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# Retail, medical or office space in desirable Farmington, CT

## 353 Scott Swamp Road | Farmington, CT 06032

353 Scott Swamp Road is a 19,885 SF commercial building on 2.52 acres in Farmington, Connecticut with 3,800 SF for lease. There are two units available: 1,400 SF and 2,400 SF.

### FEATURES

- 19,885 SF commercial building
- 3,800 SF available for lease
- Will sub-divide to 1,400 SF
- 2.52 acre site
- 19,163 VPD traffic count
- 4/1,000 parking ratio
- 12' ceilings
- Fully sprinklered
- Built in 1988

Lease Rate:

**\$16.00** PSF NNN

### Contact

**David Richard**

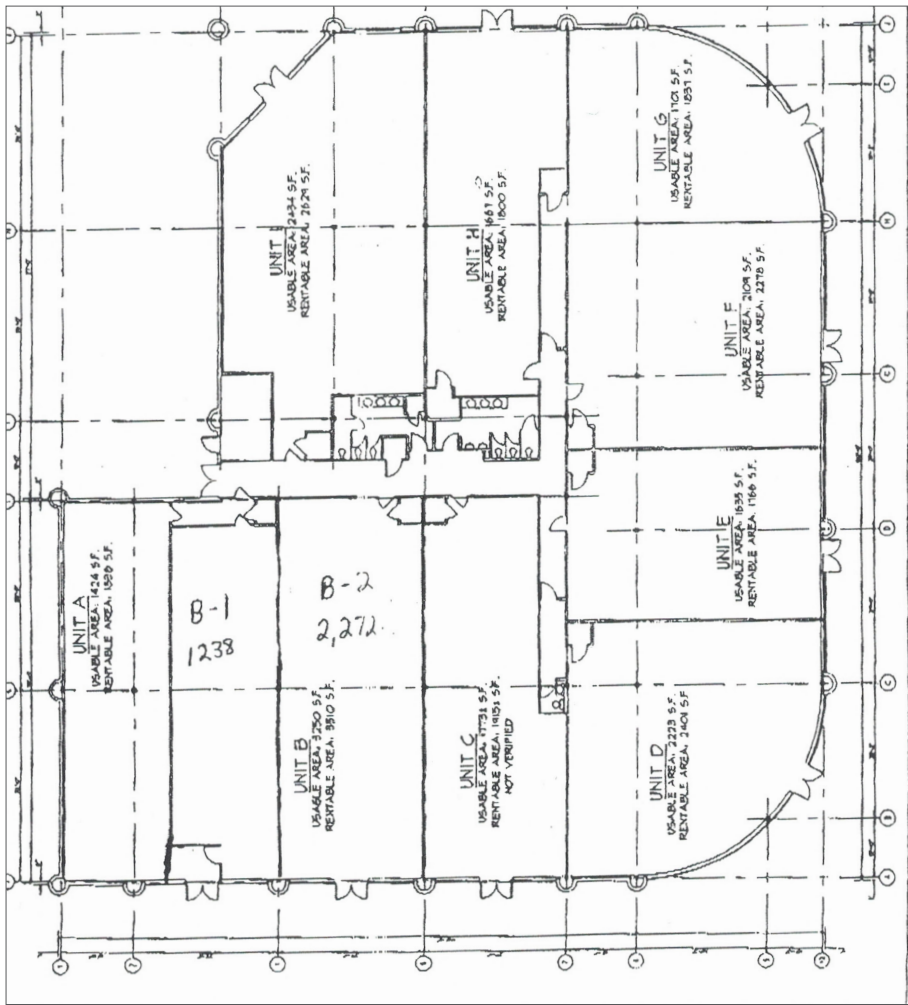
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FLOOR PLAN

## Area Demographics



**Current Population**  
(2017 - 2 mile radius)  
23,057

(2017 - 5 mile radius)  
121,660



**Projected Population**  
(2022 - 2 mile radius)  
23,197



**No. of Households**  
(2017 - 2 mile radius)  
9,614

(2017 - 5 mile radius)  
50,357



**Average Household Income** (2017 - 2 mile radius)  
\$90,131

(2017 - 5 mile radius)  
\$89,445



### Traffic Counts

Scott Swamp Road & Harold Rd 18,900 VPD

Scott Swamp Rd & Plainville Ave 19,900 VPD

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