

**RETAIL SPACE
FOR LEASE**



PARAGON

NANTASKET BEACH

197 NANTASKET AVE, HULL, MA 02045

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PARAGON ON NANTASKET BEACH



PROPERTY DESCRIPTION

Prime retail leasing opportunity at the new Paragon development on Nantasket Beach, located at 197 Nantasket Avenue in Hull, MA. This exceptional offering features approximately three opportunities totaling 9,350 SF of ground-floor retail space complemented by a ±3,140 SF of exclusive beachfront patio space with direct frontage on Nantasket Beach. The new construction provides tenants with the unique opportunity to customize the space to their operation and branding. Positioned in one of the Boston's premier waterfront destinations, The Paragon offers outstanding visibility, strong pedestrian traffic, and prominent exposure along Nantasket Avenue.

Expected delivery: May 2027.

PROPERTY HIGHLIGHTS

- ±9,350 SF ground-floor retail
- ±3,140 SF of dedicated patio space:
Unit 1 - 990 SF; Unit 3 - 2,150 SF

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	132
Available Unit Sizes (SF):	1,000 - 5,642 SF
Lot Size:	1.27 Acres
Building Size:	180,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	160	566	1,840
Total Population	343	1,185	4,027
Average HH Income	\$179,287	\$175,316	\$183,289



**ELLIS
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COMPLETE HIGHLIGHTS

PARAGON ON NANTASKET BEACH



PROPERTY HIGHLIGHTS

- ±1,000-9,350 SF ground-floor retail:
 - Unit 1: 3,188 SF + 990 SF dedicated patio
 - Unit 2: 2,454 SF
 - Unit 3: 3,680-4,530 SF +2,150 SF dedicated patio
- Direct Nantasket Beach frontage
- Nantasket Beach Overlay District
- Ground Floor of 132-Unit Apartment Building
- New construction, delivering May 2027



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AERIAL MAP

PARAGON ON NANTASKET BEACH



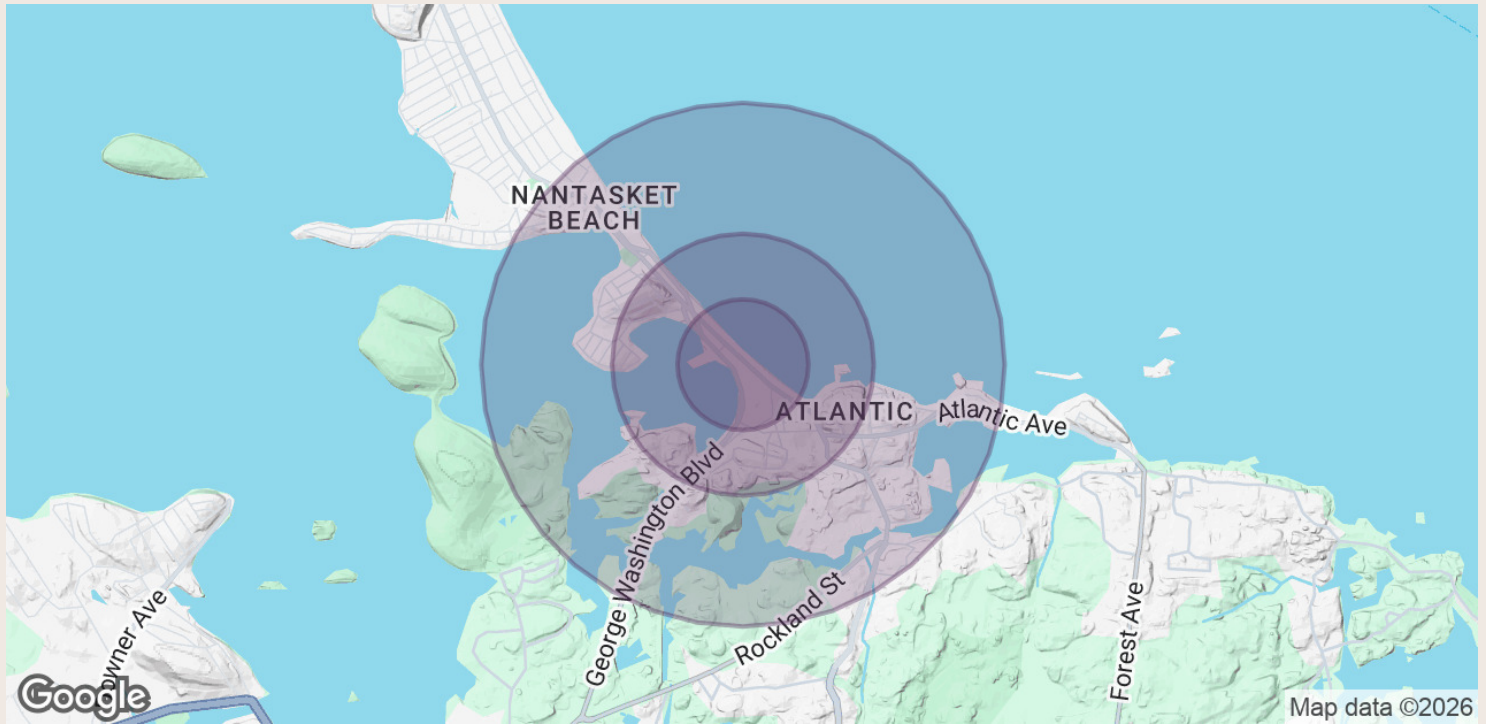
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PARAGON ON NANTASKET BEACH



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	343	1,185	4,027
Average Age	54.3	54.3	54.2
Average Age (Male)	53.7	53.2	53.1
Average Age (Female)	54.2	54.5	54.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	160	566	1,840
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$179,287	\$175,316	\$183,289
Average House Value	\$631,020	\$639,636	\$702,387

2023 American Community Survey (ACS)



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ADDITIONAL PHOTOS

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