



HOULIHAN LAWRENCE  
WARECK D'OSTILIO

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

## 15,833 +/- sf RETAIL SPACE

Former Restaurant 8,875 sf and Family Dollar 6,958 SF  
AVAILABLE FOR LEASE

Can be combined or Subdivided

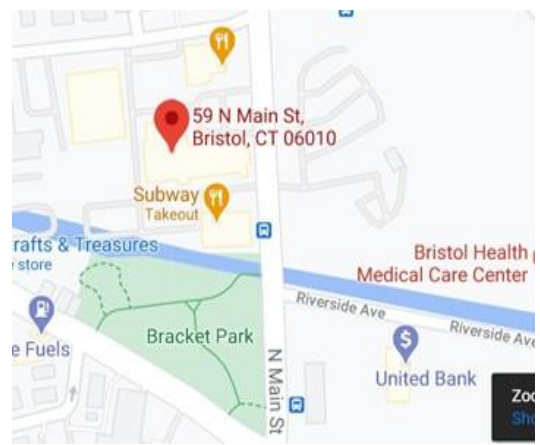
59 N MAIN ST, BRISTOL, CT 06010



**Move in condition!**  
Turn key Restaurant operation  
Complete with all Restaurant Equipment  
(Brewery Equipment has been removed)

8,875 sf former Better Half Brewery  
6,958 sf Family Dollar  
**\$16 SF NNN**  
(NNN = \$4.89/SF)

- **Direct Storefront on N Main St**
- **Former CVS location**
- **Flexible Floor Plan (spaces can be combined or reconfigured)**
- **Complete w/ Full Kitchen, Brick pizza oven, Prep area and more**
- **across street from new Bristol Hospital, and next to Town Hall**





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### Property Information

Total Building SF	42,000
Available SF	8,875 BHB/ 6,958 Family Dollar
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:**

15,833 of Retail space currently and formerly occupied by two leaders in the industry, CVS and Family Dollar. Former CVS Space now configured as a restaurant can be combined with the Family Dollar space to give a combined 15,883 sf of space. Can be taken separately or together. Located across from the new Bristol Hospital and next to Town Hall. Excellent Visibility right on the street. Call for options to lease.

**Ken Ginsberg**  
Broker  
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ken@kngrealty.com



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Milford CT 06460  
(203) 701-4848

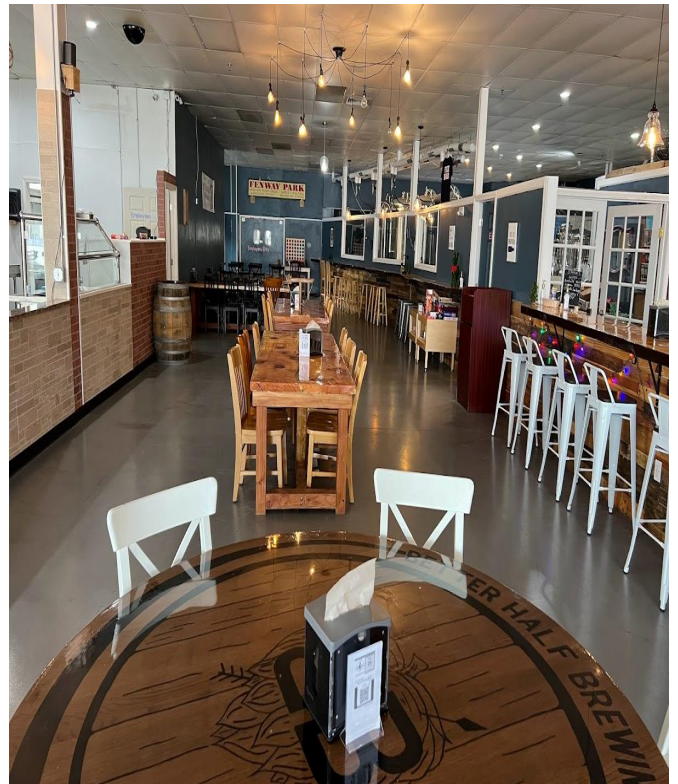
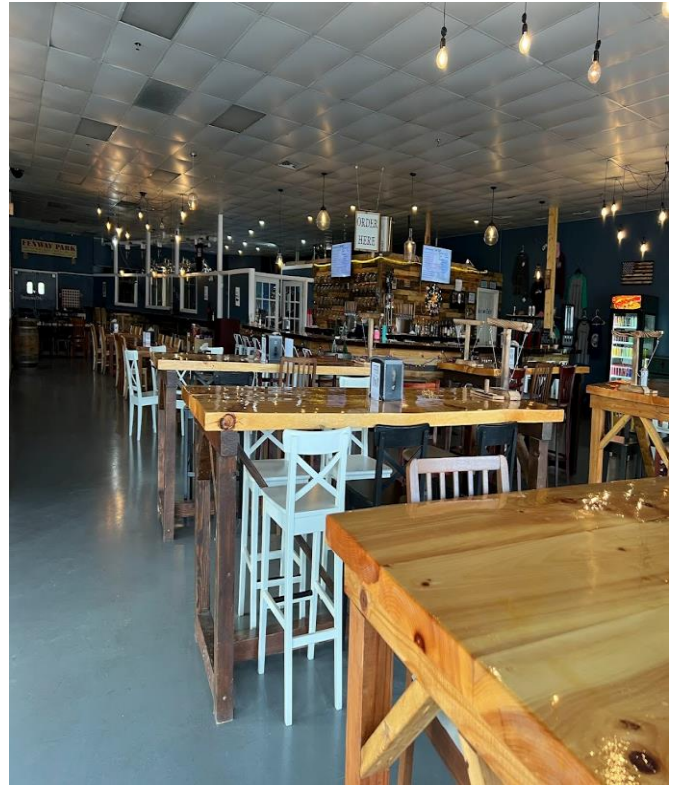
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# Main Dining Area









# Pizza Prep Area





## BirriaDilla Menu

"Birriadilla" -

a HYBRID CROSS BETWEEN  
a BURRITO, QUESADILLA  
AND BIRRIA TACO!

### BIRRIA TACOS 14

(FOUR) CORN TORTILLAS, CHOPPED BIRRIA,  
ONIONS, CILANTRO, SIDE OF CONSOMMÉ

### BIRRIA QUESADILLAS 11

FLOUR TORTILLAS, STUFFED WITH CHOPPED  
BIRRIA, MOZZARELLA, GRATED CHEESE,  
ONION, CILANTRO, SIDE OF CONSOMMÉ

### QUESO BIRRIADILLA 11

FRIED RICE, CILANTRO, ONIONS, OAXA  
CHEESE BLEND SPICY SALSA MUERTE

### CARNITAS

### BIRRIADILLA 13

CRISPY PORK LARDONS, MELTED  
CHEESE, FRIED RICE, CILANTRO, ONIONS

### HOLY MOLE BIRRIADILLA 12

MOLE CHICKEN, FRIED RICE, CHEESE, ONIONS

### CHEESEBURGER BIRRIADILLA 15

SECRET CHIPOTLE SAUCE & QUESO  
ENCHILADO, CILANTRO, ONIONS

### 420 BIRRIADILLA 14

CALI STYLE - SLOW COOKED BEEF  
BIRRIA WITH WHOLE BEANS, MELTED  
CHEESE, CILANTRO, ONIONS



*Wicked Brick Kitchen*

### BIRRIADILLA'S FAMOUS LOADED STREET CORN 10

CHIPOTLE CREMA, PICKLED ONIONS, CILANTRO,  
LIME, COTIJA CHEESE, VARIOUS SPICES  
\*OPTION TO ADD CHEETO CRUSTED LOADED .50

### \*JACKFRUIT OPTION!

SUBSTITUTE FOR ANY PROTEIN TO  
MAKE YOUR ORDER VEGETARIAN!

### SIDES \$6 EACH

SOFRITO FRIED RICE  
RICE AND BEANS  
YUCCA FRIES

Our birriadillas are made with flour  
tortillas, cheese and rice layered  
between a crunchy corn tortilla and  
griddle fried in guajillo sauce!

All served with consommé  
for dipping, sour cream, salsa roja  
+ avocado tomatillo salsa.

59 N Main St, Bristol CT

860-261-7062

## Wicked Brick Pizza Menu

### Reds

#### THE WICKED RED 11.95 | 16.95

EVOO, CRUSHED TOMATO, HOUSE ITALIAN  
SEASONING, PARMESAN REGGIANO, MOZZ

#### SHROOMS & SAUSAGE 13.95 | 18.95

CRUSHED TOMATO, SMOKED MOZZ, SAUSAGE,  
MUSHROOM, PICKLED CHILI, TOASTED  
PARMESAN, BREAD CRUMBS

#### VEGGIANO 13.95 | 18.95

CRUSHED TOMATO, GARLIC, FRESH MOZZ,  
SPINACH, ONION, MUSHROOM, BASIL,  
PARMESAN

#### MARGHERITA 12.95 | 17.95

CRUSHED TOMATO, FRESH MOZZ,  
PARMESAN, BASIL, EVOO, SALT

### Salads

#### THREE CHEESE GARLIC BREAD 8.5

WOOD FIRED ITALIAN BREAD TOASTED WITH  
MELTED COMPOUND BUTTER, HOUSE-MADE  
CHEESE BLEND

#### TOSCANA SALAD 13

MIXED GREENS, SHREDDED MOZZARELLA, GRAPE  
TOMATOES, ARTICHOKE, KALAMATA OLIVES,  
ROASTED RED PEPPERS, BALSAMIC DRESSING

#### HARVEST SALAD 12

MIXED GREENS, GRANNY SMITH APPLES, CRUMBED  
BLUE CHEESE, CARAMELIZED WALNUTS, MIXED  
SUNDRIED FRUITS, BALSAMIC

#### CAESAR SALAD 11

ROMAINE HEARTS, CROUTONS, ASIAGO PARMIGIANO  
REGGIANO

### Whites

#### FREE BIRD 13.95 | 18.95

EVOO, GARLIC, SEASONED SHREDDED CHICKEN,  
MOZZ, PARMESAN

CHOOSE ONE: BUFFALO - BBO - CBR

#### BREW HOUSE BURGER 14.95 | 19.95

CREAMY CHEESE, CHERRY TOMATO JAM,  
BEER BRAISED BURGER MEAT, MOZZ,  
PICKLES, CHIPOTLE MAYO

#### TRES FORMAGGIO 13.95 | 18.95

CREAMY CHEESE, SMOKED MOZZ, SHAVED  
WHITE ONION, HOUSE AMERICAN  
SEASONING, PARMESAN, HONEY

### Build It!

#### TOPPING ADD ONS:

0.75   1.50 each	1.25   2.50 each
FIRE ROASTED ONIONS	FRESH MOZZARELLA
FIRE ROASTED PEPPERS	SMOKED MOZZ
FIRE ROASTED MUSHROOMS	PEPPERONI
SPINACH, GARLIC, BASIL	BACON
BUFFALO SAUCE	SHREDDED CHICKEN
BBO SAUCE	BEER BRAISED BURGER
CHIPOTLE MAYO	
RANCH	

*Pie Sizes  
12" or 16"*

@wickedbrickkitchen