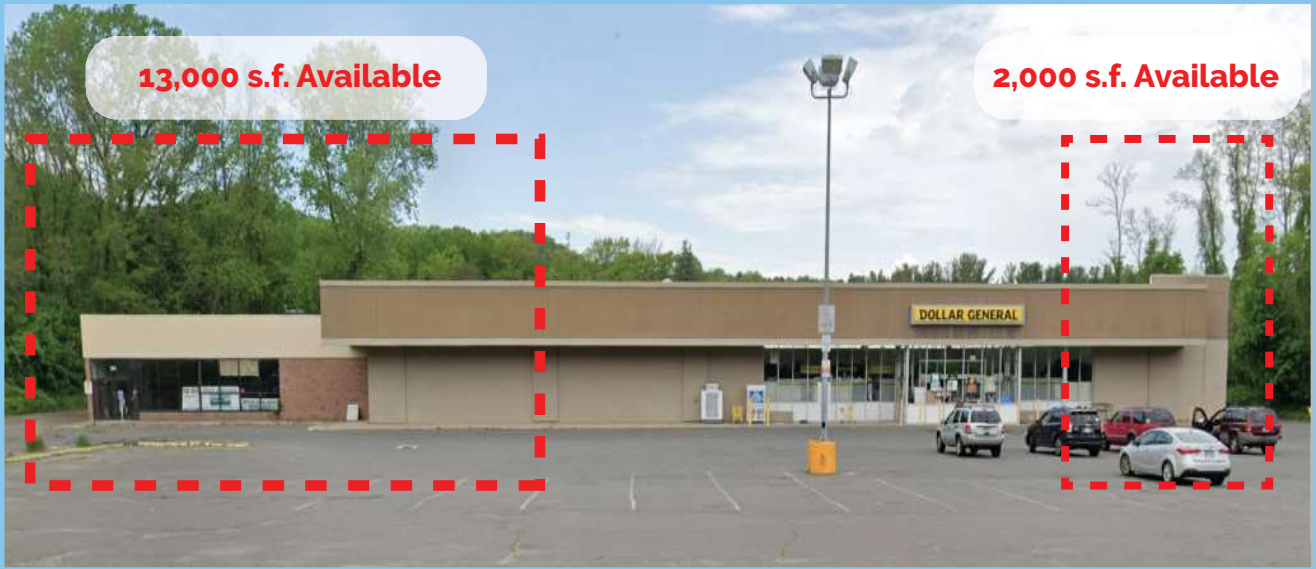
350 DININITY STREET
15,000 S.F. AVAILABLE



FLOOR PLAN

BRISTOL, CONNECTICUT

350 DIVINITY STREET
AVAILABLE: 15,000 S.F. - POSSIBLE SALE



AVAILABLE: 15,000 S.F.
Located at a lighted intersection
Join Dollar General.

Neighboring Tenants: CVS, Walgreens, Planet Fitness, Price Chopper, Burger King, TJMaxx, Dollar Tree, Stop & Shop, Harbor Freight, Rent A Center, & Home Depot.

DEMOGRAPHICS			
Radius	1 mile	3 miles	5 miles
2021 Total Populaton	9,579	49,625	93,379
2021 Total Households	4,110	20,934	38,740
2021 Median HH Income	\$ 55,727	\$ 72,639	\$ 78,227
2021 Average HH Income	\$ 62,591	\$ 91,582	\$97,530
Median Age	36.3	38.6	40.7



General

ACS, 2015–2019	Bristol	State
Land Area <i>mi</i> ²	26	4,842
Population Density <i>people per mi</i> ²	2,280	738
Number of Households	24,638	1,370,746
Median Age	40.5	41.0
Median Household Income	\$67,507	\$78,444
Poverty Rate	10%	10%

Economy

Top Industries

CT Department of Labor, 2019	Employment	Employers	Av. Wages
1 Health Care & Social Assistance	4,123	166	\$47,762
2 Information	3,745	22	\$150,936
3 Manufacturing	2,938	132	\$72,123
4 Retail Trade	2,616	158	\$33,702
5 Local Government	1,829	19	\$67,508
All Industries	22,420	1,354	\$69,616

SOTS Business Registrations

Secretary of the State, June 2021

Total Active Businesses				4,646			
New Business Registrations by Year							
2001	240	2006	256	2011	230	2016	285
2002	266	2007	317	2012	237	2017	324
2003	241	2008	241	2013	234	2018	322
2004	292	2009	221	2014	261	2019	342
2005	322	2010	227	2015	239	2020	343

Key Employers

Data from municipalities, 2021

- 1 ESPN Inc
- 2 Rowley Spring & Stamping Corp
- 3 Bristol Health
- 4 Faneuil
- 5 PODS/CT Portable Storage

Demographics

ACS, 2015–2019

Age Distribution

		State
Under 10	6,16010%	11%
10 to 19	7,58013%	13%
20 to 29	7,80513%	13%
30 to 39	8,20014%	12%
40 to 49	7,56813%	13%
50 to 59	8,82415%	15%
60 to 69	7,06812%	12%
70 to 79	4,1147%	7%
80 and over	2,8995%	5%

Race and Ethnicity

		State
Asian <i>Non-Hispanic (NH)</i>	1%	4%
Black <i>NH</i>	5%	10%
Hispanic or Latino/a <i>Of any race</i>	17%	16%
White <i>NH</i>	74%	67%
Other <i>NH, incl. American Indian, Alaska Native, Native Hawaiian or Pacific Islander</i>	3%	3%

Language Spoken at Home

	Bristol	State
English	78	82%
Spanish	11	12%

Educational Attainment

	Bristol	State
High School Diploma Only	27	33%
Associate Degree	8	10%
Bachelor's Degree	17	22%
Master's Degree or Higher	9	17%

Housing

ACS, 2015–2019

	Bristol	State
Median Home Value	\$197,800	\$275,400
Median Rent	\$1,027	\$1,180
Housing Units	26,546	1,516,629
	Bristol	State
Owner-Occupied	64	66%
Detached or Semi-Detached	59	64%
Vacant	7	10%

Schools

CT Department of Education, 2020-21

School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2018-19)
Bristol School District	PK-12	7,726	231	86%
Statewide	-	513,079	15,300	88%

Smarter Balanced Assessments

Met or exceeded expectations, 2018/19

	Math	ELA
Bristol School District	38%	48%
Statewide	48%	56%

Labor Force

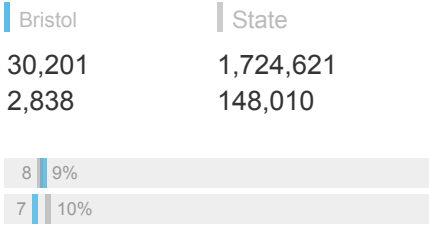
CT Department of Labor, 2020

	Bristol	State
Employed	30,201	1,724,621
Unemployed	2,838	148,010

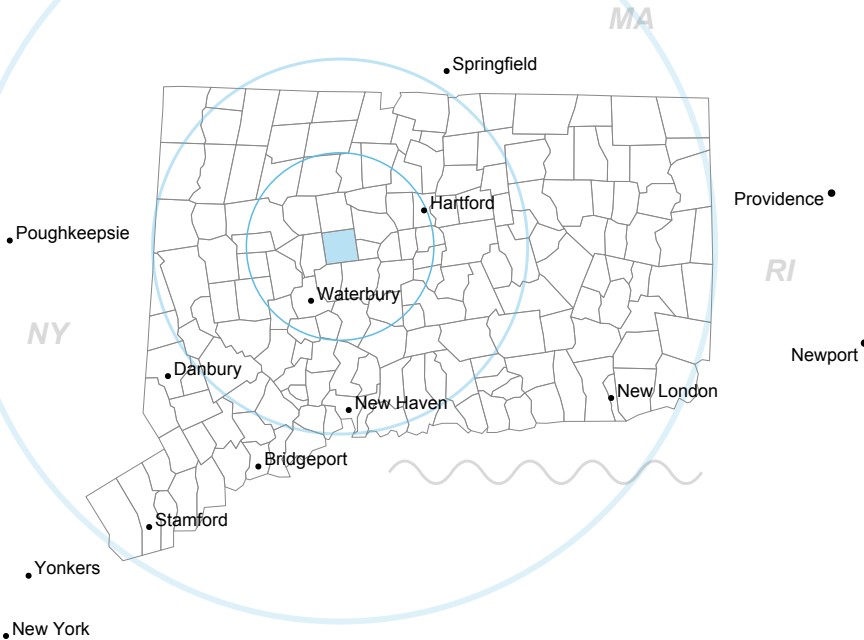
Unemployment Rate

Self-Employment Rate*

*ACS, 2015–2019



Catchment Areas of 15mi, 30mi, and 60mi



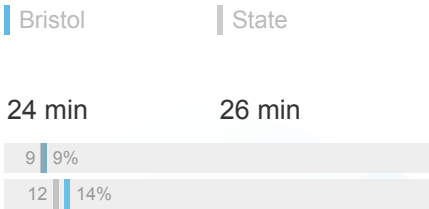
Access

ACS, 2015–2019

Mean Commute Time *Pre-Covid* 24 min 26 min

No Access to a Car

No Internet Access



Commute Mode

Public Transport

Walking or Cycling

Driving

Working From Home *Pre-Covid*



Public Transit

CTtransit Service

Other Public Bus Operations

Train Service

Local, Express, CTfastrak
-
-

Fiscal Indicators

CT Office of Policy and Management, SFY 2017-18

Municipal Revenue

Total Revenue	\$226,992,429
Property Tax Revenue	\$140,996,045
per capita	\$2,343
per capita, as % of state av.	77%
Intergovernmental Revenue	\$78,647,592
Revenue to Expenditure Ratio	105%

Boston*

Municipal Expenditure

Total Expenditure	\$216,162,545
Educational	\$125,250,458
Other	\$90,912,087

Grand List

Equalized Net Grand List	\$6,156,041,690
per capita	\$102,546
per capita, as % of state av.	67%
Comm./Indust. Share of Net Grand List	18%

Actual Mill Rate	36.03
Equalized Mill Rate	22.84

Municipal Debt

Moody's Rating	Aa2
Total Indebtness	\$71,469,432
per capita	\$1,191
per capita, as % of state av.	46%
as percent of expenditures	33%

Annual Debt Service	\$9,495,582
as % of expenditures	4%

Search AdvanceCT's **SiteFinder**, Connecticut's most comprehensive online database of available commercial properties.
ctdata.org/sitefinder

About Town Profiles

The Connecticut Town Profiles are two-page reports of demographic and economic information for each of Connecticut's 169 municipalities. Reports for 2016-2019 are available from profiles.ctdata.org.

Feedback is welcome, and should be directed to info@ctdata.org.

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