

FOR LEASE

RETAIL PROPERTY



SHOPS AT OCEAN'S GATE

1899 OCEAN ST , MARSHFIELD, MA 02050

For More Information

DAVE ELLIS, SIOR

781.919.0800 X701

dave@ellisrealtyadvisors.com



SHOPS AT OCEAN'S GATE



PROPERTY DESCRIPTION

40,000 Square Foot Lifestyle Center conveniently located at the intersection of Ocean Street and Webster Street in Marshfield Center. Adjacent to Webster Square, a 180,000 SF Grocery-Anchored Retail Center. Existing tenants include Verizon Wireless, Mattress Firm, Station 8, Katies Burger Bar, CycleTown and a variety of retail and restaurant tenants.

PROPERTY HIGHLIGHTS

- 40,000 +/- ADT
- Lifestyle Center Adjacent to Grocery Anchored Shopping Center
- Built Within Last 10 Years
- Strong Tenant Mix and Demographics
- Multiple Parking Areas and Frontage

OFFERING SUMMARY

Lease Rate:	Call for Lease Rates
Available SF:	1,300 SF
Lot Size:	1.33 Acres
Building Size:	40,000 SF

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	17,680	57,343	145,855
Total Population	46,393	151,946	389,835
Average HH Income	\$174,456	\$174,533	\$154,736

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LOCATION INFORMATION

Building Name	Shops at Ocean's Gate
Street Address	1899 Ocean St
City, State, Zip	Marshfield, MA 02050
County	Plymouth

BUILDING INFORMATION

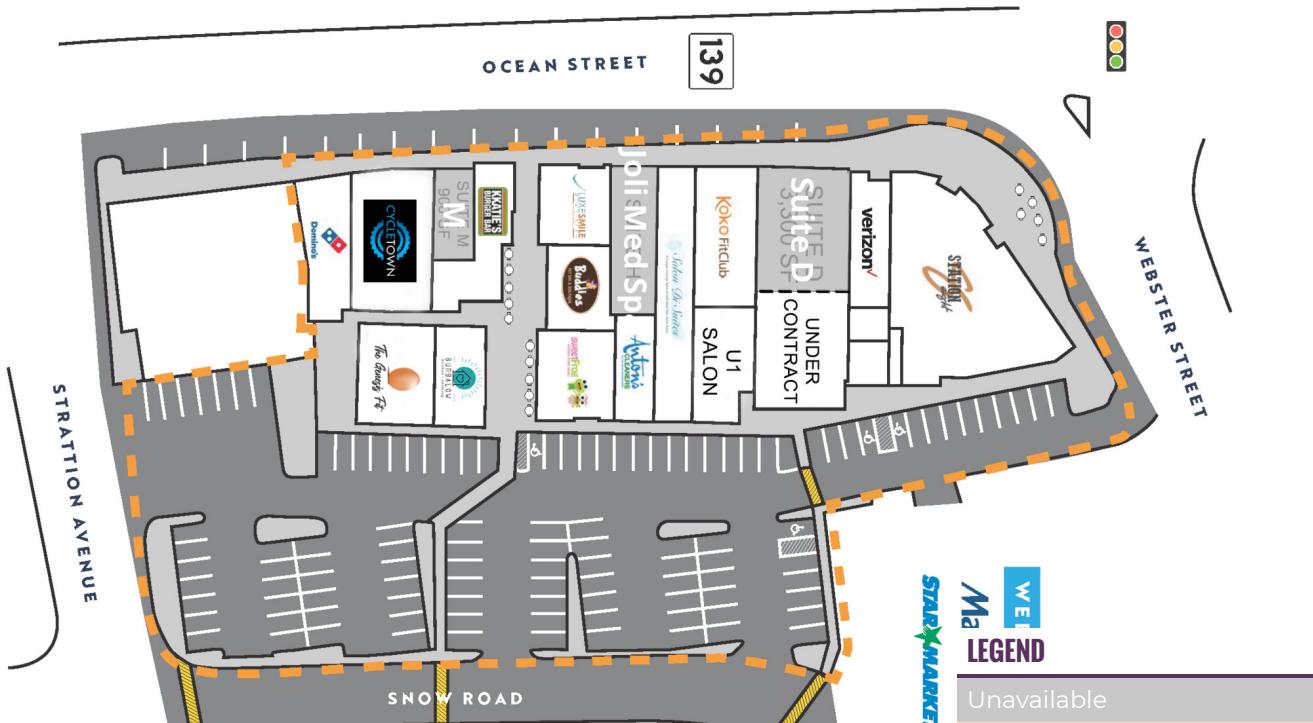
Tenancy	Multiple
Year Built	2005
Gross Leasable Area	40,000 SF
Condition	Excellent

PROPERTY HIGHLIGHTS

- 40,000 +/- ADT
- Lifestyle Center Adjacent to Grocery Anchored Shopping Center
- Built Within last 15 Years
- Diverse Regional and National Tenant Mix
- Strong Demographics, (\$107,000 HH Income 1-Mile) serving Duxbury, Marshfield, Scituate and Pembroke



SHOPS AT OCEAN'S GATE



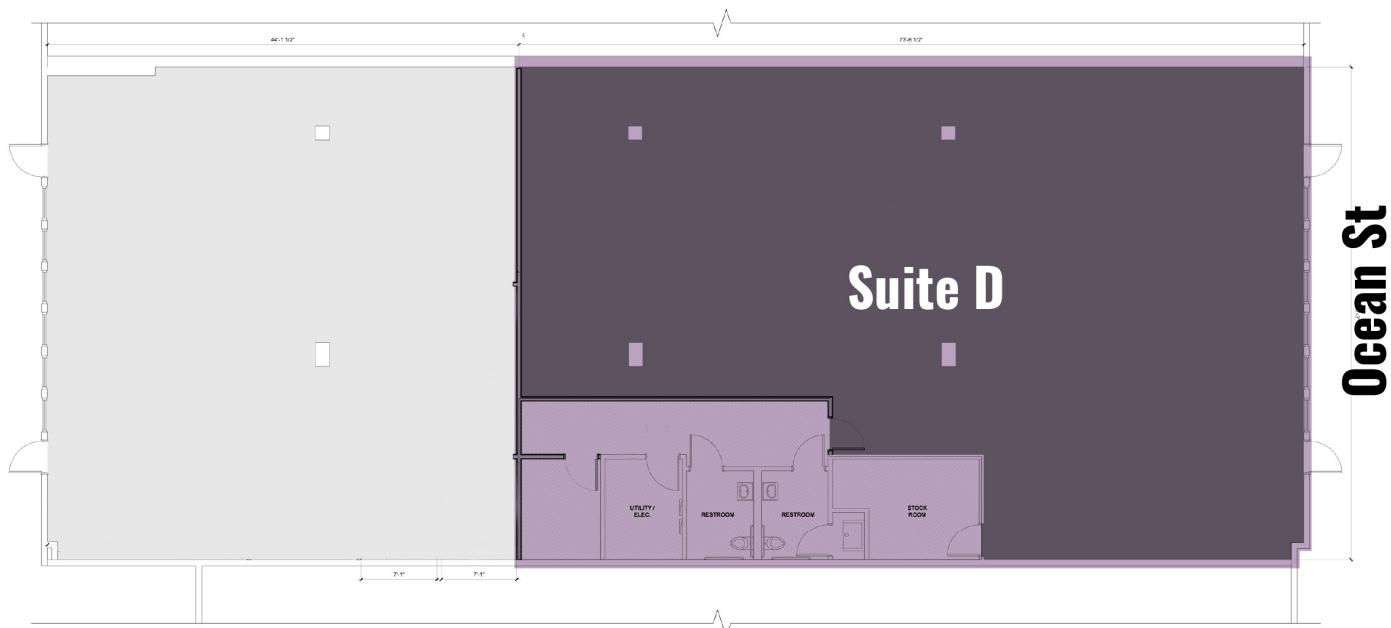
LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,300 SF	Lease Rate:	Call for Lease Rate

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite M	-	900 SF	NNN	-	-
Suite D	Bay State Physical Therapy	1,500 - 5,682 SF	NNN	-	-
Suite H Joli Med Spa	Joli Med Spa	1,950 SF	NNN	-	Built out space previously occupied by Elizabeth Grady. Bathroom, kitchenette, and two showers currently existing.

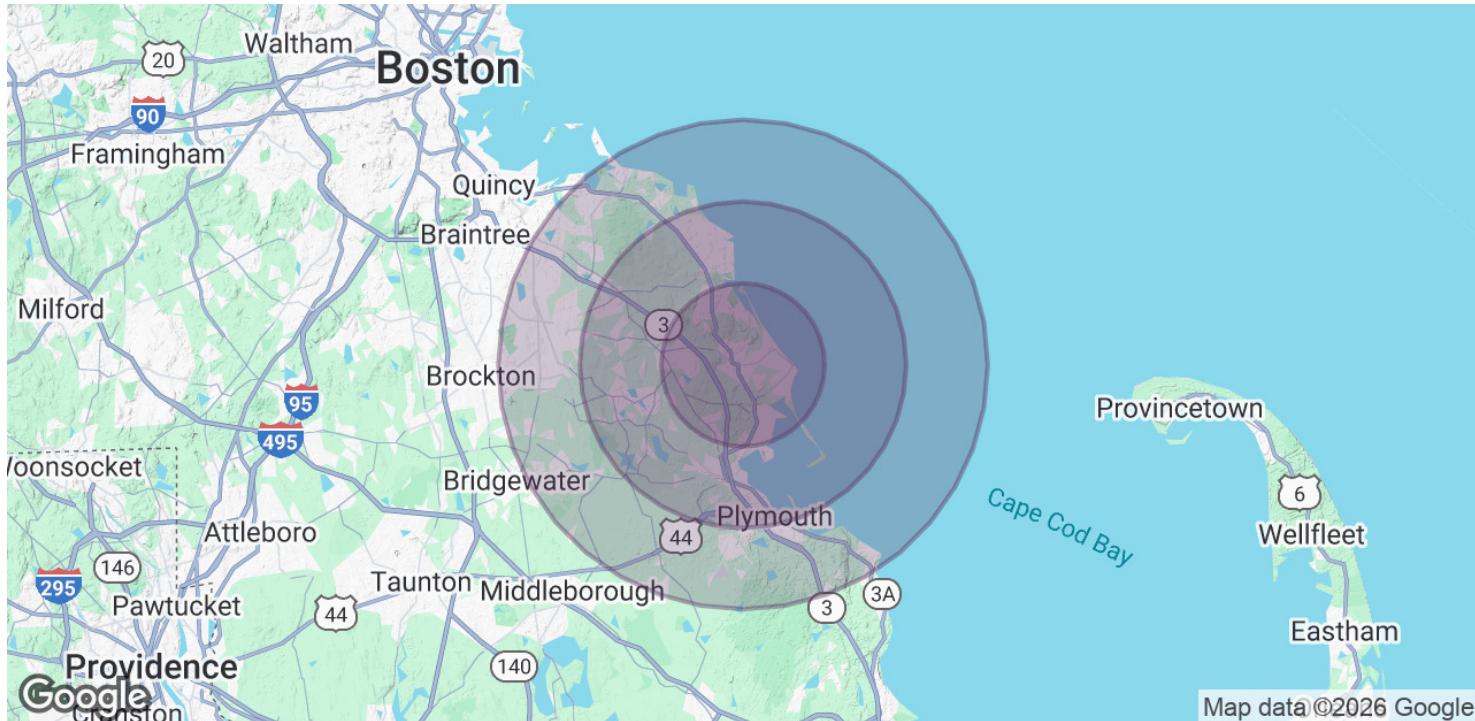
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	46,393	151,946	389,835
Average age	44	43	42
Average age (Male)	43	42	41
Average age (Female)	45	45	44

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total households	17,680	57,343	145,855
# of persons per HH	2.6	2.6	2.7
Average HH income	\$174,456	\$174,533	\$154,736
Average house value	\$760,973	\$710,774	\$645,948

* Demographic data derived from 2020 ACS - US Census