

For Lease

Medical / Office Space

30 Mill Street
Unionville, CT 06085



Property Highlights

- **CALL FOR PRICING**
- Unionville section of Farmington, CT
- Approx 5 Miles to I-84
- Medical space built 4 years ago
- Building Size: 10,288sf
- 5,144 contiguous sf available on 1st floor
- 1,496 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 rest of the 1st floor features a yoga studio and office space. These units can be leased together for a total of 5,144 contiguous sf including first floor common space. 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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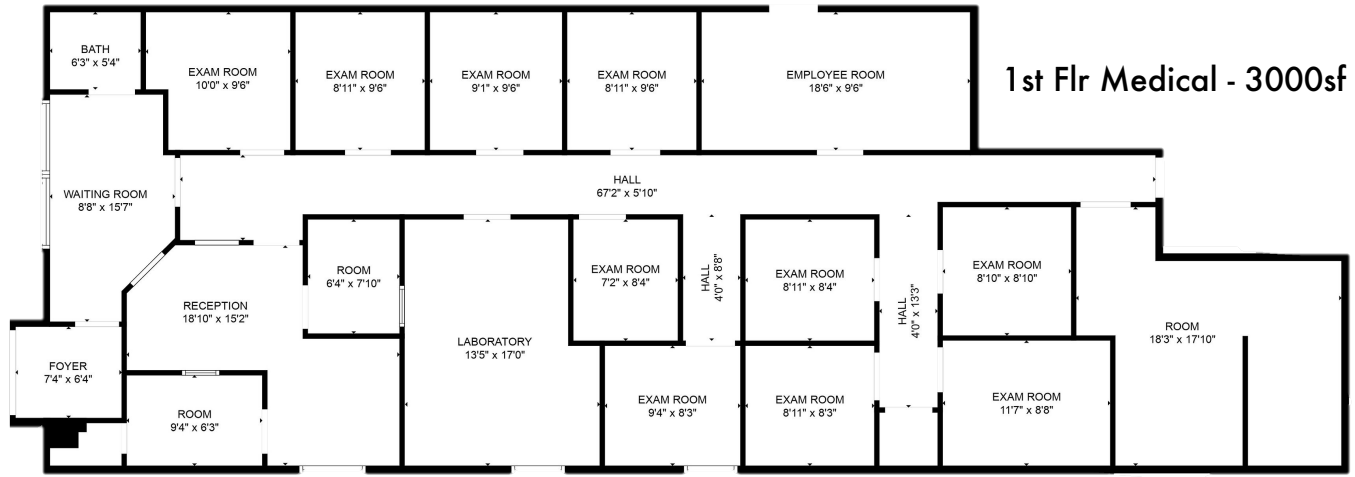
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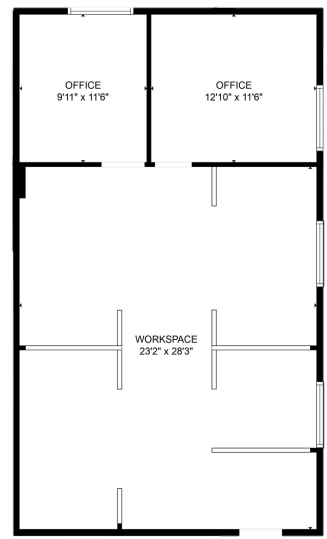


Spaces Available

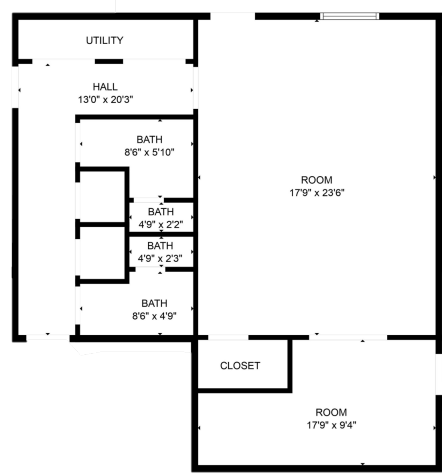


1st Flr Medical - 3000sf

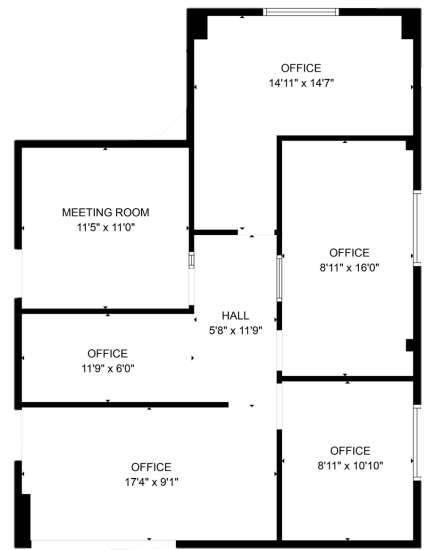
1st Flr Offices - 1,100sf



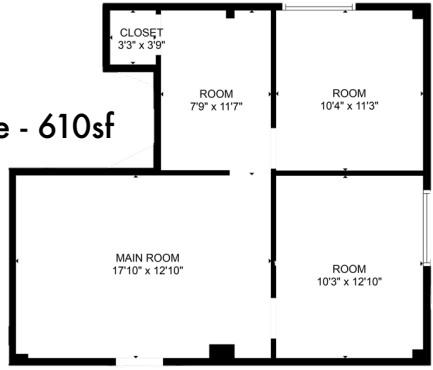
1st Flr Yoga Studio - 862sf



2nd Flr Right Side Office - 884sf



2nd Flr Left Side Office - 610sf



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

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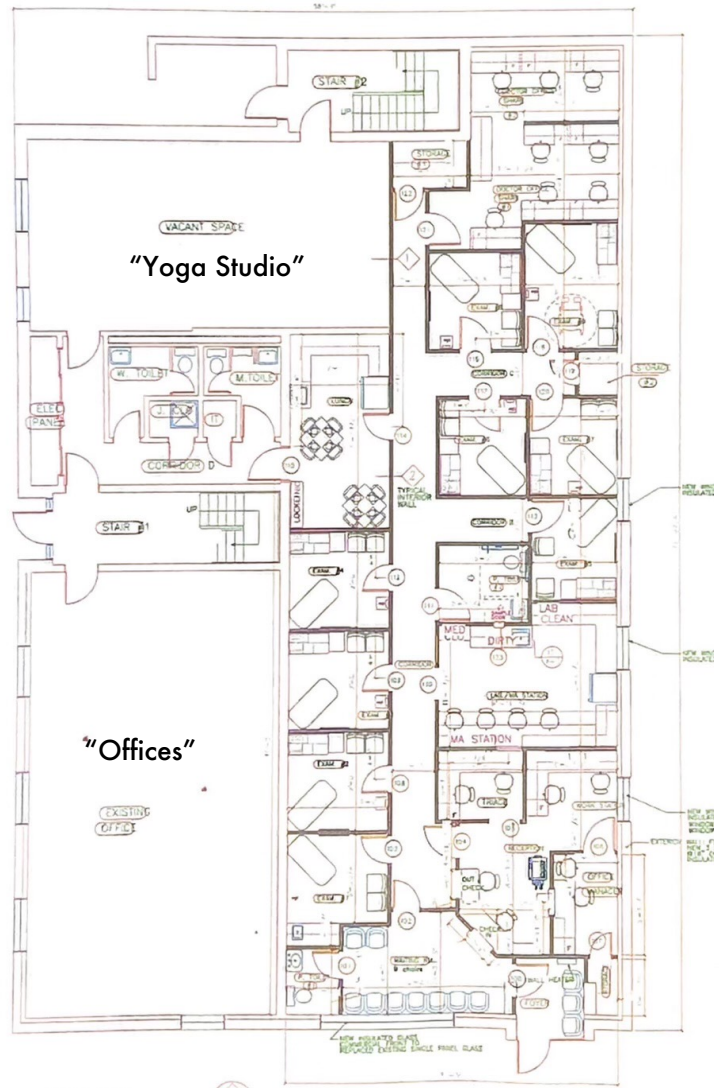
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Floor Plans

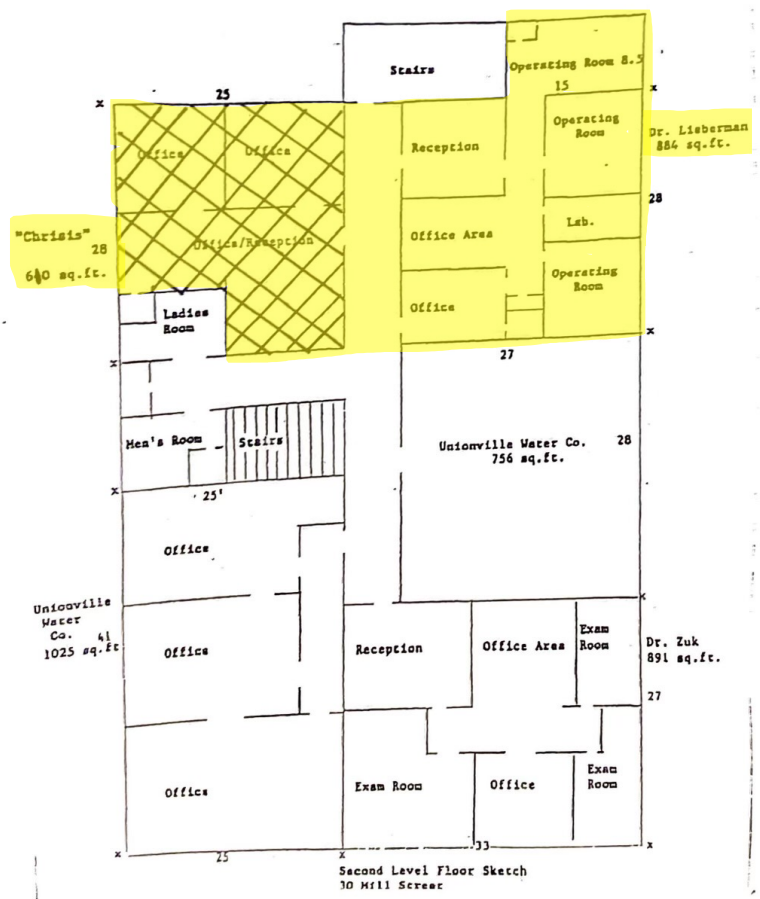
1st Floor:

Entire floor is available - 5144sf



2nd Floor:

Highlighted space is available - 1496sf



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Additional Photos



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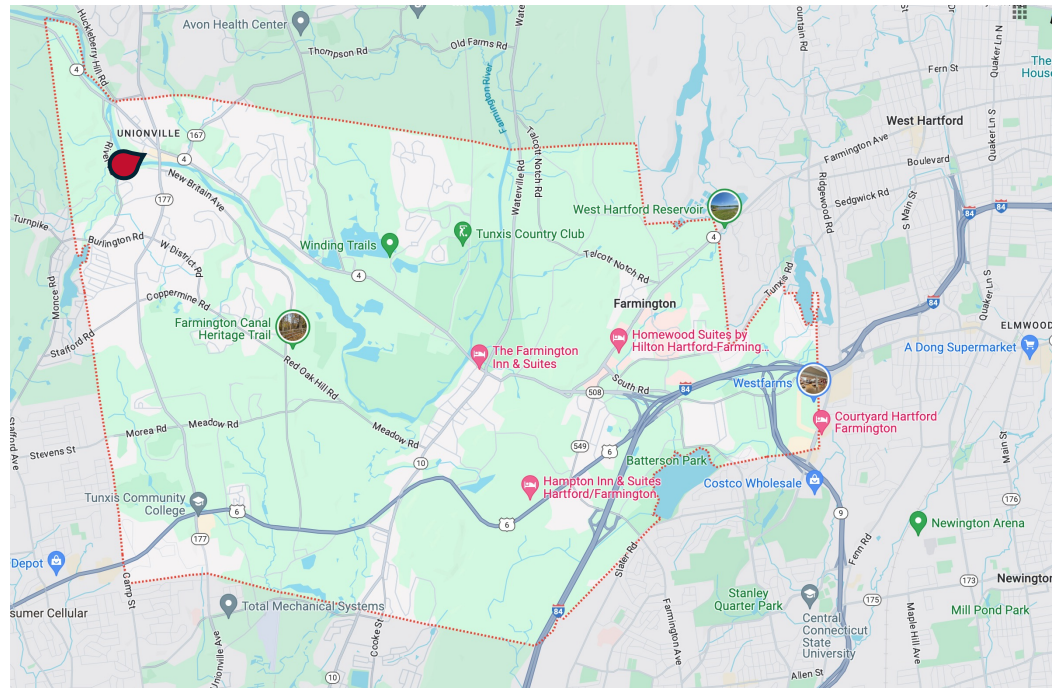
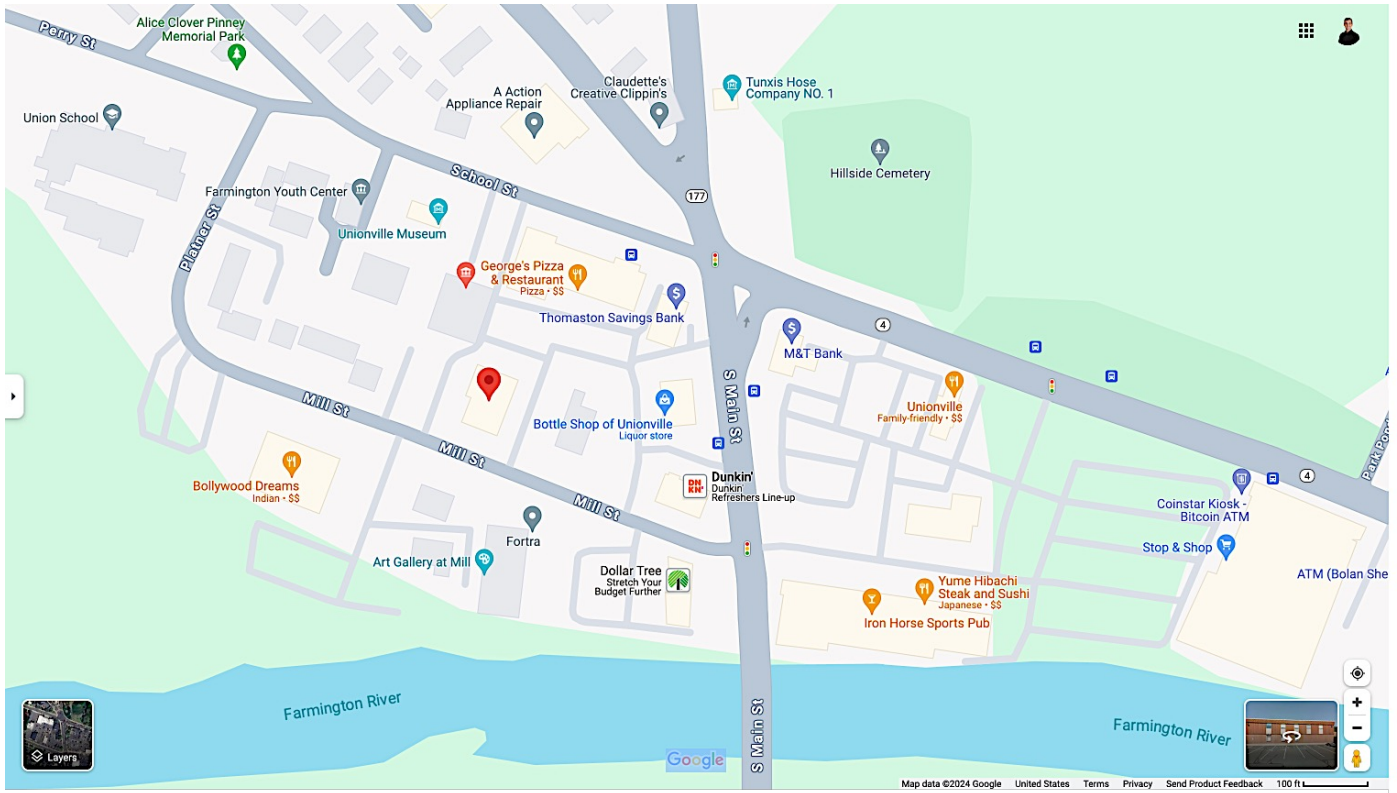
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Maps



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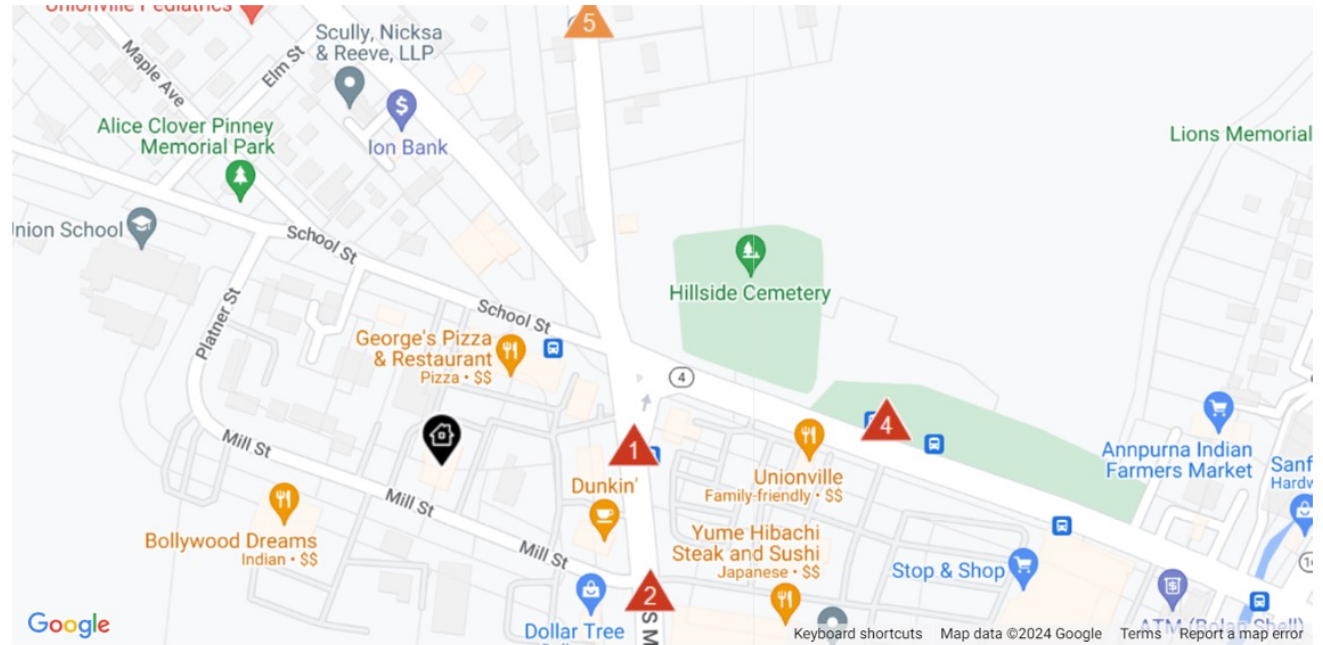
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Traffic Counts



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

2

16,141

2023 Est. daily traffic counts

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

3

18,810

2023 Est. daily traffic counts

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

4

19,590

2023 Est. daily traffic counts

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

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	▲ 16,500	AADT

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

Historical counts

Year	Count	Type
2018	▲ 18,900	AADT

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

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 <i>State Government</i>	6,223	80%
2 Health Care and Social Assistance <i>Hospitals</i>	5,238	38%
3 Finance and Insurance <i>Insurance Carriers & Related Activities</i>	4,282	86%
4 Manufacturing <i>Transportation Equipment Mfg</i>	2,830	78%
6 Professional, Scientific, and Tech Svc <i>Professional, Scientific, and Tech Svc</i>	2,201	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

- UConn Health Center
- Otis Elevator Co
- ConnectiCare
- Trumpf Inc.
- The Jackson Laboratory for Genomic Medicine

Demographics

ACS, 2018-2022

Age Distribution

Age Group	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	3,587 (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

Race/Ethnicity	Farmington	State
Asian	18%	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

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

Educational Attainment

Attainment Level	Farmington	State
High School Diploma Only	13%	28%
Associate Degree	7%	8%
Bachelor's Degree	23%	33%
Master's Degree or Higher	19%	32%

Housing

ACS, 2018-2022

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

Owner-Occupied

Category	Farmington	State
Detached or Semi-Detached	66%	75%
Vacant	6%	8%

Schools

CT Department of Education, 2023-24

School Districts

School District	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

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

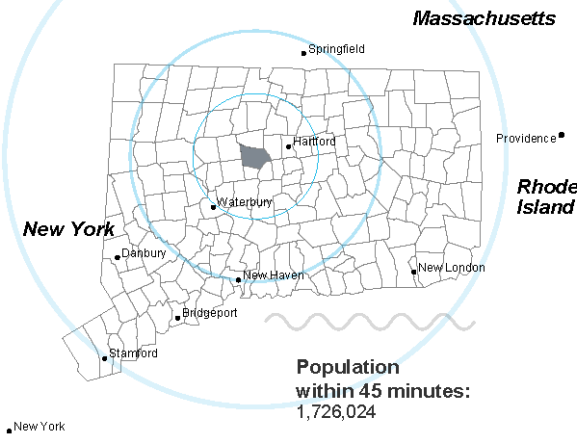
Unemployment Rate

Self-Employment Rate*

*ACS, 2018-2022



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



Access

ACS, 2018-2022

Mean Commute Time* 23 min 26 min

No Access to a Car

No Internet Access

Farmington State



Commute Mode

Public Transport

Walking or Cycling

Driving

Working From Home*

Public Transit

CTtransit Service

Other Public Bus Operations

Train Service

Express

* 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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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

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

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