

# For Lease

## Office Space

72 Queen Street, Unit B  
Southington, CT 06489



### Property Highlights

- **\$14/SF NNN**
- **1,944sf available**
- **Second Floor Unit w/ Elevator Access**
- **Window views in every office**
- **Approx 1 Mile to I-84**
- **18,861 est. Daily Traffic Count**
- **Signage on Building**
- **Building Size: 9,518sf**
- **Parking: 49 total spaces, 2 Handicap**

### Property Summary

Exceptional opportunity to lease 1,944 SF of professional office space at 72 Queen Street, Southington's premier commercial corridor. Offered at \$14/SF NNN, this second-floor suite is highly efficient, with a move-in-ready layout perfect for a variety of professional uses. The space is fully accessible via elevator and features a functional design that includes four private offices, a dedicated conference room, and a large, open area ideal for cubicles or a collaborative workspace. Tenants benefit from well-maintained common areas, including a shared breakroom with a kitchenette and three restrooms, one of which is uniquely equipped with a shower. There is ample on-site parking with 49 spaces, ensuring convenient access for employees and clients. Its unbeatable location on Route 10 offers outstanding visibility and is less than a minute from I-84, placing it at the very heart of central Connecticut's bustling retail and business hub.

### For more information contact:

**Tyler McPherson**  
203-645-0634  
tylermcpherson@kw.com  
thegenerationsteam.com

**Keller Williams Legacy Partners**  
The Generations Team of Keller Williams Legacy Partners  
kwcommercial.com  
866 N Main St Ext, Wallingford, CT 06492



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## Additional Photos



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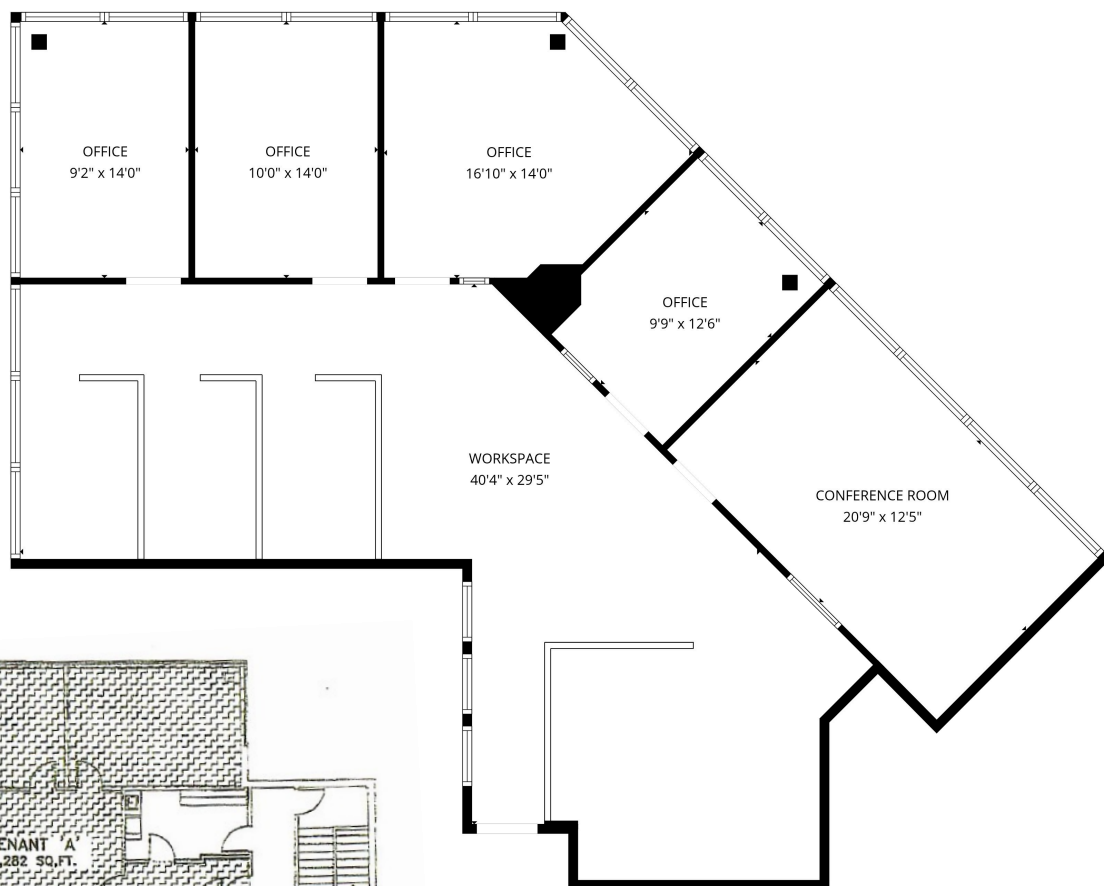
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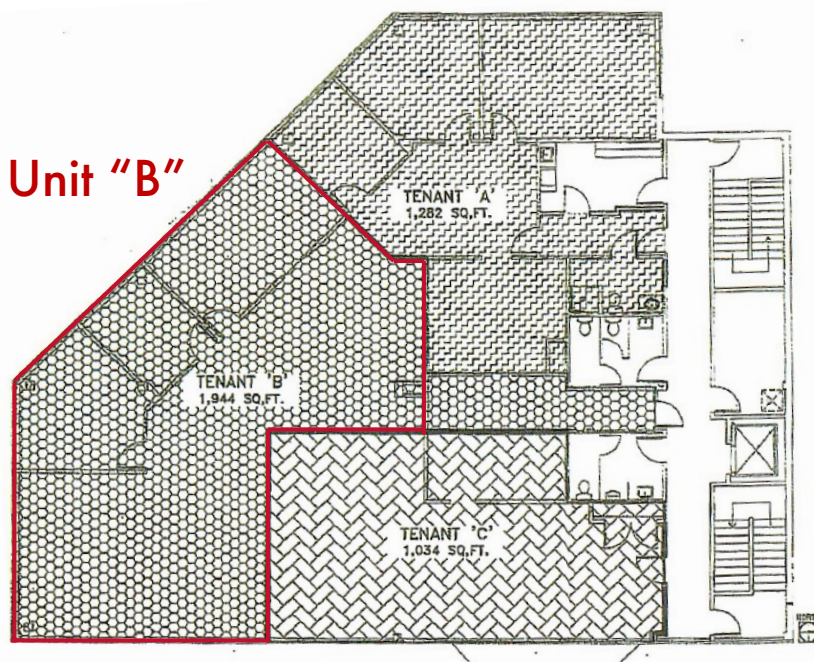


## Floorplans

Unit "B" →  
Floorplan



Unit "B"



← Second Floor

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

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## Neighboring Retail



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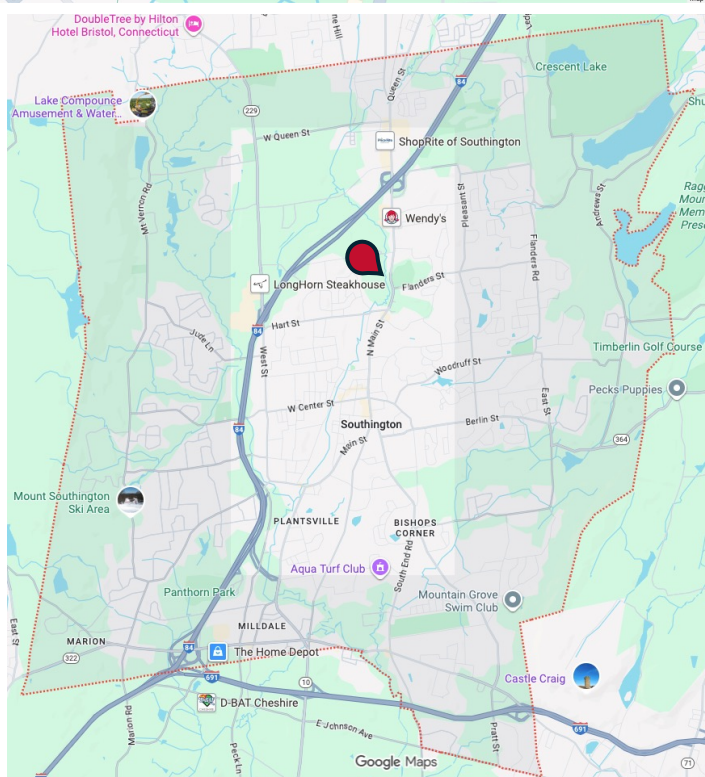
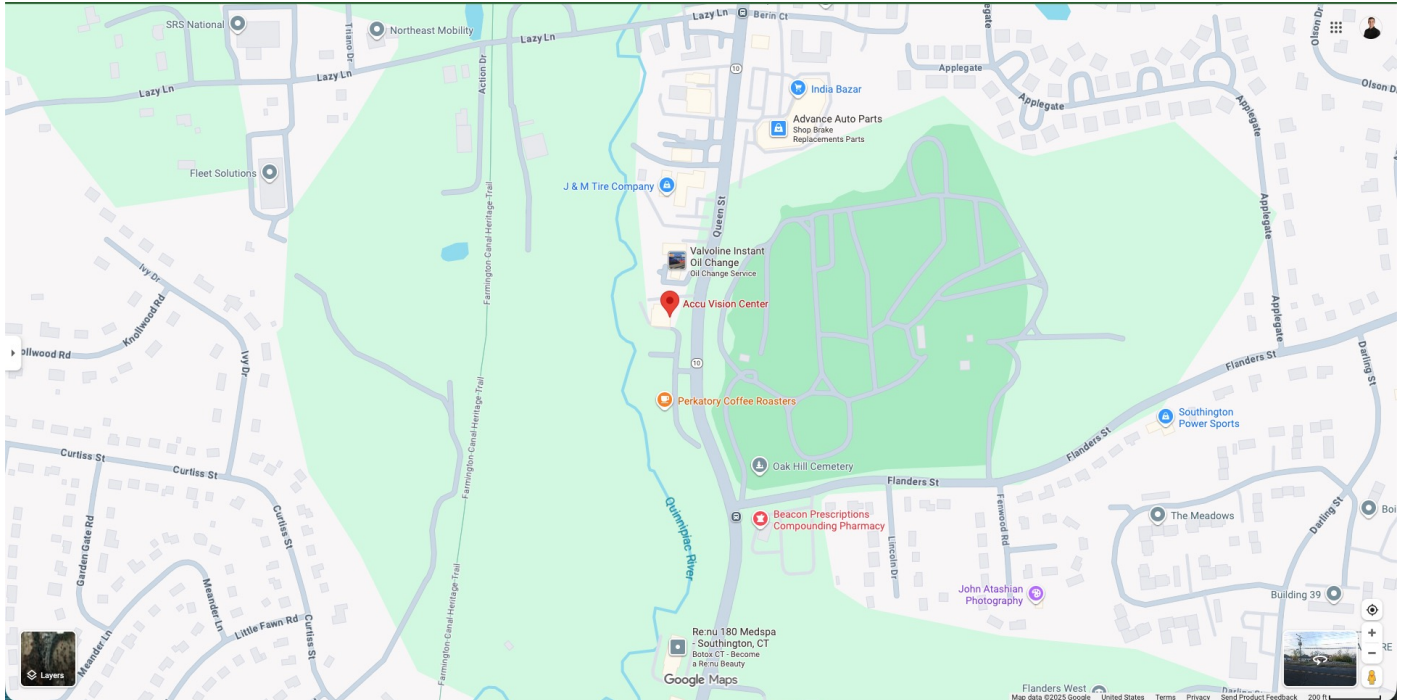
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## Location



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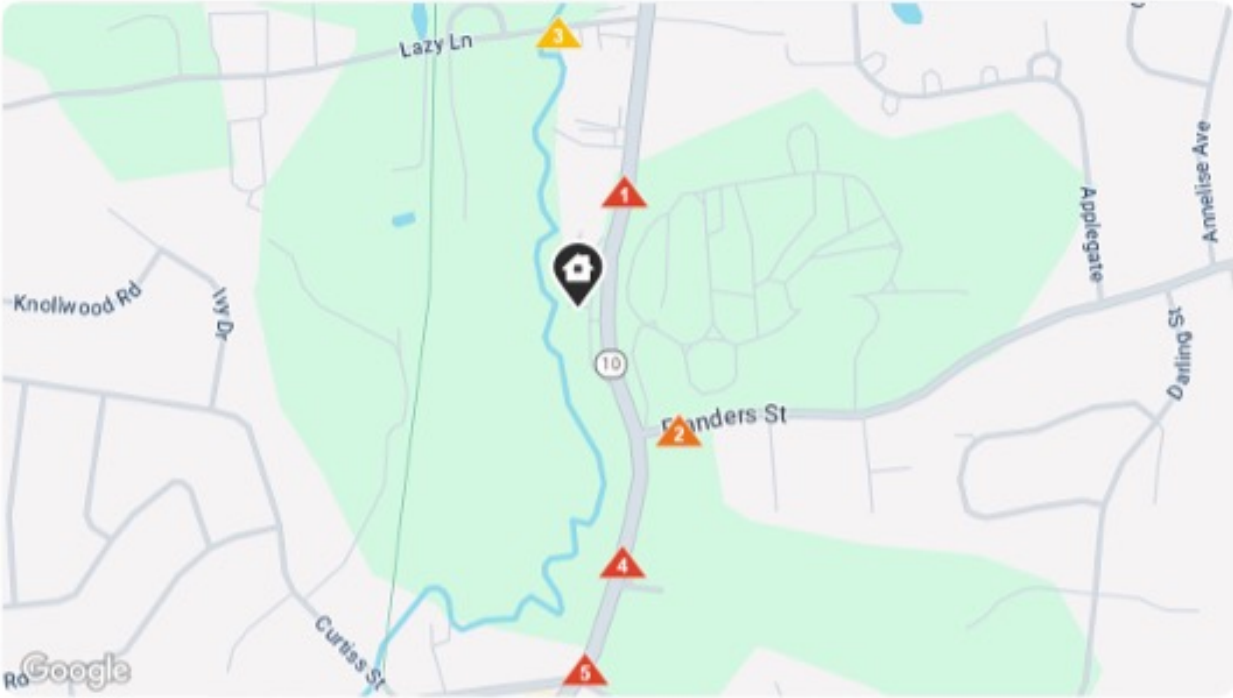
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Traffic Counts



Daily Traffic Counts

- Up to 6,000 / day
- 6,001 - 15,000
- 15,001 - 30,000
- 30,001 - 50,000
- 50,001 - 100,000
- Over 100,000 / day

Traffic Counts within 1 mile by Proximity

<b>1</b> 18,861	<b>2</b> 7,841	<b>3</b> 1,397	<b>4</b> 16,866	<b>5</b> 17,557
Queen Street	Flanders St	Lazy Ln	North Main Street	North Main Street
2024 Est. daily traffic counts	2024 Est. daily traffic counts	2024 Est. daily traffic counts	2024 Est. daily traffic counts	2024 Est. daily traffic counts
Cross: N Main St	Cross: Lincoln Dr	Cross: Queen St	Cross: Curtiss St	Cross: Queen St
Cross Dir: SE	Cross Dir: E	Cross Dir: E	Cross Dir: NE	Cross Dir: N
Distance: 0.06 miles	Distance: 0.08 miles	Distance: 0.08 miles	Distance: 0.06 miles	Distance: 0.05 miles
Historical counts	Historical counts	Historical counts	Historical counts	Historical counts
Year ▲ Count Type	Year ▲ Count Type	Year ▲ Count Type	Year ▲ Count Type	Year ▲ Count Type
2020 ▲ 17,500 AADT	2012 ▲ 7,400 ADT	2012 ▲ 1,600 ADT	2021 ▲ 16,800 AADT	2022 ▲ 696 AADT
2012 ▲ 21,800 ADT	2009 ▲ 8,800 ADT	2009 ▲ 1,400 ADT	2004 ▲ 17,900 ADT	2020 ▲ 15,500 AADT
2005 ▲ 19,800 ADT	1997 ▲ 6,200 ADT	2006 ▲ 1,500 ADT		2012 ▲ 18,900 ADT
2004 ▲ 20,100 ADT		2004 ▲ 1,400 ADT		2009 ▲ 20,100 ADT
2000 ▲ 18,600 ADT		1997 ▲ 950 ADT		2006 ▲ 19,900 ADT

AADT - Annual Average Daily Traffic      ADT - Average Daily Traffic      AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates

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2025 Town Profile

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Southington, Connecticut

General

ACS, 2019–2023	Southington	State
Current Population	43,575	3,598,348
Land Area mi <sup>2</sup>	36	4,842
Population Density people per mi <sup>2</sup>	1,214	743
Number of Households	17,349	1,420,170
Median Age	45	41
Median Household Income	\$121,584	\$93,760
Poverty Rate	4%	10%

Economy

Top Industries

Lightcast, 2023 (2 and 3 digit NAICS)

	Jobs	Share of Industry
1 Retail Trade	2,663	
Food and Beverage Stores		24%
2 Accommodation and Food Services	2,540	
Food Services and Drinking Places		96%
3 Health Care and Social Assistance	2,079	
Ambulatory Health Care Services		35%
4 Manufacturing	2,016	
Fabricated Metal Product Mfg		68%
5 Government	1,725	
Local Government		59%
Total Jobs, All Industries	18,548	

SOTS Business Registrations

Secretary of the State, March 2025

New Business Registrations by Year

Year	2020	2021	2022	2023	2024
Total	316	439	448	487	471

Total Active Businesses 3,737

Key Employers

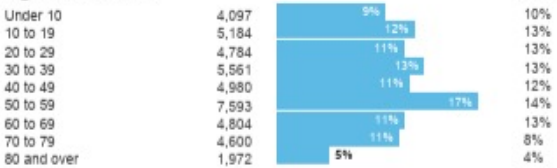
Data from Municipalities, 2025

- Yarde Metals Inc
- Smiths Medical
- Mt Southington Ski Area
- Connecticut On-Line Computer
- Pepsi-Cola of Bristol

Demographics

ACS, 2019–2023

Age Distribution



Race and Ethnicity



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



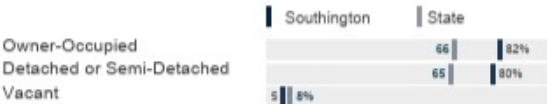
Educational Attainment



Housing

ACS, 2019–2023

	Southington	State
Median Home Value	\$352,900	\$343,200
Median Rent	\$1,454	\$1,431
Housing Units	18,260	1,536,049



Schools

CT Department of Education, 2024-25

School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2022-23)
Southington School District	PK-12	6,200	137	94%
Statewide	-	508,402	20,762	88%

Smarter Balanced Assessments

Met or Exceeded Expectations, 2023-24

	Math	ELA
Southington School District	64%	65%
Statewide	44%	49%



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2025 Town Profile 2 / 2

Southington, Connecticut

Labor Force

CT Department of Labor, 2024

	Southington	State
Employed	24,107	1,842,285
Unemployed	722	67,181

Unemployment Rate



Self-Employment Rate\*



\*ACS, 2019-2023

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



Access

ACS, 2019-2023

Mean Commute Time *	24 min	26 min
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No Access to a Car



No Internet Access



Commute Mode

Public Transport



Walking or Cycling



Driving



Working From Home \*



Public Transit

CTtransit Service

Express, CTfastrak

Other Public Bus Operations

-

Train Service

-

\* 5 year estimates include pre-pandemic data

Fiscal Indicators

CT Office of Policy and Management, State FY 2021-22

Municipal Revenue

Total Revenue	\$176,011,000
Property Tax Revenue	\$131,118,000
per capita	\$2,997
per capita, as % of state avg.	92%
Intergovernmental Revenue	\$38,213,000
Revenue to Expenditure Ratio	105%

Municipal Expenditure

Total Expenditure	\$168,192,000
Educational	\$116,875,000
Other	\$51,317,000

Grand List

Equalized Net Grand List	\$6,339,789,130
per capita	\$144,900
per capita, as % of state avg.	81%
Commercial/Industrial Share of Net Grand List	13%
Actual Mill Rate	29.03
Equalized Mill Rate	20.50

Municipal Debt

Moody's Rating (2024)	-
S&P Rating (2024)	AA+
Total Indebtedness	\$116,917,000
per capita	\$2,672
per capita, as % of state avg.	91%
as percent of expenditures	70%
Annual Debt Service	\$13,218,000
as % of expenditures	8%

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 data are available from [profiles.ctdata.org](https://profiles.ctdata.org)

Feedback is welcome, and should be directed to [info@ctdata.org](mailto:info@ctdata.org)

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