

FOR LEASE

RETAIL PROPERTY



1 RIVER ST

NORWELL, MA 02061

DAVE ELLIS, SIOR

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For More Information



1 RIVER ST



PROPERTY DESCRIPTION

Formerly home to Coastal Heritage Bank, this iconic landmark building in the heart of Norwell offers a prime leasing opportunity for businesses in pursuit of a historic presence. With convenient access, ample parking, and high visibility, it provides a strategic location for your operations.

PROPERTY HIGHLIGHTS

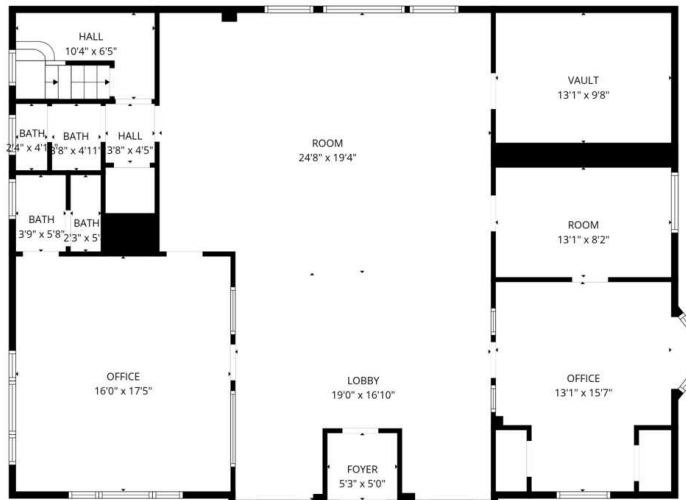
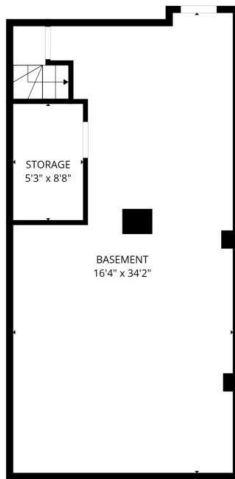
- Iconic Landmark Building
- Ample Parking
- Real Estate Taxes: \$10,470 per year (2025)
- High Visibility
- Storage Space

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	1
Available SF:	
Lot Size:	30,843 SF
Building Size:	2,756 SF
NOI:	\$0.00
Cap Rate:	0.0%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	41	104	429
Total Population	130	324	1,343
Average HH Income	\$281,053	\$284,260	\$286,964

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

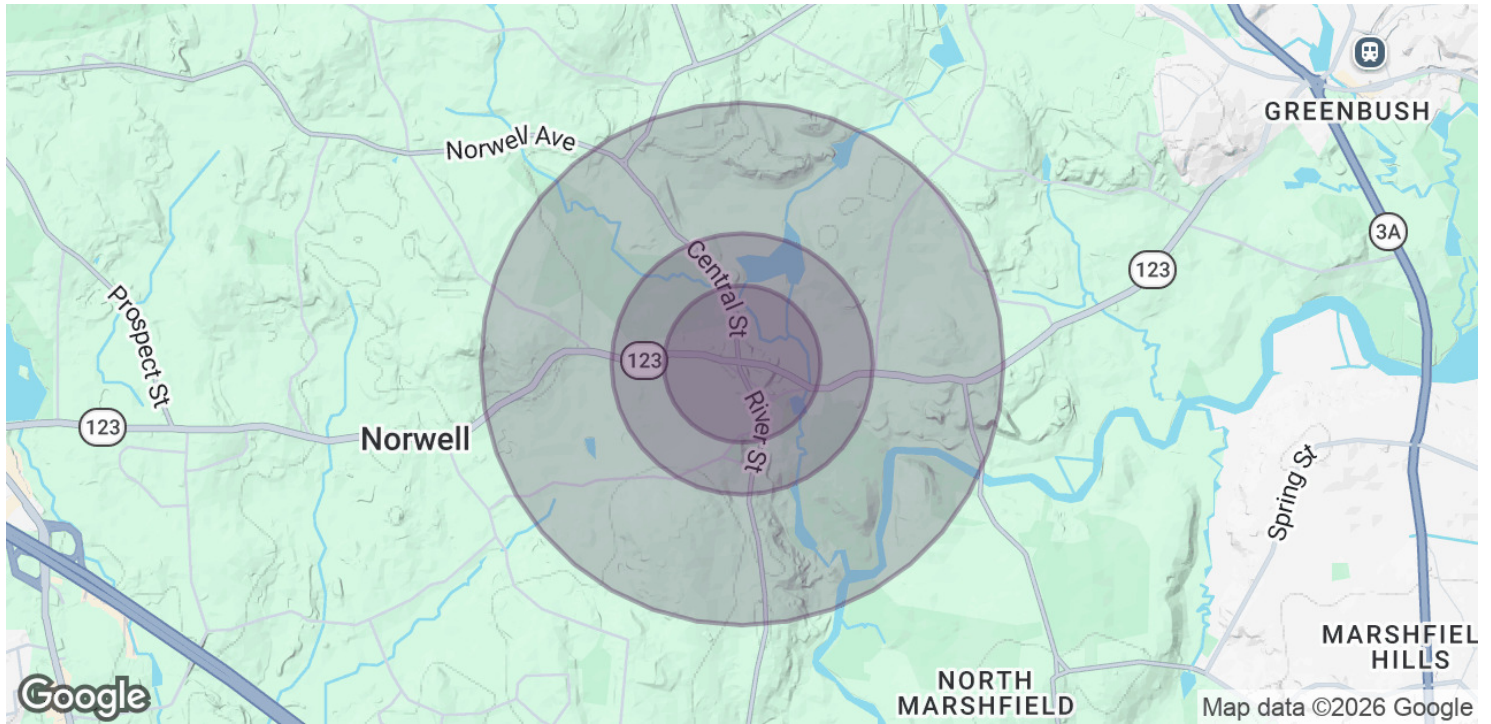
ADDITIONAL PHOTOS

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	130	324	1,343
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	41	104	429
# of Persons per HH	3.2	3.1	3.1
Average HH Income	\$281,053	\$284,260	\$286,964
Average House Value	\$958,180	\$965,314	\$974,509

2020 American Community Survey (ACS)