

For Lease

Medical / Office Space

30 Mill Street
Unionville, CT 06085



Property Highlights

- **\$20/SF Medical Space**
- **\$18/SF Office Space**
- Unionville section of Farmington, CT
- Approx 5 Miles to I-84
- Medical space built 4 years ago
- Building Size: 10,288sf
- 3,000 contiguous sf available on 1st floor
- 1,494 contiguous sf available on 2nd floor
- Parking – 44 total spaces
- Signage on main road

Property Summary

Opportunity abounds here in the Unionville Section of Farmington.

This building was originally known as the “Ryan’s Pharmacy Building” and has a legacy of medical use. Approx 3,000sf is built out as medical offices with 9 exam rooms, independent entrance & reception area, a lab, provider offices, and a break room. This space was built out 4 years ago.

The second-floor features 2 office units, one for 610sf and another for 884sf that can be lease together or separately. There are 44 total parking spaces, and some can be designated as “patient parking only”.

For more information contact:

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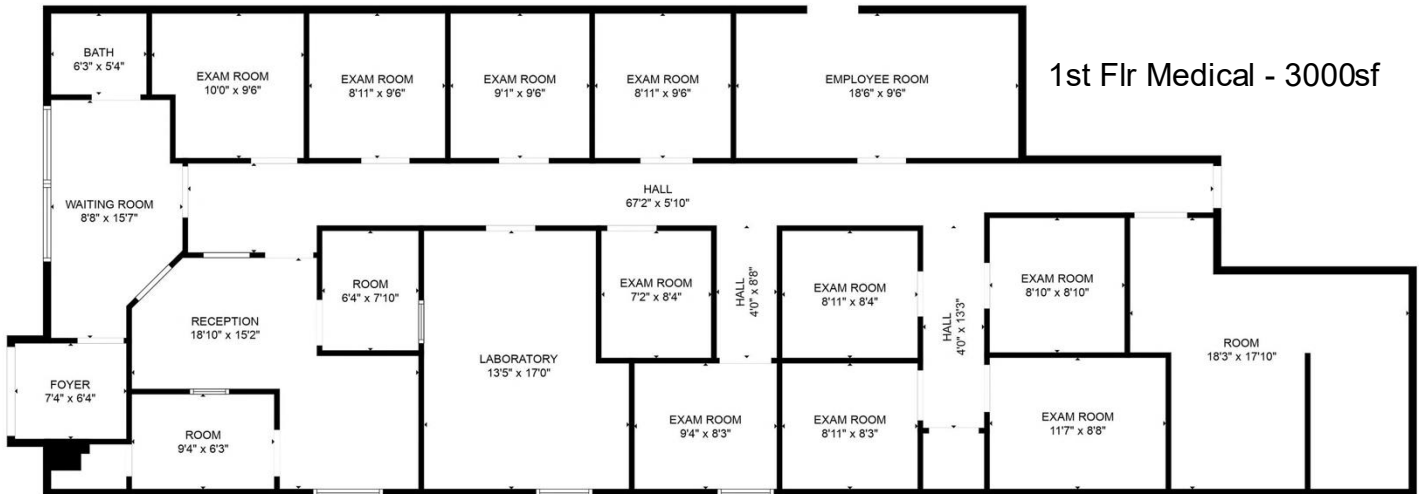
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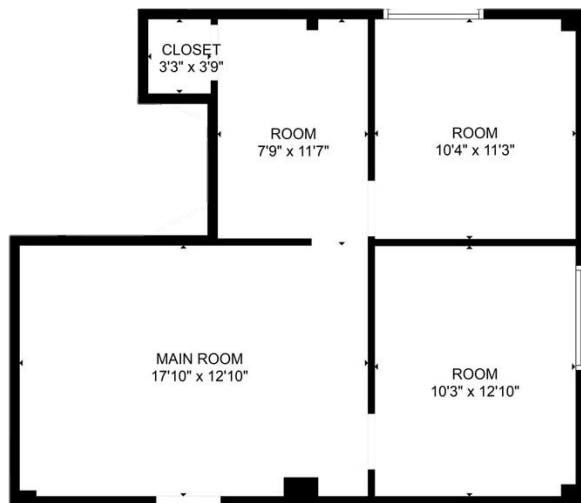
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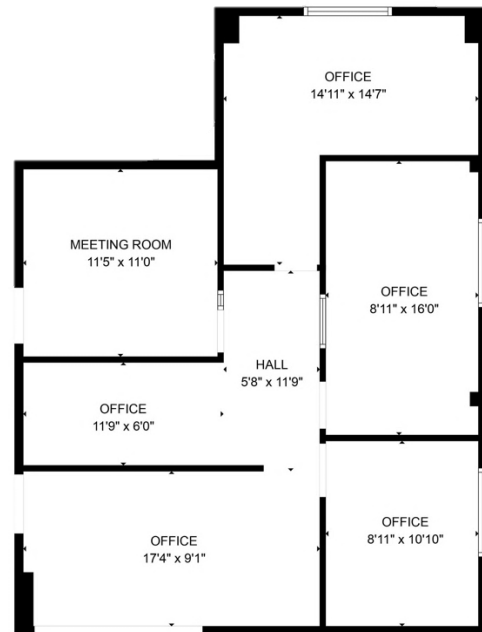
Spaces Available



2nd Floor Left Side Office - 610sf



2nd Floor Right Side Office - 884sf



NOTE: SF numbers are approximations and should be verified prior to executing a lease agreement

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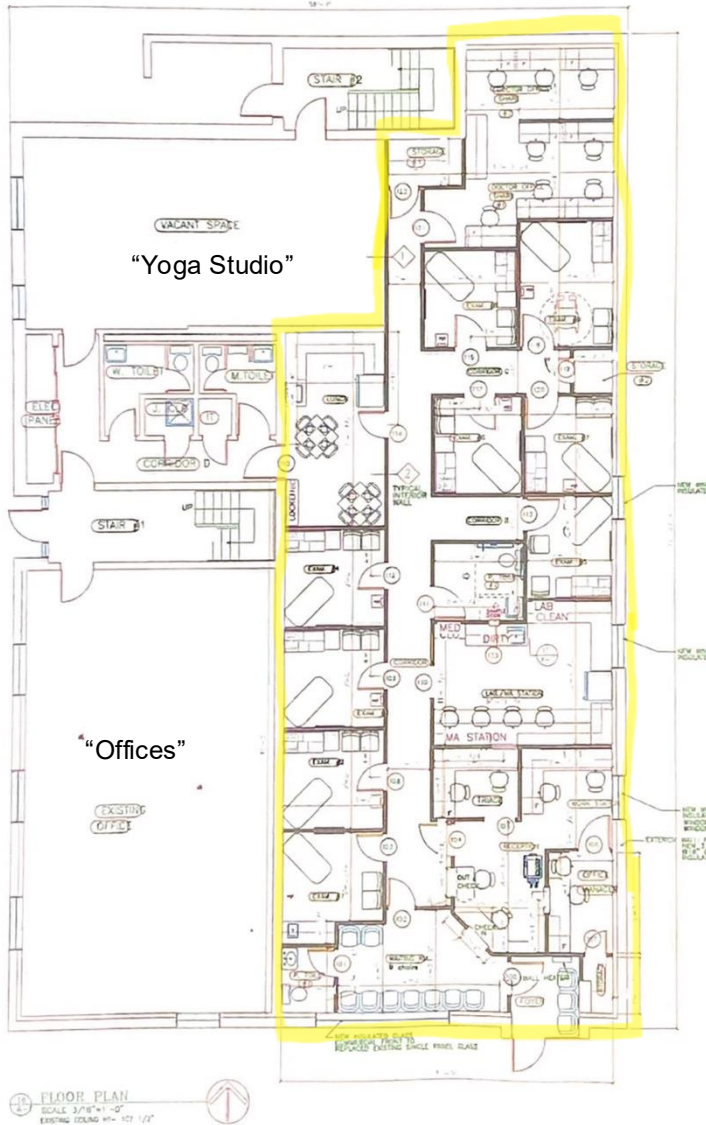
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Floor Plans

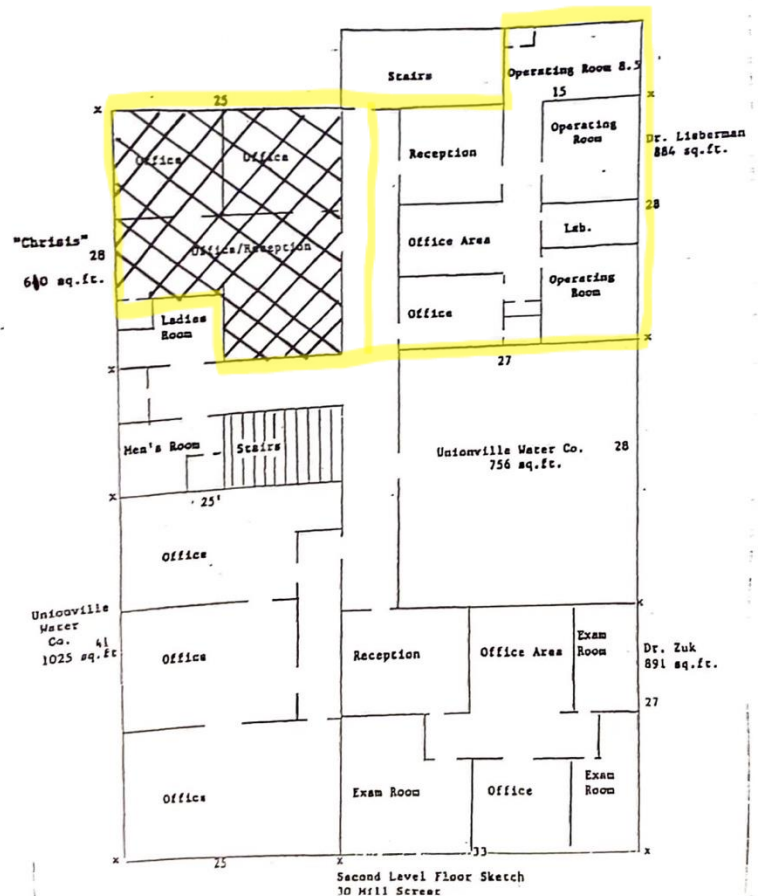
1st Floor:

Medical Space is available – 3000sf



2nd Floor:

Highlighted spaces are available – 1496sf



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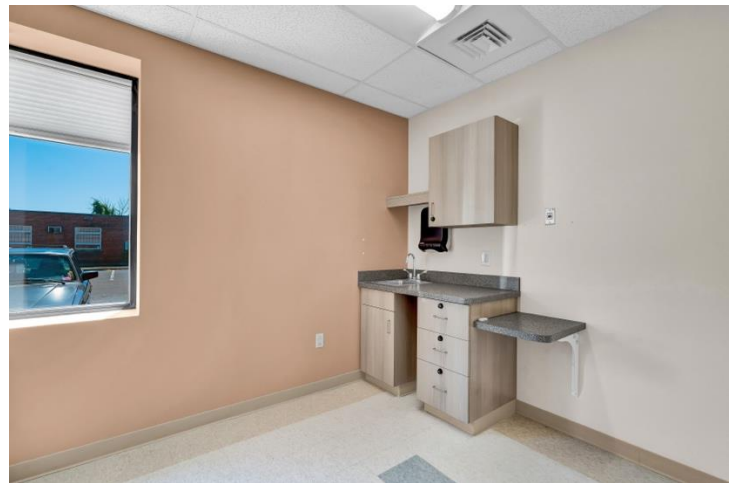
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Additional Photos



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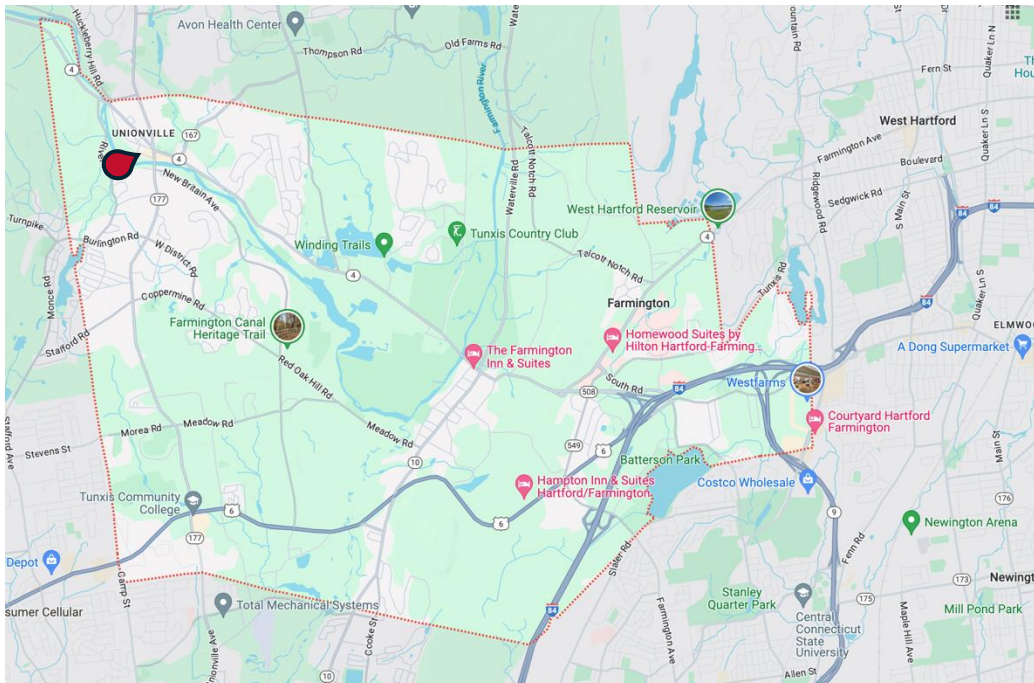
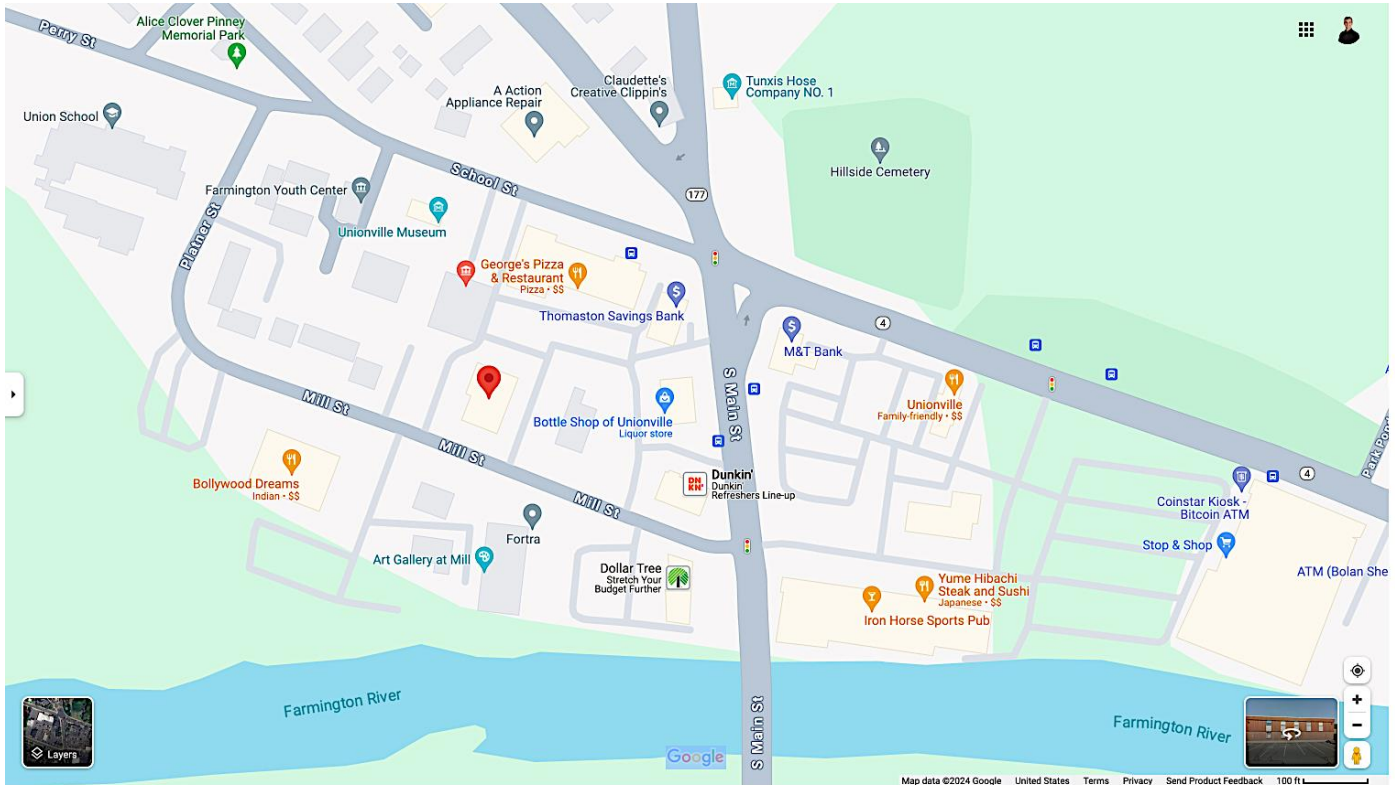
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Maps



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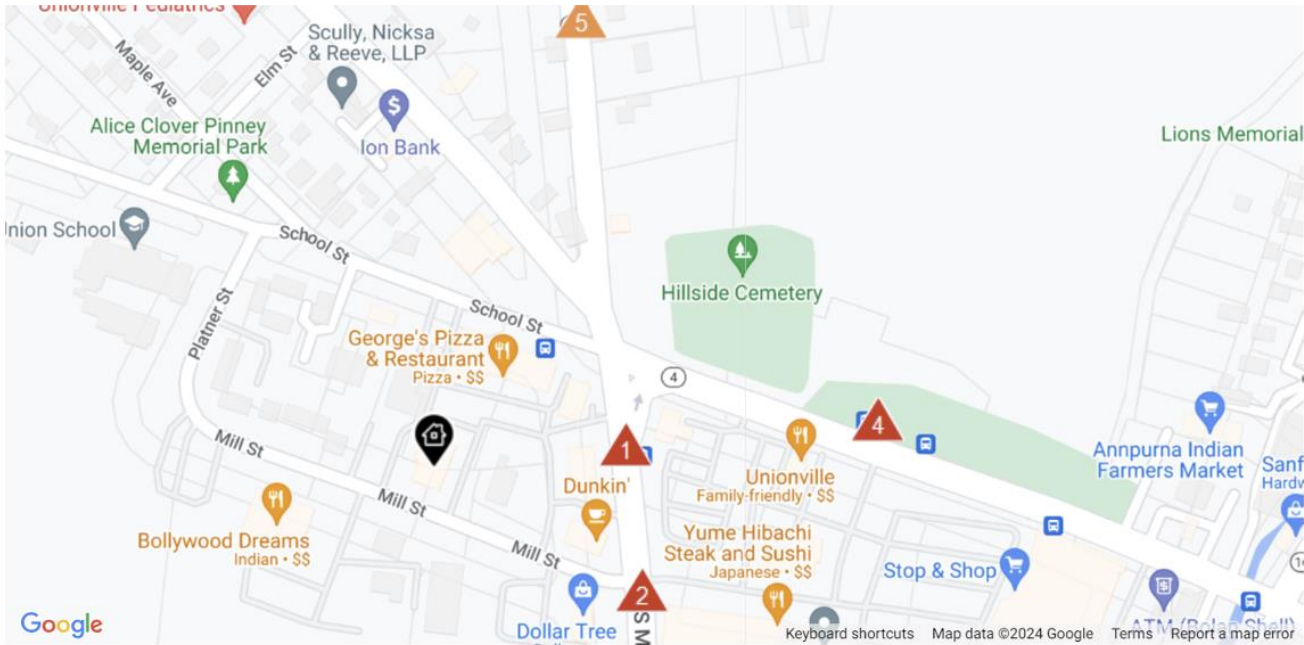
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Traffic Counts



Daily Traffic Counts:
▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1

16,462

2023 Est. daily traffic counts

Street: South Main Street
Cross: Mill St
Cross Dir: S
Dist: 0.04 miles

Historical counts

Year	Count	Type
2018	▲ 16,500	AADT
2012	▲ 16,800	ADT
2009	▲ 18,300	ADT
2006	▲ 16,900	ADT
2002	▲ 20,000	ADT

2

16,141

2023 Est. daily traffic counts

Street: S Main St
Cross: Mill St
Cross Dir: S
Dist: 0.04 miles

Historical counts

Year	Count	Type
2021	▲ 15,500	AADT
2012	▲ 16,800	ADT
2009	▲ 18,300	ADT
2006	▲ 16,900	ADT
2002	▲ 20,000	ADT

3

18,810

2023 Est. daily traffic counts

Street: Farmington Avenue
Cross: Lovely St
Cross Dir: W
Dist: 0.1 miles

Historical counts

Year	Count	Type
2018	▲ 18,900	AADT

4

19,590

2023 Est. daily traffic counts

Street: Farmington Ave
Cross: Lovely St
Cross Dir: W
Dist: 0.1 miles

Historical counts

Year	Count	Type
2012	▲ 19,000	ADT
2009	▲ 19,300	ADT
2006	▲ 20,000	ADT
2005	▲ 21,800	ADT
2002	▲ 20,200	ADT

5

8,181

2023 Est. daily traffic counts

Street: Lovely Street
Cross: Sylvan Ave
Cross Dir: N
Dist: 0.09 miles

Historical counts

Year	Count	Type
2018	▲ 8,200	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

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2024 Town Profile

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Farmington, Connecticut

General

ACS, 2018–2022	Farmington	State
Current Population	26,623	3,611,317
Land Area <i>mi</i> ²	28	4,842
Population Density <i>people per mi</i> ²	954	746
Number of Households	11,027	1,409,807
Median Age	44	41
Median Household Income	\$118,329	\$90,213
Poverty Rate	7%	10%

Economy

Top Industries

Lightcast, 2022 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Government	6,223	
State Government		80%
2 Health Care and Social Assistance	5,238	
Hospitals		38%
3 Finance and Insurance	4,282	
Insurance Carriers & Related Activities		86%
4 Manufacturing	2,830	
Transportation Equipment Mfg		78%
5 Professional, Scientific, and Tech Svc	2,201	
Professional, Scientific, and Tech Svc		100%
Total Jobs, All Industries	32,415	

SOTS Business Registrations

Secretary of the State, March 2024

New Business Registrations by Year

Year	2019	2020	2021	2022	2023
Total	254	242	292	291	336

Total Active Businesses 3,123

Key Employers

Data from Municipalities, 2024

- 1 UConn Health Center
- 2 Otis Elevator Co
- 3 ConnectiCare
- 4 Trumpf Inc.
- 5 The Jackson Laboratory for Genomic Medicine

Demographics

ACS, 2018–2022

Age Distribution

	Farmington	State
Under 10	2,542 10%	11%
10 to 19	3,205 12%	13%
20 to 29	3,144 12%	13%
30 to 39	3,014 11%	13%
40 to 49	3,597 14%	12%
50 to 59	3,962 15%	14%
60 to 69	3,122 12%	13%
70 to 79	2,503 9%	7%
80 and over	1,534 6%	4%

Race and Ethnicity

	Farmington	State
Asian	16%	5%
Black	3%	10%
Hispanic or Latino/a	7%	17%
White	71%	64%
Other	3%	4%

Hispanic includes those of any race. Remaining racial groups include only non-Hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home

	Farmington	State
English	75%	77%
Spanish	12%	4%

Educational Attainment

	Farmington	State
High School Diploma Only	13%	26%
Associate Degree	7%	8%
Bachelor's Degree	23%	33%
Master's Degree or Higher	19%	32%

Housing

	Farmington	State
ACS, 2018–2022		
Median Home Value	\$375,700	\$323,700
Median Rent	\$1,654	\$1,374
Housing Units	11,730	1,531,332

Owner-Occupied
Detached or Semi-Detached
Vacant

	Farmington	State
Owner-Occupied	66%	75%
Detached or Semi-Detached	65%	77%
Vacant	8%	8%

Schools

CT Department of Education, 2023–24

School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2021–22)
Farmington School District	PK–12	4,194	101	98%
Statewide	-	512,652	19,530	89%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2022–23

	Math	ELA
Farmington School District	73%	75%
Statewide	42%	48%



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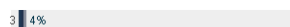
Farmington, Connecticut

Labor Force

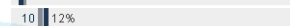
CT Department of Labor, 2023

	Farmington	State
Employed	13,781	1,822,090
Unemployed	414	71,113

Unemployment Rate



Self-Employment Rate*



*ACS, 2018-2022

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



Access

ACS, 2018-2022

	Farmington	State
Mean Commute Time *	23 min	26 min

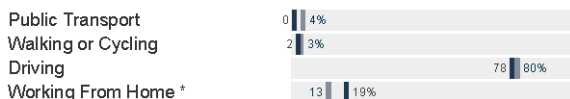
No Access to a Car



No Internet Access



Commute Mode



Public Transit

CTtransit Service	Express
Other Public Bus Operations	-
Train Service	-

* 5 year estimates include pre-pandemic data

Fiscal Indicators

CT Office of Policy and Management, State FY 2020-21

Municipal Revenue

Total Revenue	\$122,704,173
Property Tax Revenue	\$104,059,387
per capita	\$3,895
per capita, as % of state avg.	121%
Intergovernmental Revenue	\$14,917,251
Revenue to Expenditure Ratio	104%

Municipal Expenditure

Total Expenditure	\$117,887,421
Educational	\$78,125,153
Other	\$39,762,268

Grand List

Equalized Net Grand List	\$5,577,584,810
per capita	\$209,330
per capita, as % of state avg.	129%
Commercial/Industrial Share of Net Grand List	24%
Actual Mill Rate	27.97
Equalized Mill Rate	18.61

Municipal Debt

Moody's Rating (2023)	Aaa
S&P Rating (2023)	-
Total Indebtedness	\$72,643,072
per capita	\$2,726
per capita, as % of state avg.	100%
as percent of expenditures	62%
Annual Debt Service	\$8,957,004
as % of expenditures	8%

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advanccet.org/site-selection/ct-sitefinder

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