

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

Lease Rate: \$16.00 PSF NNN

- 19,163 VPD traffic count
- 4/1,000 parking ratio
- 12' ceilings
- Fully sprinklered
- Built in 1988

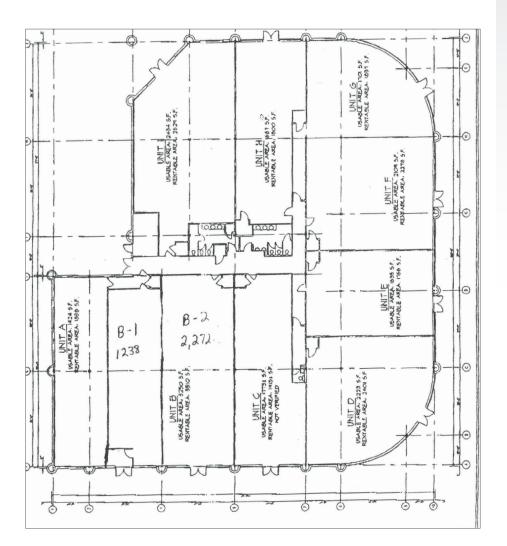
Contact

David Richard 860 616 4026 david.richard@colliers.com



Colliers International 864 Wethersfield Avenue Hartford, CT 06114 860 249 6521 colliers.com/hartford

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2017. All rights reserved.



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



colliers.com/hartford

David Richard

860 616 4026 david.richard@colliers.com

Accelerating success.

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2017. All rights reserved.



Colliers International 864 Wethersfield Avenue Hartford, CT 06114 860 249 6521 colliers.com/hartford