

1914 OCEAN STREET

Marshfield, Massachusetts 02050



±2.9 Acre Retail/Mixed-Use Redevelopment Opportunity

CONTACT INFORMATION

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EXECUTIVE SUMMARY

EXISTING RETAIL INVESTMENT

The freestanding retail property at 1914 Ocean Street is **100% leased** and offers **exceptional visibility**, positioned directly across from Webster Square and near the Route 3 and Route 139 interchange. **Prominent monument signage** and frontage along a heavily traveled corridor with approximately 15,000–16,000 vehicles per day provide **outstanding exposure and branding opportunity**.

MIXED-USE REDEVELOPMENT OPPORTUNITY

1914 Ocean Street is located within Marshfield's newly established **R-2 Residential Use Zone**, allowing for **multi-family and mixed-use development** along a strategic section of Route 139. Adopted in October 2025 under the MBTA Communities bylaw, the zoning supports increased density and creates a compelling opportunity for **residential and street-oriented commercial uses** in a high-visibility South Shore corridor.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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SUBMARKET OVERVIEW 1Q26

Route 3 South RETAIL Submarket Overview

16.6M↑ Inventory SF
 32.7M↑ Under Construction SF
 (167K)↓ 12 Mo Net Absorption SF
 3.4%↑ Vacancy Rate
 6.9%↑ Market Cap Rate

South Shore MULTI-FAMILY Submarket Overview

12,124↑ Inventory Units
 235↓ Under Construction Units
 221↓ 12 Mo Absorption Units
 6.4%↑ Vacancy Rate
 4.9%↓ Market Cap Rate



1914 Ocean Street, Marshfield, MA

SPECIFICATIONS

GENERAL Property Specifications

Submarket	Route 3 South
Land	±2.9 Acres
Zoning	B-1 (Business Mixed Use) R-2 (Residential Use)
Frontage	±329 Ft.

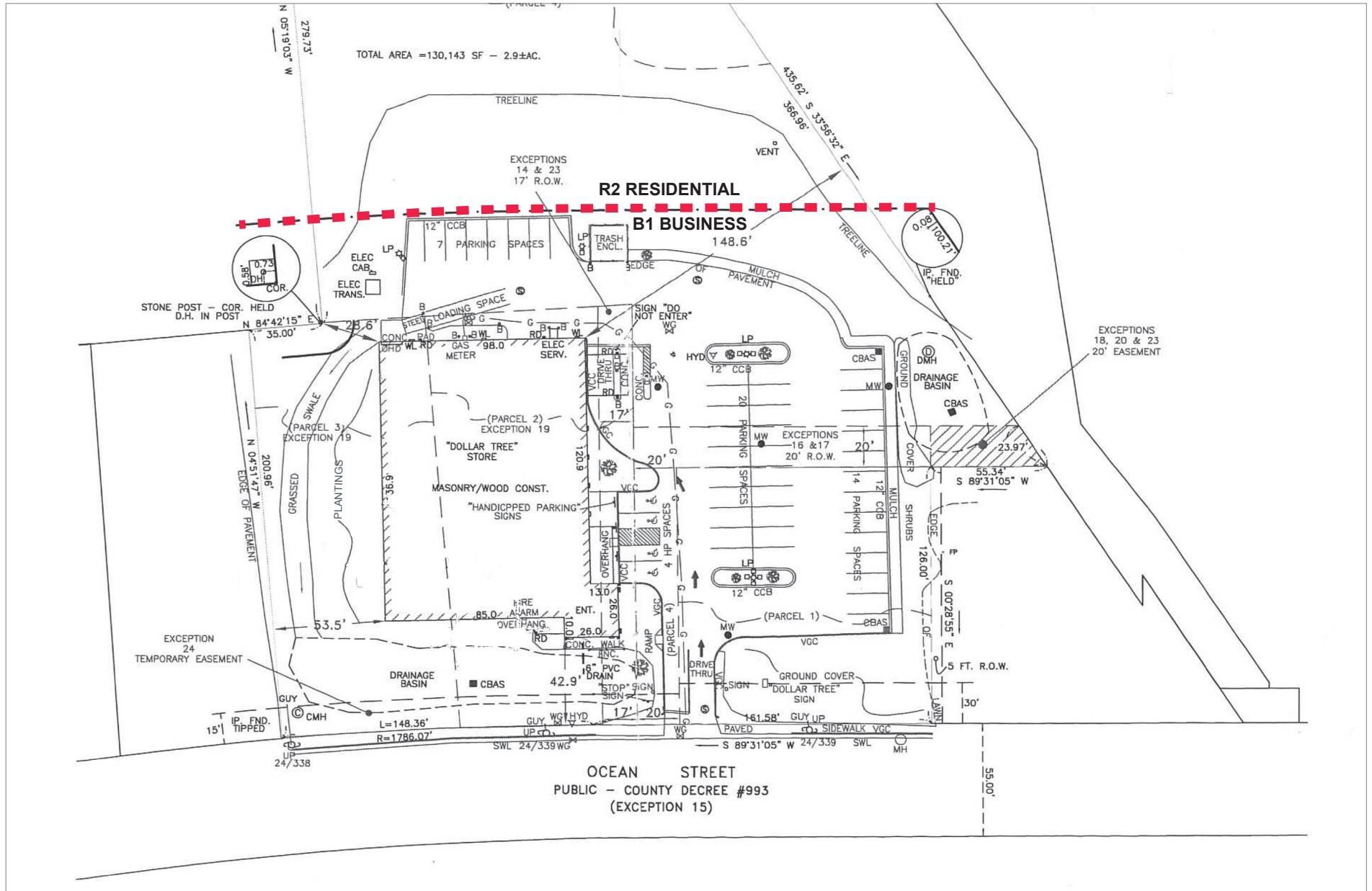
RETAIL Property Specifications

Building GLA	±14,810 SF
Building RSF	±13,880 RSF
Year Built Renovated	1997 2014
Stories	One (1)
Construction	Steel
Ceiling Height	13 Ft.
Parking Ratio	3.53/1,000 SF
Parking Spaces	47 Spaces
% Leased	100% Leased
Tenancy Tenant	Single-Tenant Dollar Tree (Walgreens backed lease)
Lease Type	NNN
Lease Expiration Date	May 31, 2028

PROPOSED MIXED-USE Redevelopment Specifications

Submarket	South Shore
Land	±2.9 Acres
Type	Retail & Residential
Parking Ratio	2.0/1,000 SF (Retail) 1.25/bedroom (Residential)
Loading	One (1) Loading Dock

CURRENT USE SITE PLAN



PROPOSED MIXED-USE DEVELOPMENT SITE PLAN





1914 OCEAN STREET
Marshfield, MA

WEBSTER SQUARE

WEBSTER SQUARE DIRECTORY

- | | | |
|----------------------------|-----------------------------|--------------------------|
| B's Homemade Ice Cream | KTD Sports | Rockland Trust |
| Banh Mi Marshfield | Marshalls/HomeGoods | Simply Divine Hair Salon |
| Bank of America | Marshfield Office Supply | Smile Dental & Dentures |
| Beautica Nails & Spa | Marshfield Physical Therapy | Star Market |
| btone FITNESS | Mathnasium | Starbucks |
| Don Bravo Mexican Grill | Mono Mono Boutique | T-Mobile |
| Don Ray Insurance Agency | Ocean State Job Lot | The Mug |
| Hareku Steak House & Sushi | Paper Source | Verizon Wireless |

DEMOGRAPHIC DATA

Population	±25,287
Total Households	±10,400
No. of Households	±48,629
Median Home Value	±\$680,000
Median HH Income	±\$126,000
Bachelor's Degree or Higher	±52.4%



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DOLLAR TREE
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