

FOR LEASE • TURNKEY MEDICAL / DENTAL OFFICE

Prime Lease Opportunity in South Windsor

4,200 SF Former Orthodontic Office — Fully Built-Out — Immediate Availability

★ 22 Morgan Farms Drive, South Windsor, CT 06074 • Sullivan Avenue Corridor

4,200 SF
OFFICE SPACE

\$22/SF
NNN LEASE RATE

\$92,400/yr
ANNUAL BASE RENT

\$952K+
EST. BUILD-OUT SAVINGS

4-8 Wks
TIME TO OPEN

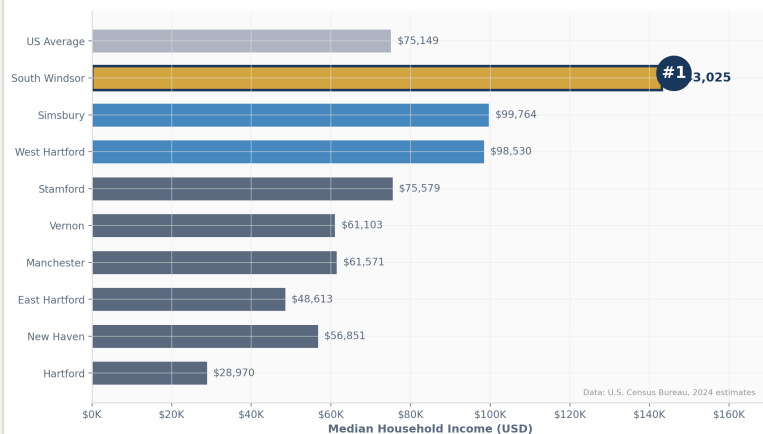
PRESENTED BY
3R Realty LLC

PROPERTY HIGHLIGHTS

- 1 Move-In Ready:** Former orthodontic office fully built-out with 6+ treatment positions, reception, plumbing — dramatically reducing startup costs.
- 2 Prime Location:** Steps from Evergreen Walk (Costco 161K SF, Whole Foods 43K SF, Apple Store) with 50,000+ daily vehicle trips.
- 3 Exceptional Demographics:** Median household income \$144,961 (1.7x CT avg). 22.3% Asian population. #9 Hottest ZIP in the US (Realtor.com 2025).
- 4 School District Excellence:** #34 of 197 CT districts. 4,881 enrolled students. 96% graduation rate vs. 88% state average.
- 5 Dental Infrastructure Intact:** Copper air lines, vacuum systems, lead-lined x-ray room, sterilization suite, wet/dry lab — all in place.
- 6 Virtually Uncontested Market:** Only 1 orthodontist (Cohen Family Ortho) in all of South Windsor. Population supports 2–3 full practices.



South Windsor vs. Other Connecticut Communities
Median Household Income Comparison



ORTHODONTIC MARKET OPPORTUNITY

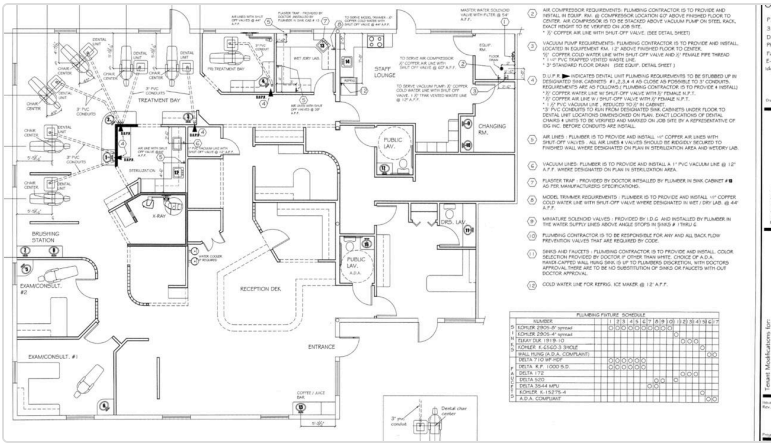
696
AVG. ACTIVE PATIENTS / US ORTHODONTIST (2024 RECORD)

~\$6,260
AVG. CASE FEE (BRACES / ALIGNERS)

1
ORTHODONTIST IN SOUTH WINDSOR (COHEN FAMILY ORTHO)

South Windsor is severely underserved. National ratio: 3.3 orthos per 100,000. This town of 27,096 supports ~0.9 by ratio yet has only Cohen Family Orthodontics. Dr. Kathleen M. Burr retired, leaving her patient base seeking a new local provider.

Market Gap: With 4,881 school-enrolled children and 27,000+ in the service area, this market can support **2-3 full orthodontic practices**. A new practice captures an uncontested patient base immediately.



Original orthodontic floor plan by IDG Group for Dr. Kathleen M. Burr, DMD, PC (Project 245-D)

INTERIOR FEATURES

- ✓ **Reception & Waiting:** Curved granite-top island with overhead canopy lighting
- ✓ **6+ Treatment Operatories:** Open-bay positions with plumbing rough-ins, cabinetry, sinks
- ✓ **X-Ray Room:** Lead-lined walls; ready for panoramic/CBCT installation
- ✓ **Sterilization Room:** Dedicated suite with cassette/ultrasonic plumbing
- ✓ **Wet/Dry Laboratory:** Plaster trap, model trimmer water line, stone work area
- ✓ **2 Private Exam/Consult Rooms:** Arched windows, built-in counters, sinks
- ✓ **Staff Lounge:** Coffee/juice bar, separate entrance, changing room
- ✓ **3 ADA Restrooms:** 1 staff + 2 public ADA-compliant
- ✓ **76 Surface Parking Spaces** (free, unreserved)

DENTAL-SPECIFIC INFRASTRUCTURE INCLUDED — SAVES 6-12 MONTHS OF CONSTRUCTION

1/2" Copper Air Lines
Shut-off valves at each position

1" PVC Vacuum Lines
Central vacuum to all treatment bays

3" PVC Dental Conduits
Under-floor to all dental unit locations

Plaster Trap
Factory-configured in sink cabinet #1

Cold Water Lines
Dedicated shut-offs at 6 dental positions

Master Water Solenoid
3/4" valve with filter; full on/off control

Air Compressor Circuit
1/2" line with shut-off valve

Model Trimmer Line
1/4" copper to wet/dry lab

SOUTH WINDSOR VS. CONNECTICUT

Metric	South Windsor	CT Average
Population (2026)	27,096	—
Median HH Income	\$144,961	\$83,572
Median Home Value	\$489,900	\$335,000
Owner-Occupied Rate	85%	66%
Asian Population	22.3%	5.5%
Poverty Rate	4.95%	10%
School District Rank	#34 of 197	—
Students Enrolled	4,881	—

COMPETITIVE LANDSCAPE

ONLY 1 SPECIALTY ORTHODONTIST IN SOUTH WINDSOR

Practice	Type	Threat
Cohen Family Orthodontics	Ortho Specialist	Moderate
Affinity Dental S. Windsor	General Dentist	Low (non-specialty)
Nutmeg Orthodontics	Ortho (Windsor, CT)	Minimal (~5 mi)
Columbia Dental	General Dentist	Minimal

YOUR OPPORTUNITY: Prime location, built-out, retiring ortho's patient base available to capture

NEW SHELL BUILD-OUT
\$735K – \$1.26M
12–18 months to open

THIS SPACE
\$100K – \$200K
4–8 weeks to open

TIME SAVED
8–14 Months
Start seeing patients sooner

TOTAL SAVINGS
\$600K – \$1M+
Capital preserved for equipment

The American Association of Orthodontists (AAO) 2024 Survey reports an all-time record of **696 active patients per orthodontist** nationally. South Windsor presents a rare opportunity: a single uncontested market with 27,000+ population, \$144,961 median income, and only one existing specialty competitor.

Metric	National Average	South Windsor Opportunity	Advantage
Active Patients per Orthodontist	696 (2024 AAO record)	0 active in this space — entire market available	WIDE OPEN
Orthodontists per 5,000 Pop.	~1 per 5,000 (US avg)	1 for all 27,096 residents — severely under-served	UNDER-SERVED
Children Ages 8–17 per Practice	~344 child patients avg	~459 addressable children + regional draw potential	ABOVE AVG
Median Household Income	~\$74,580 (US median)	\$144,961 — nearly 2x national median	HIGH VALUE
Average Ortho Case Value	\$4,000 – \$8,000	\$5,000 – \$9,000+ (affluent market premium)	PREMIUM
Build-Out Cost (Ground-Up)	\$175 – \$300/SF	Space already built — est. \$100K–\$200K to open	\$800K+ SAVED
Market Competition (In-Town)	Avg. 3–4 competitors	Only 1 existing practice in all of South Windsor	MINIMAL
Homeownership Rate	~65% national avg	85% — stable, long-term patient base	SUPERIOR

WHY AN ORTHODONTIST OR PEDIATRIC DENTIST SHOULD ACT NOW

6,200+ Children

Each a potential orthodontic patient beginning treatment ages 7–14. 4,881 students enrolled with new families moving in annually.

#9 Hottest ZIP in the US

Realtor.com ranked ZIP 06074 among the fastest-moving markets nationally. Homes sell in 27 median days.

High Case Value

\$144,961 median income — nearly 2x CT average. Families afford \$5,000–\$9,000+ orthodontic cases without financing barriers.

Only 1 Competitor

Only Cohen Family Orthodontics operates as a specialty ortho practice within South Windsor city limits.

Retiring Orthodontist's Base

Dr. Kathleen M. Burr retired. Former patients actively seeking a new local orthodontist — capture immediately.

85% Homeownership

Established homeowners don't relocate mid-treatment. High case completion rates and strong word-of-mouth referrals.

Evergreen Walk Foot Traffic

Thousands of families pass Sullivan Ave weekly for Costco, Whole Foods, Apple — natural practice awareness.

Top-Rated Schools

#34 of 197 CT districts. Parent investment in education correlates with investment in children's orthodontic care.

NEARBY MAJOR RETAILERS & AMENITIES AT EVERGREEN WALK

Costco Wholesale 161,200 SF membership warehouse	Whole Foods Market 43,406 SF — Opened Jan 2024	Apple Store Full-service retail	Dairy Queen 845 Sullivan Ave
Pottery Barn Premium lifestyle	lululemon Athletic apparel	Sephora Beauty retail	J.Crew / Gap National fashion
Ben & Jerry's Family destination	LA Fitness Health & wellness	LensCrafters Medical co-tenant	+ 30 More Retailers 400,000 SF lifestyle center

Sources: AAO Economics of Orthodontics Survey 2024/2025 (aaoinfo.org); AAO Annual Patient Census Study 2023; ADA Dentist Workforce Data 2024; Orthia.io 2026; U.S. Census Bureau ACS 2024; Realtor.com 2025; CT State Dept of Education.



22 Morgan Farms Drive — 1-story brick building (1988), 76 surface parking spaces



RENTABLE SF
4,200 SF
of ±10,050 SF total building

RENTAL RATE
\$22.00/SF/Year
NNN (Triple Net Lease)

MONTHLY BASE RENT
\$7,700
\$92,400 annually

EST. OPENING COST
\$100K – \$200K
Equipment + minor cosmetic

LEASE TERMS SUMMARY

Property Address	22 Morgan Farms Drive, South Windsor, CT 06074
Suite Available	±4,200 SF (partial of ±10,050 SF)
Building Type	1-Story Brick, Built 1988
Lease Type	Triple Net (NNN) — tenant pays taxes, insurance, CAM
Lease Term	Negotiable; owner prefers 5–10 years with renewal options
Tenant Improvement	Owner may consider TI allowance for qualified medical tenants
Parking	76 surface spaces — complimentary, unreserved
ADA Compliance	Fully ADA compliant; accessible parking, ramps, restrooms
Signage	Building signage available on Sullivan Ave-facing facade
Zoning	Commercial — medical/dental use permitted as of right
Previous Use	Orthodontic Practice (Dr. Kathleen M. Burr, DMD, PC)
Availability	Immediate — space is vacant and ready
Co-Tenants	Novella IV Infusion, Barber Shop, Feehan Hearing Life

ACCESSIBILITY & LOCATION

Sullivan Ave (CT-194)	Primary frontage road
I-291 (Exit 4)	Approx. 2.5 miles
I-91	Approx. 6 miles
Bradley Int'l Airport	10 minutes
Downtown Hartford	18 minutes
Coordinates	41.8327° N, 72.6051° W

COST COMPARISON

Scenario	Estimated Cost	Timeline
New Shell Build-Out (4,200 SF)	\$735K – \$1.26M	12–18 months
THIS SPACE	\$100K – \$200K	4–8 weeks

TOTAL FIRST-YEAR ADVANTAGE
\$600,000 – \$1,000,000+
Combined build-out savings + avoided lost revenue during construction

Contact 3R Realty LLC today to schedule a private tour — 22 Morgan Farms Drive, South Windsor, CT 06074 • Immediate Availability

SCHEDULE A TOUR

Orthodontic market data: AAO 2025 Economics of Orthodontics Survey (635 respondents), Orthodontic Products 2025 Practice Survey, AAO Annual Patient Census 2023. Cost estimates: ground-up dental office build-out \$175–\$300/SF (Blue Frog Dental, 2026; GCM Dental Construction, 2026). Actual costs vary by scope and contractor. This prospectus is provided for informational purposes only and does not constitute a legal offer to lease. All figures are estimates. Prospective tenants should conduct independent due diligence.