

OFFICE/MEDICAL BUILDING FOR SALE IN SOUTH WINDSOR, CT | SALE PRICE: \$3,800,000



*Ranked in Top 50  
Commercial Firms in U.S.*



1645 Ellington Road, South Windsor, CT

31,170± SF Office/Medical Building on 8.35 Acres

REAL ESTATE OFFERING MEMORANDUM

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SALE PRICE: \$3,800,000

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1645 Ellington Road

WebsterBank

STOP & SHOP

CVS

Hartford HealthCare

COSTCO WHOLESALE

THE PROMENADE SHOPS AT Evergreen Walk

- WHOLE FOODS MARKET
- SEPHORA
- SHAKE SHACK
- OLD NAVY
- NIKE
- POTTERY BARN
- lululemon
- L.L.Bean
- TANERA BREAD

LOWE'S Home Improvement Warehouse

THE PLAZA AT Buckland Hills

- TRADER JOE'S
- Michaels
- Marshall's
- five BELOW
- Total Wine & MORE
- PET SMART
- STARBUCKS COFFEE
- Jockey Mike's
- ULTA BEAUTY

ADUSA DISTRIBUTION amazon

EXIT 63

CINEMARK

BJ's

South Windsor Town Hall and Public Library

Hartford HealthCare

ION BANK Santander

KeyBank

ALDI CHASE

TARGET

THE SHOPPES AT Buckland Hills

HOMEWOOD SUITES by Hilton

Fairfield BY MARRIOTT

rd COMMERCIAL & DIGITAL PRINT SOLUTIONS

Timothy Edwards Middle School

WORLD MARKET

RAYMOUR & FLANIGAN FURNITURE

HOBBY LOBBY

BEST BUY

Walmart Save money. Live better.

THE PLAZA AT Burr Corners at home The Home Décor Superstore

- BOOT BARN
- McDonald's
- SUBWAY
- 110 Grill
- DN KN
- DICK'S SPORTING GOODS

SOUTH WINDSOR

MANCHESTER

INTERSTATE 84

291

84

84

74

Clark St

Clark St

Pleasant Valley Rd

Tolland Turnpike

Buckland St

Oakland Rd

Hale Rd

Oakland St

N Main St

Woodbridge St

Sheldon St



## EXECUTIVE SUMMARY

### 1645 Ellington Road, South Windsor, CT 06074

O,R&L Commercial is pleased to submit for your consideration the following Offering Memorandum for a 31,170± SF Office/Medical Building located at 1645 Ellington Road in the town of South Windsor, Connecticut. 1645 Ellington Road is a well-maintained 31,170± SF, three-story office/medical building situated on 8.35 acres in South Windsor, CT. Built in 1999, the property features an elevator, emergency generator, full sprinkler system, 128 parking spaces, and excellent access to I-84, making it an attractive opportunity for owner-users, medical practices, or investors seeking a prominent and highly accessible location in one of Greater Hartford's strongest commercial corridors.

#### Property Highlights

- 31,170± SF 3-Story Office Building
- Built in 1999
- 8.35 Acres in the RC Zone
- 128 Parking Spaces
- Elevator
- New Roof (2023)
- Emergency Generator
- Fully Sprinklered
- Easy Access to I-84, Exit 63, in Town Center and near Evergreen Walk
- Coworking/Shared office suites on 3<sup>rd</sup> floor, all Tenants are Month-to-Month
- OPTION: 1<sup>st</sup> floor owner occupied by SallyZ Center for Autism, and they are willing to stay or relocate.



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STATE UNIVERSITY OF NEW YORK

25

SUNY



## PROPERTY OVERVIEW

# PROPERTY OVERVIEW

## Property Description

### BUILDING DESCRIPTION

<b>GROSS BUILDING AREA</b>	31,170± SF
<b>NET RENTABLE AREA</b>	31,170± SF
<b># OF FLOORS</b>	3
<b>FLOOR PLATE</b>	10,390± SF
<b>ROOF TYPE</b>	Gable, Arch. Shingles & Membrane, replaced in 2023
<b>CONSTRUCTION</b>	Masonry
<b>YEAR BUILT</b>	1999

### MECHANICAL INFORMATION

<b>AIR CONDITIONING</b>	Central Air
<b>TYPE OF HEAT</b>	Gas, Forced Hot Air
<b>POWER/ELECTRIC</b>	TBD
<b>SPRINKLERED</b>	100% Wet
<b>ELEVATORS</b>	1
<b>OTHER/GENERATOR</b>	Emergency Generator

### COMMENTS

Beautifully finished office/medical space

### SITE DESCRIPTION

<b>SITE AREA</b>	8.35 acres
<b>ZONING</b>	RC
<b>PARKING</b>	128 parking spaces
<b>SIGNAGE</b>	Directory
<b>FRONTAGE</b>	521
<b>VISIBILITY</b>	Excellent
<b>HIGHWAY ACCESS</b>	I-84, Exit 63
<b>TRAFFIC COUNT</b>	8,400 ADT

### UTILITIES

<b>WATER</b>	City
<b>SEWER</b>	City
<b>GAS</b>	Yes

### TAXES

<b>ASSESSMENT</b>	\$3,006,800
<b>MILL RATE</b>	37.01
<b>TAXES</b>	\$111,281.68

### LOCATION/DIRECTIONS

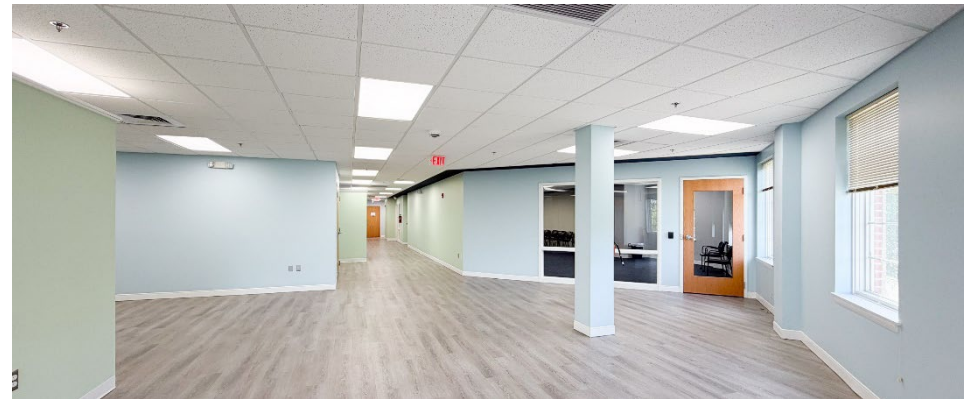
I-84, Exit 63. Right onto Deming Street (Rt. 30). Straight onto Ellington Road (Rt. 30). Property is on the left.





# PROPERTY OVERVIEW

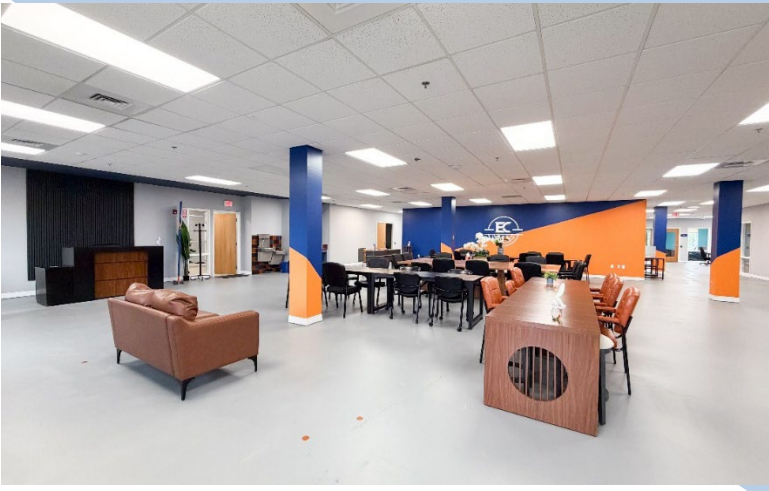
Property Photos – 1<sup>st</sup> and 2<sup>nd</sup> Floor



While the information contained herein has been obtained from sources deemed to be reliable, no guarantee is made as to its accuracy.

# PROPERTY OVERVIEW

Property Photos – 3<sup>rd</sup> Floor

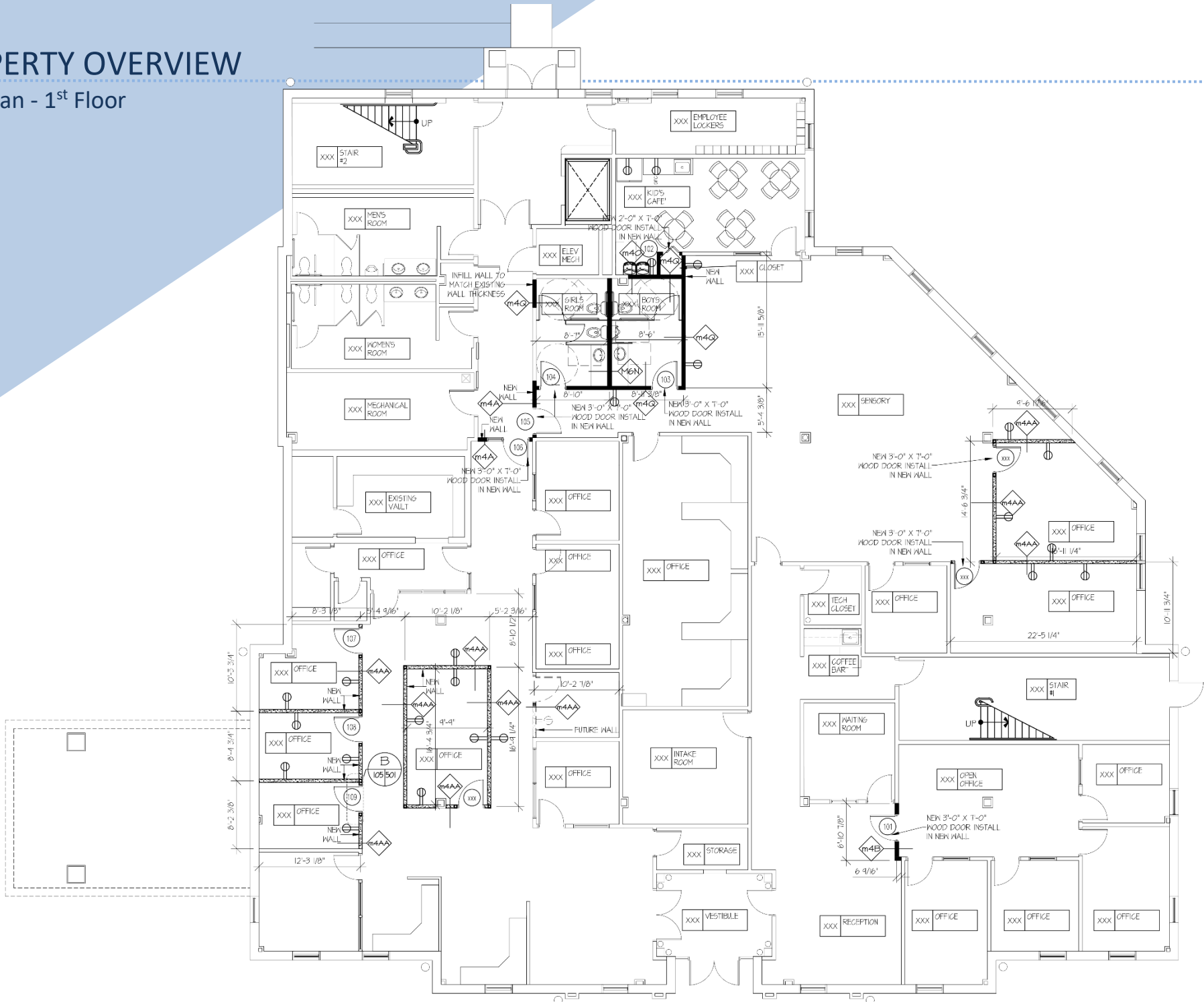


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# PROPERTY OVERVIEW

## Floor Plan - 1<sup>st</sup> Floor



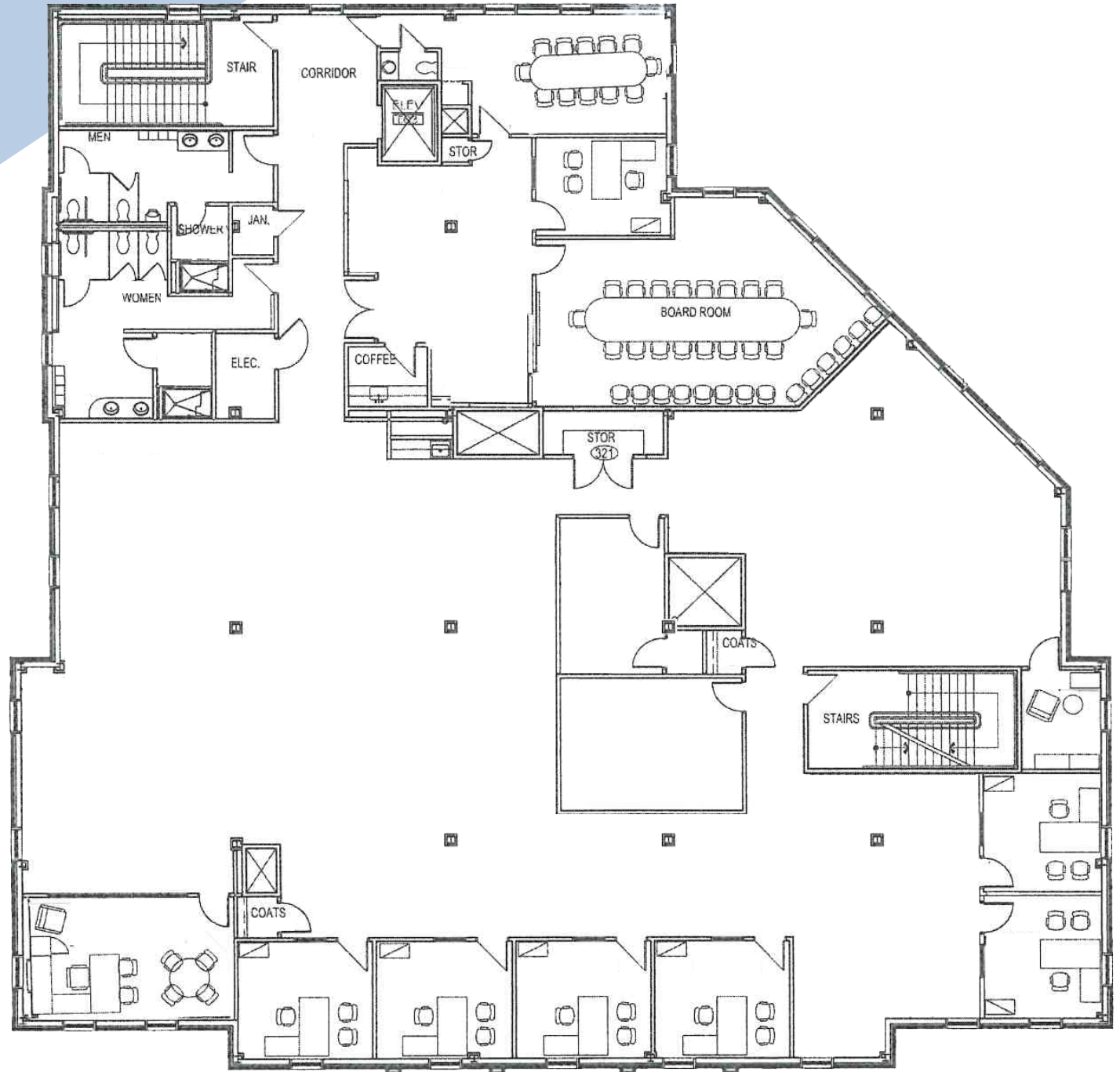
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# PROPERTY OVERVIEW

## Floor Plan – 3<sup>rd</sup> Floor

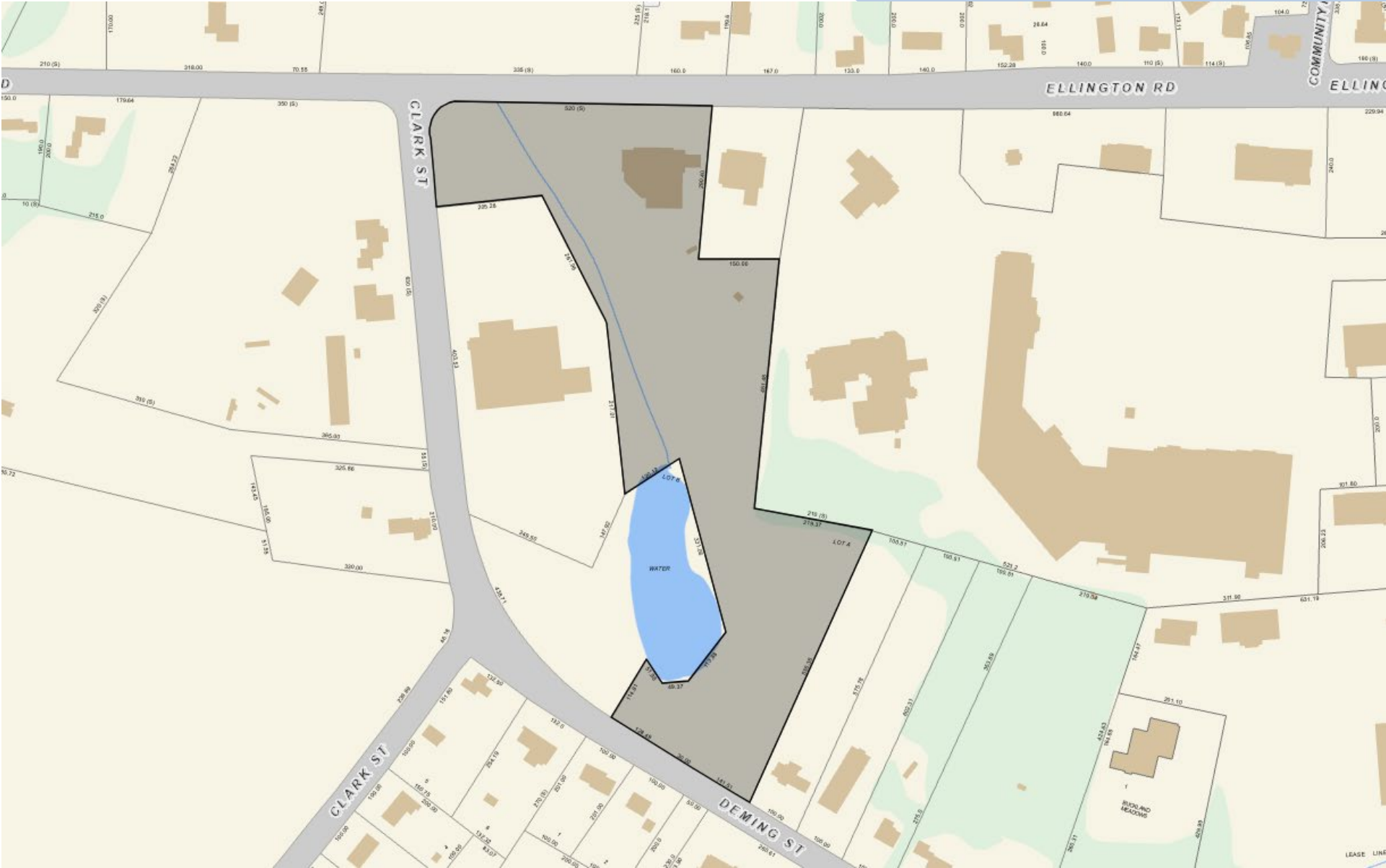


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# PROPERTY OVERVIEW

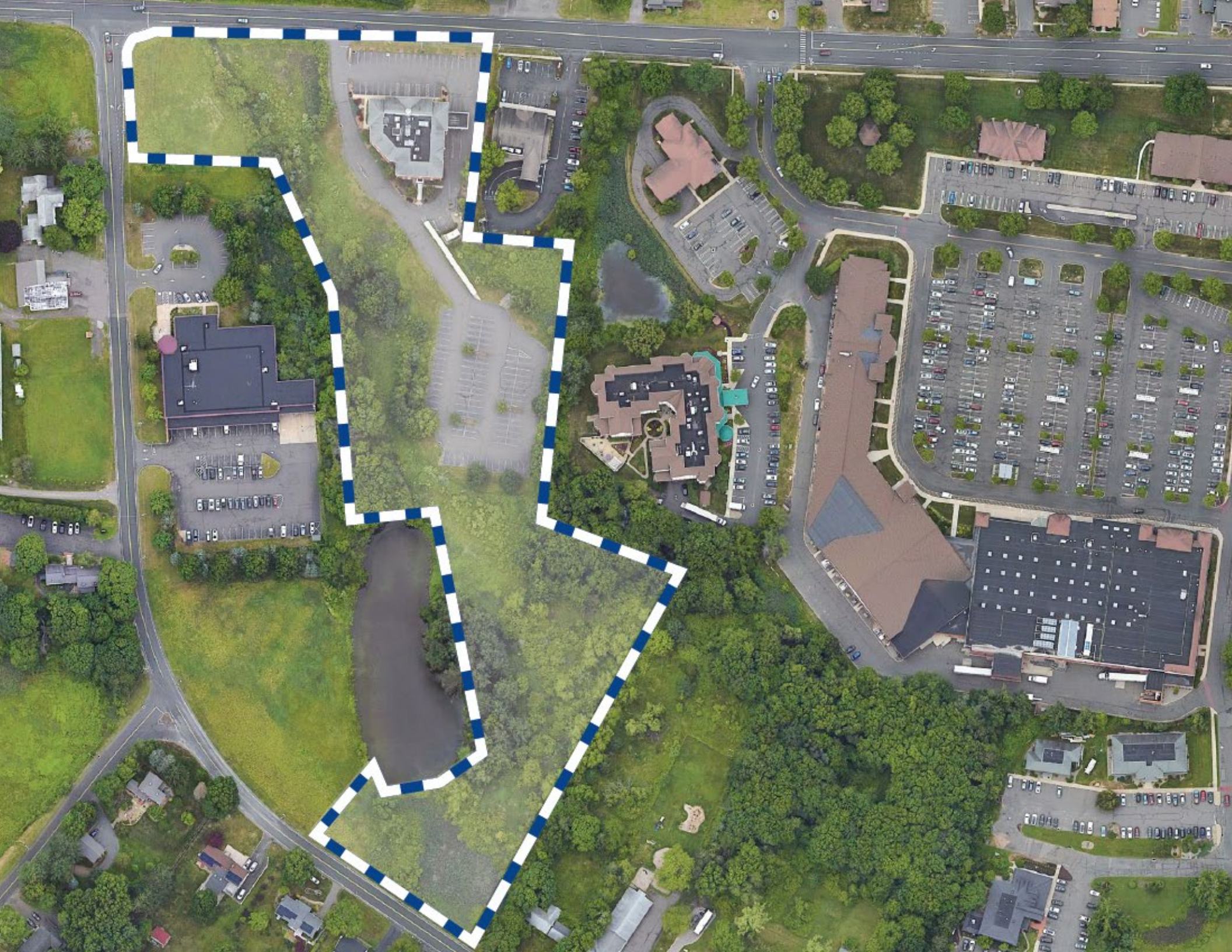
## Assessor Map

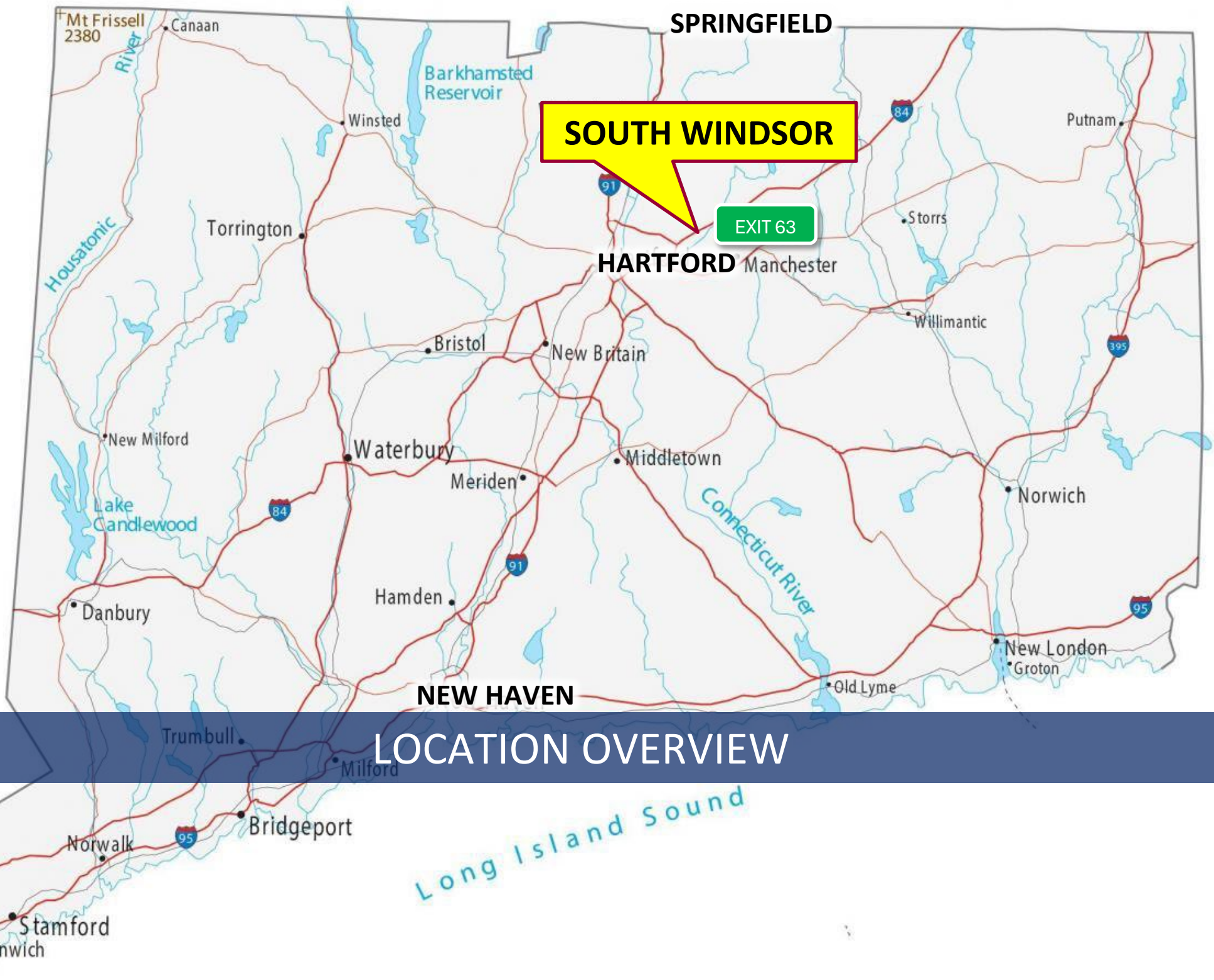


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1645 ELLINGTON ROAD, SOUTH WINDSOR, CONNECTICUT 06074







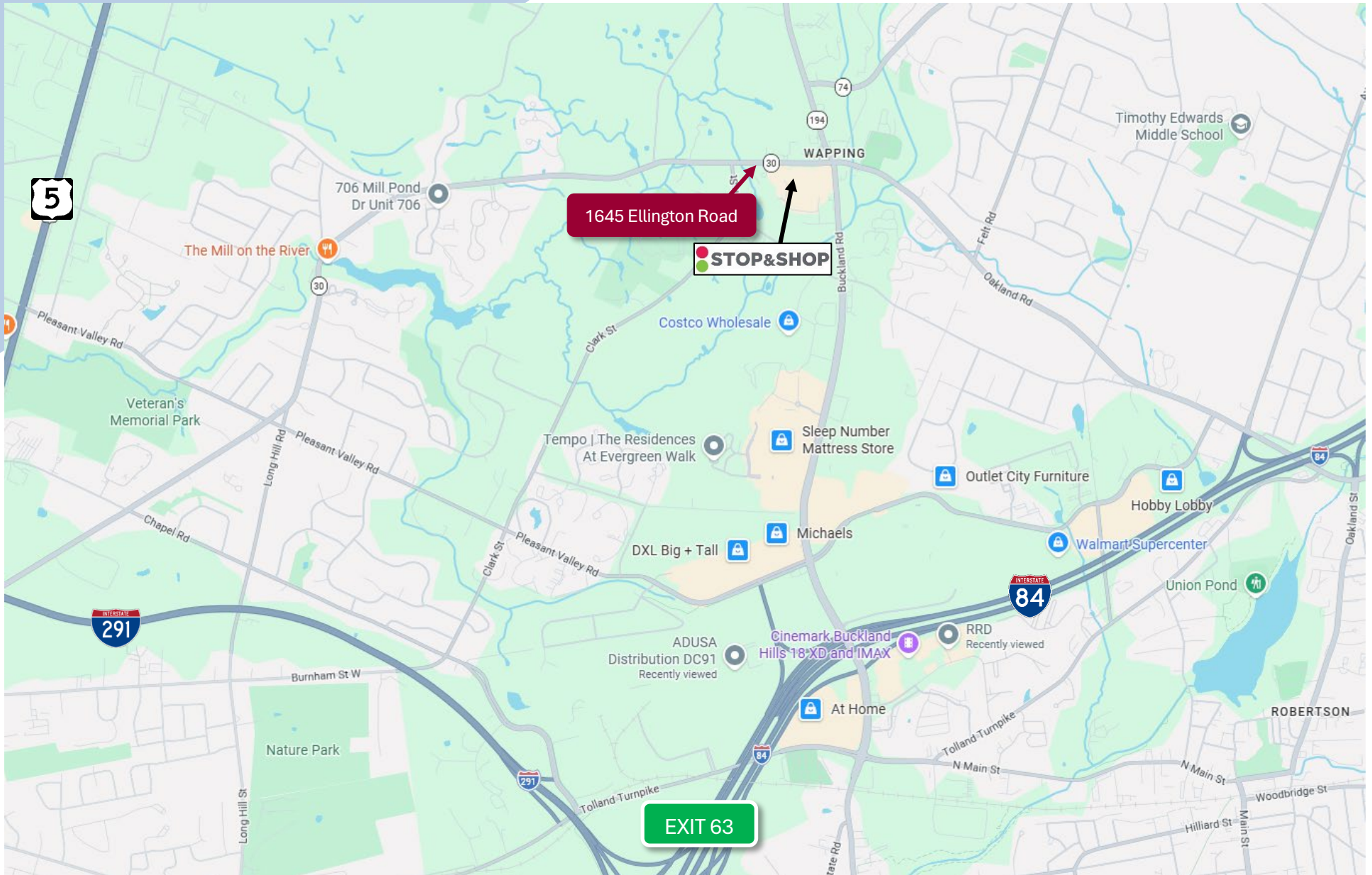
**SOUTH WINDSOR**

**EXIT 63**

**LOCATION OVERVIEW**

# LOCATION OVERVIEW

## Location Map



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# LOCATION OVERVIEW

Aerial Map



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1645 ELLINGTON ROAD, SOUTH WINDSOR, CONNECTICUT 06074







**WELCOME TO SOUTH WINDSOR**

MARKET OVERVIEW



# MARKET OVERVIEW

## Town Profile – South Windsor

**South Windsor, Connecticut**, is a suburban community of approximately 26,900 residents, ideally situated just east of Hartford along the Connecticut River. The town offers excellent regional connectivity with immediate access to Interstate 291 and close proximity to Interstates 84 and 91, as well as convenient access to Bradley International Airport. Its location, combined with strong retail corridors such as Evergreen Walk and Buckland Road, positions South Windsor as a highly desirable area for both residents and businesses.



### Demographics and Income

As of 2023, South Windsor has a median household income of approximately \$118,000 and a per capita income near \$52,000. The town maintains a low poverty rate of roughly 3.5%, reflecting a stable and affluent residential base that supports local businesses and commercial activity.

### Housing and Cost of Living

South Windsor includes approximately 10,500 housing units, with a homeownership rate of around 78%. The median home value is approximately \$360,000, while median rents average about \$1,800 per month. While housing costs are above national averages, they remain competitive within the Greater Hartford region, supported by strong schools, amenities, and overall quality of life.

### Employment and Economy

The town benefits from a diverse economic base and an unemployment rate generally in line with or slightly below national averages (approximately 4.5%–5.5%). South Windsor is closely tied to the broader Hartford economy, with major regional employers including Pratt & Whitney, The Hartford, and Travelers Insurance located nearby. Retail, healthcare, and professional services also play a significant role locally, particularly along the Buckland Road and Route 5 corridors.

### Education and Workforce

South Windsor is known for its strong public school system and educated workforce. Approximately 93% of residents aged 25 and older hold a high school diploma or higher, with roughly 45% holding a bachelor's degree or advanced degree. This highly skilled labor pool supports a range of industries and continues to attract employers seeking quality talent.

### Economic Development Initiatives

The town actively supports business growth through pro-development planning and investment in key commercial areas. Ongoing initiatives focus on strengthening retail and mixed-use development near Evergreen Walk, enhancing infrastructure, and maintaining a business-friendly environment. South Windsor's planning approach balances economic expansion with preservation of its suburban character, making it an appealing destination for long-term investment.

In summary, South Windsor offers a strategic location, strong demographics, and a vibrant commercial base, making it one of the more attractive and stable markets in the Greater Hartford region for both residents and businesses.



# MARKET OVERVIEW

## Town Demographics

2026 Town Profile

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### South Windsor, Connecticut

#### General

ACS, 2020-2024	South Windsor	State
Current Population	26,907	3,624,508
Land Area $m^2$	28	4,842
Population Density <i>people per <math>m^2</math></i>	959	748
Number of Households	9,835	1,434,007
Median Age	41	41
Median Household Income	\$144,961	\$95,781
Poverty Rate	5%	10%

#### Economy

##### Top Industries

Lightcast, 2024 (2 and 3 digit NAICS)	Jobs	Share of Industry
1 Manufacturing	2,663	
Fabricated Metal Product Mfg		34%
2 Transportation and Warehousing	1,827	85%
Warehousing and Storage		
3 Health Care and Social Assistance	1,599	47%
Ambulatory Health Care Services		
4 Retail Trade	1,477	27%
Food and Beverage Stores		
5 Wholesale Trade	1,252	60%
Merchant Wholesalers, Durable Goods		
Total Jobs, All Industries	13,397	

##### SOTS Business Registrations

Secretary of the State, March 2026

##### New Business Registrations by Year

Year	2021	2022	2023	2024	2025
Total	257	281	312	291	336

Total Active Businesses 2,612

##### Key Employers

Data from Municipalities, 2026

- Town of South Windsor
- Broadridge (formerly DST Output)
- New England Mechanical
- Target
- The May Company (Macy's)

#### Schools

CT Department of Education, 2025-26

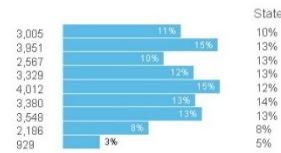
##### School Districts

School District	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2023-24)
South Windsor School District	PK-12	5,153	101	97%
Statewide	-	497,764	20,604	89%

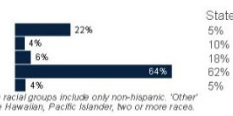
#### Demographics

ACS, 2020-2024

##### Age Distribution



##### Race and Ethnicity



##### Language Spoken at Home



##### Educational Attainment



#### Housing

ACS, 2020-2024

	South Windsor	State
Median Home Value	\$375,100	\$366,900
Median Rent	\$1,864	\$1,488
Housing Units	10,272	1,541,822



##### Smarter Balanced Assessments

Met or Exceeded Expectations, 2024-25

School District	Math	ELA
South Windsor School District	69%	71%
Statewide	46%	50%

2026 Town Profile

2 / 2

### South Windsor, Connecticut

#### Labor Force

CT Department of Labor, 2025

	South Windsor	State
Employed	13,838	1,869,450
Unemployed	481	76,777

##### Unemployment Rate

Self-Employment Rate\*

\*ACS, 2020-2024



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

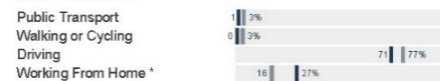


#### Access

ACS, 2020-2024



##### Commute Mode



##### Public Transit

Service Type	Availability
CT <i>transit</i> Service	Hartford metro
Other Public Bus Operations	-
Train Service	-

\* 5 year estimates include Covid-19 pandemic data

#### Fiscal Indicators

CT Office of Policy and Management, State FY 2022-23

##### Municipal Revenue

Total Revenue	\$151,965,593
Property Tax Revenue	\$117,398,028
<i>per capita</i>	\$4,385
<i>per capita, as % of state avg.</i>	130%
Intergovernmental Revenue	\$29,103,205
Revenue to Expenditure Ratio	105%

##### Municipal Expenditure

Total Expenditure	\$144,784,135
Educational	\$96,443,013
Other	\$48,341,122

##### Grand List

Equalized Net Grand List	\$5,561,982,816
<i>per capita</i>	\$207,746
<i>per capita, as % of state avg.</i>	104%
Commercial/Industrial Share of Net Grand List	18%
Actual Mill Rate	32.46
Equalized Mill Rate	21.00

##### Municipal Debt

Moody's Rating (2025)	-
S&P Rating (2025)	AAA
Total Indebtedness	\$135,317,479
<i>per capita</i>	\$5,054
<i>per capita, as % of state avg.</i>	172%
<i>as percent of expenditures</i>	93%
Annual Debt Service	\$11,748,040
<i>as % of expenditures</i>	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

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

These Profiles can be used free of charge by external organizations, as long as AdvanceCT and CTData Collaborative are cited. No representation or warranties, expressed or implied, are given regarding the accuracy of this information.

This PDF was last updated on 17 March 2026.



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