

SEVEN MILE SHOPS

1174 S. WASHINGTON STREET • N. ATTLEBORO, MASSACHUSETTS



LOCATED AT THE ENTRANCE OF THE EMERALD SQUARE MALL

LOCATION

Strategically located on South Washington Street (Route 1) - a high-traffic retail corridor near Route 295, offering outstanding visibility & easy access for both local shoppers & regional traffic.



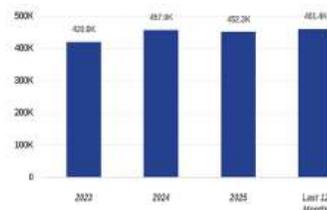
NEARBY

Emerald Square (Macy's, JC Penney), Target, Old Navy, Marshall's, Savers, Michael's, Pet Smart, Walmart, Lowe's, Dicks Sporting Goods, DSW, Panera Bread, Five Below



FOOT TRAFFIC TREND

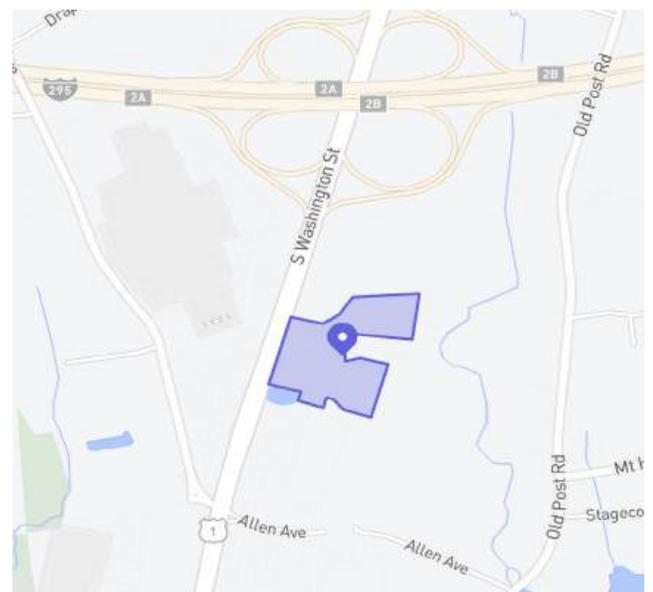
Visits YoY: **+0.5%**
Visits Yo2Y: **+10%**
Visits Yo3Y: **+11.6%**



75.48% of visits are from visitors who visited at least two times

SPACE (GLA)

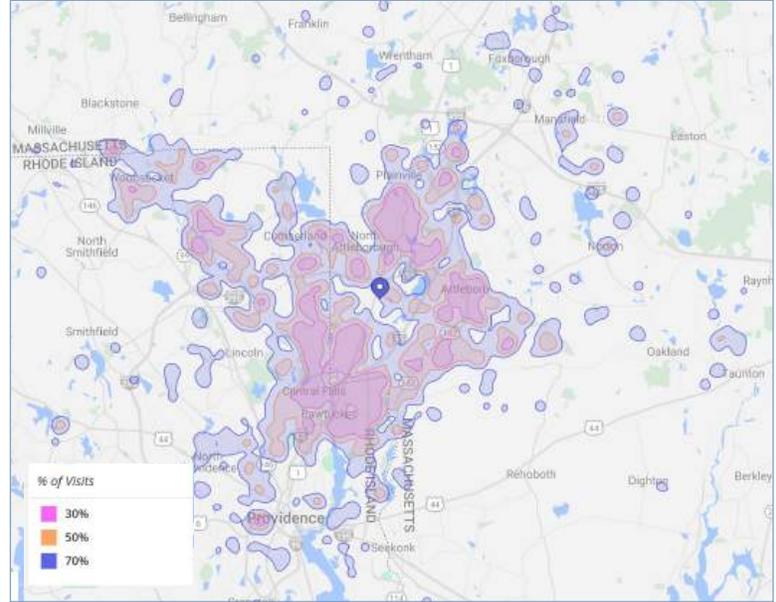
56,995 SF



LOCATION & DEMOGRAPHICS

LAT/LON		PARKING	
41.9447/-71.3469		459	
TRAFFIC COUNT		CARS/DAY	
Route 1		18,000	
Route 95		113,000	
Route 295		54,000	
2024	1-MILE	3-MILE	5-MILE
<i>Estimated Population</i>	1,596	49,193	169,916
<i>Estimated Avg. HH Income</i>	\$223,751	\$135,006	\$107,906

TRUE TRADE AREA



TRADE MAP



SITE PLAN



TENANTS		
	SQUARE FEET	WIDTH X LENGTH
RETAIL A (SUB-DIVIDABLE)	14,025	187' x 75'
RETAIL B	25,027	220'6" x 113'6"
Attleboro Dentist Group		4,648 SF
Sleep Number		2,715 SF
Jared's		6,371 SF
BJ's Restaurant and Brewhouse		7,557 SF
Banfield Pet Hospital		3,500 SF

AVAILABLE

Carpionato GROUP

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