

397 - 405 Washington Street

Attleboro, MA

RETAIL/OFFICE BUILDINGS / \pm 9,500 SF / \pm 1.77 ACRES

FOR SALE \$2,350,000



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HAYESSHERRY.COM

405 Washington Street



397 Washington Street



397- 405 WASHINGTON ST, ATTLEBORO MA / FOR SALE \$2,350,000

HIGHLIGHTS

Well-located along Washington Street offering excellent visibility and EASY access to I-95. Situated in a high-traffic TRADE AREAS surrounded by retail and residential neighborhoods. The property benefits from strong frontage and close proximity to major commuter routes and regional amenities.

SALE PRICE

\$2,350,000.00

NEIGHBORS

Dunkin, McDonalds, Burger King, Taco bell, Chick Fil A, Starbucks, Chipotle, BJ's, Stop Shop, TJ-Max, Burlington, Citizens, Shell



ADDRESS	397 WASHINGTON STREET (SAFELITE BUILDING)	405 WASHINGTON STREET (AAA BUILDING)
PARCEL ID	012-115-00A	012-003-000
AVAILABILITY	OCCUPIED	VACANT (SUBJECT TO SELLER RELOCATION)
BUILDING SIZE / LAND AREA	±2,504 SF / ±0.46 ACRES	±7,056 SF / ±1.31 ACRES
BUILDING AGE	BUILT IN 2006	BUILT IN 1989
ZONING	GENERAL BUSINESS	
PARKING SPACES	45 SPACES (4.7/1,000 SF)	

SAFELITE LEASE INFORMATION (397 WASHINGTON)

OPTION TERM	YEARLY INCOME	LEASE STRUCTURE
FEBRUARY 1, 2026 – JANUARY 31, 2027	\$43,464	NNN (LANDLORD PAYS EXTERIOR MAINTENANCE COSTS)
FEBRUARY 1, 2027 – JANUARY 31, 2028	\$44,544	NNN (LANDLORD PAYS EXTERIOR MAINTENANCE COSTS)
FEBRUARY 1, 2028 – JANUARY 31, 2029	\$45,660	NNN (LANDLORD PAYS EXTERIOR MAINTENANCE COSTS)
FEBRUARY 1, 2029 – JANUARY 31, 2030	\$46,800	NNN (LANDLORD PAYS EXTERIOR MAINTENANCE COSTS)
FEBRUARY 1, 2030 – JANUARY 31, 2031	\$47,976	NNN (LANDLORD PAYS EXTERIOR MAINTENANCE COSTS)

IMAGES (SAFELITE)

397 WASHINGTON STREET, ATTLEBORO MA



IMAGES (AAA)

405 WASHINGTON STREET, ATTLEBORO MA

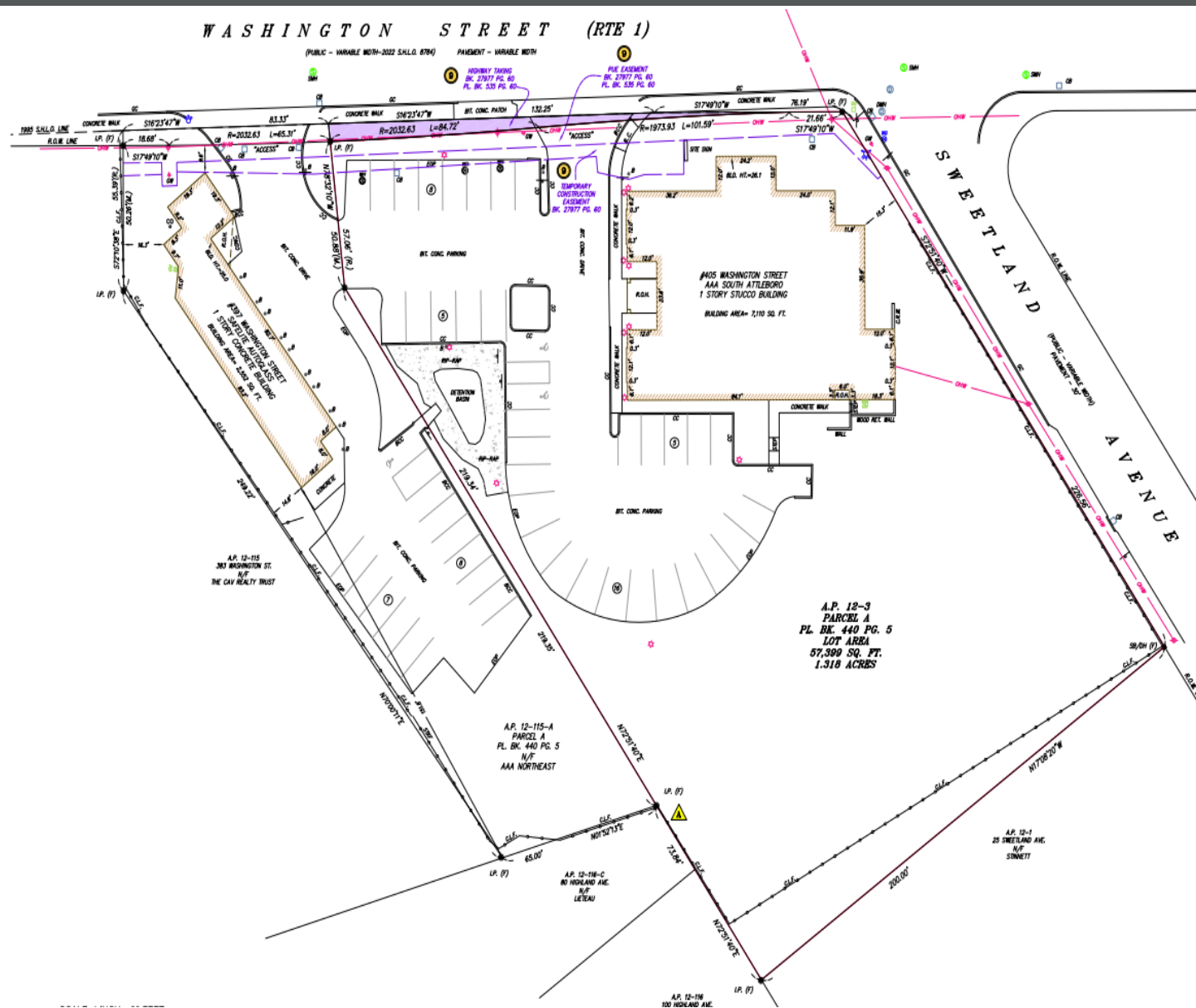




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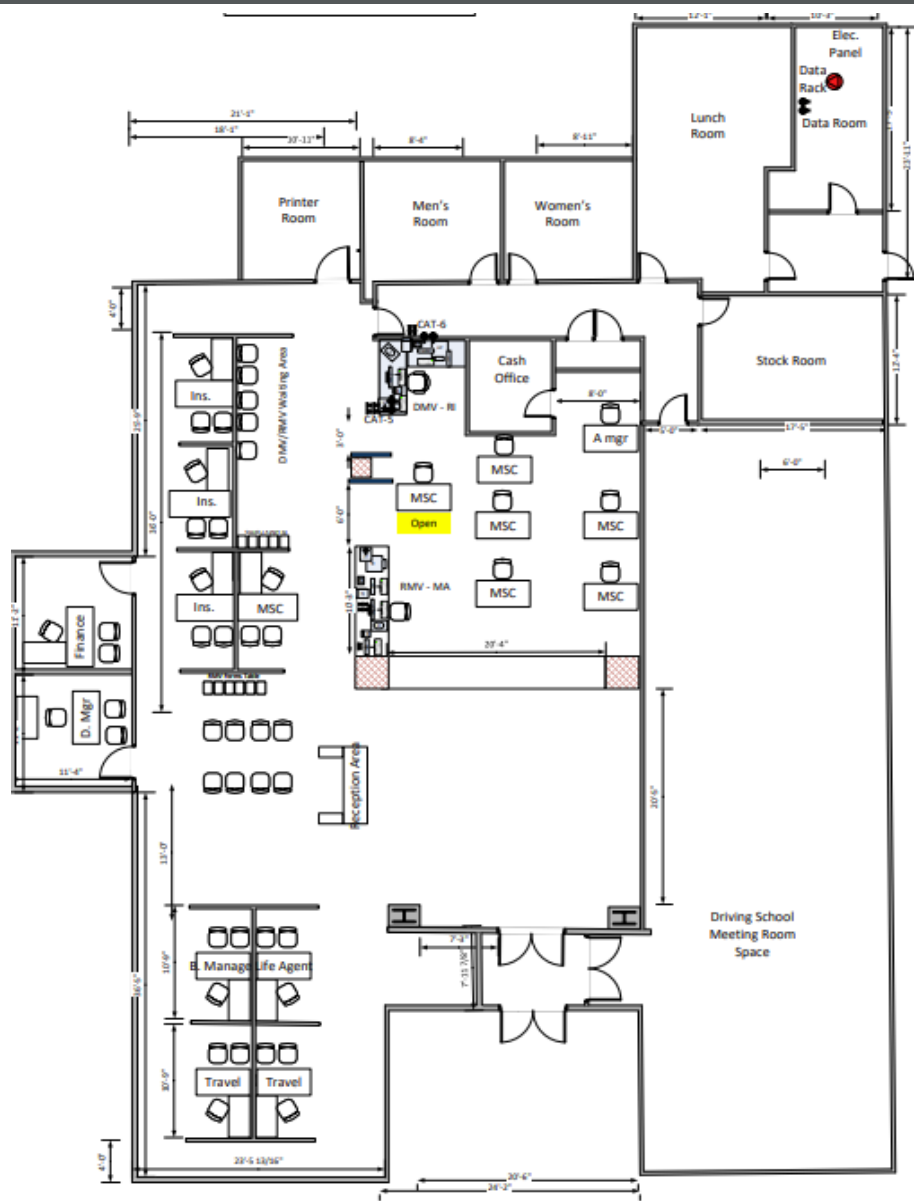
SITE PLAN

397 WASHINGTON STREET, ATTLEBORO MA



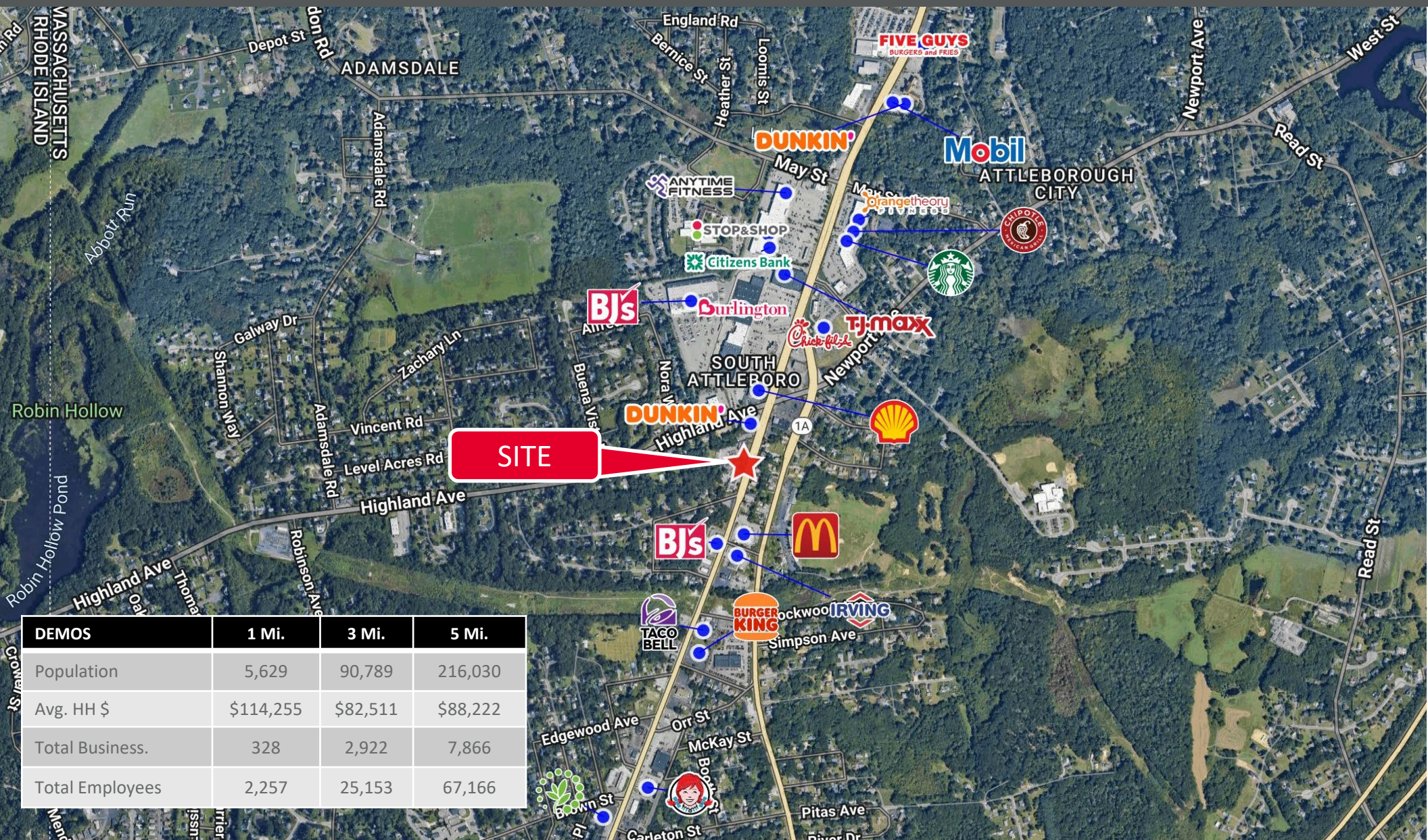
FLOOR PLAN

405 WASHINGTON STREET, ATTLEBORO MA



NEIGHBORHOOD MAP

397-405 WASHINGTON STREET, ATTLEBORO MA



DEMOS	1 Mi.	3 Mi.	5 Mi.
Population	5,629	90,789	216,030
Avg. HH \$	\$114,255	\$82,511	\$88,222
Total Business.	328	2,922	7,866
Total Employees	2,257	25,153	67,166