

RETAIL BUILDING
FOR LEASE



19 MAIN STREET, HINGHAM

19 MAIN ST, HINGHAM, MA
02043

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PROPERTY SUMMARY

19 MAIN STREET, HINGHAM



PROPERTY DESCRIPTION

First-floor retail and second-floor turnkey office space available at this well-positioned Downtown Hingham property. Ideally situated in the heart of the downtown district, the offering benefits from strong visibility, consistent foot traffic, and proximity to surrounding shops, restaurants, and amenities.

The first-floor retail space, formerly home to a successful ice cream shop, is thoughtfully outfitted for food or specialty retail use, featuring a four-bay sink and walk-in freezer infrastructure already in place.

The second-floor office suite offers a functional and inviting layout, including a welcoming front entry area and a spacious open workspace—ideal for a variety of professional uses.

OFFERING SUMMARY

Lease Rate:	\$30 - 40 SF/yr (MG; NNN)
Number of Units:	10
Available SF:	1,407 - 1,477 SF
Lot Size:	15,727 SF
Building Size:	25,844 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	2 MILES
Total Households	616	1,840	5,798
Total Population	1,669	4,975	15,520
Average HH Income	\$254,686	\$261,486	\$260,049



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COMPLETE HIGHLIGHTS

19 MAIN STREET, HINGHAM



PROPERTY HIGHLIGHTS

- Prime Downtown Hingham location
- Great retail tenant mix highlighted by Coldwell Banker & Brewed Awakenings, a popular local coffee shop
- 1st floor boasts a highly functional retail layout with existing infrastructure ideal for food, beverage, or specialty concepts
- 2nd floor welcomes professional office users, creative studios, or boutique businesses looking for turnkey space
- The office space is open space concept with a flexible layout
- 6,000+ daily traffic count at Main Street and South Street intersection



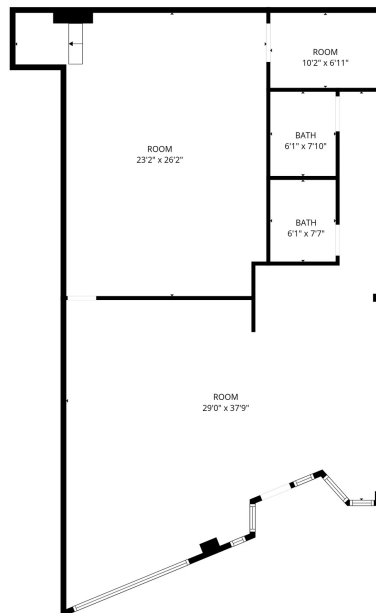
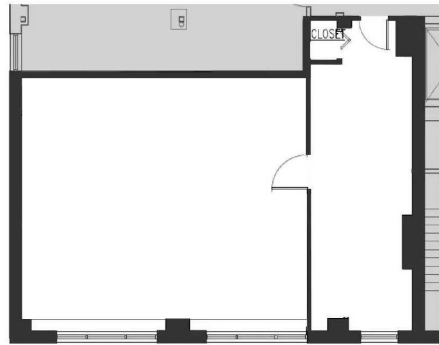
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EXHIBIT A

1,407 RSF 2nd Floor Office Suite
19 Main Street
Hingham, Massachusetts



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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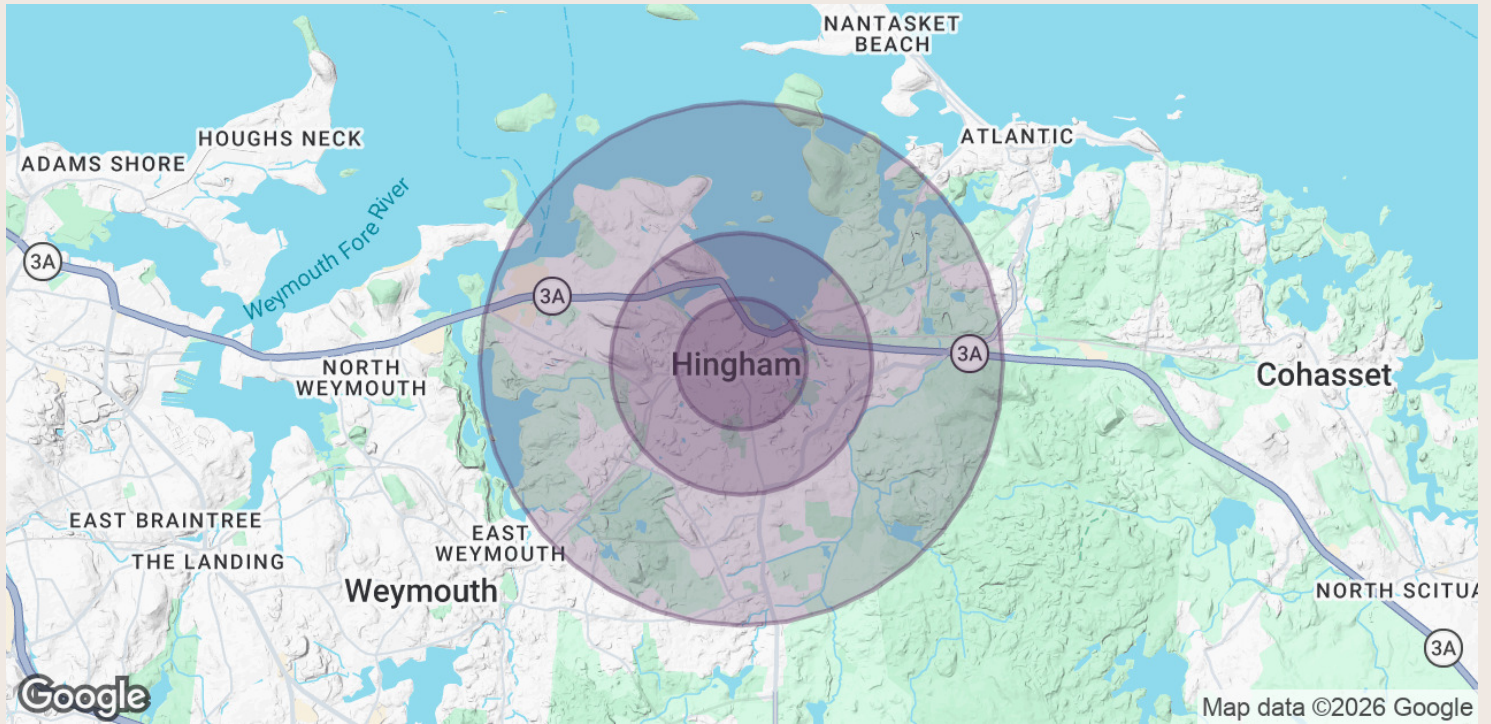
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POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	1,669	4,975	15,520
Average Age	41	41	42
Average Age (Male)	38	39	40
Average Age (Female)	42	43	43

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total Households	616	1,840	5,798
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$254,686	\$261,486	\$260,049
Average House Value	\$1,393,917	\$1,371,303	\$1,267,080

2020 American Community Survey (ACS)



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ADDITIONAL PHOTOS

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