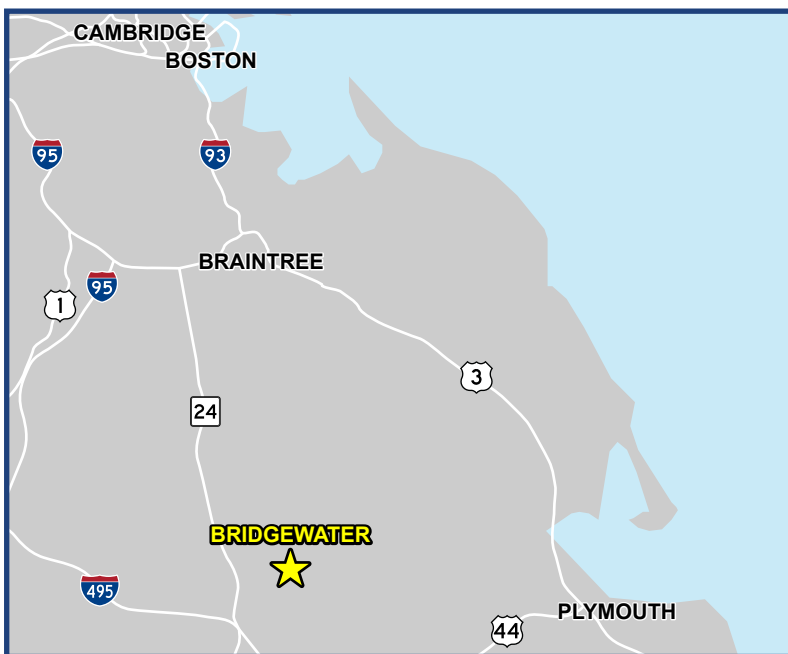


FOR SALE

FORMER BANK BRANCH

110 Main Street / Route 28, Bridgewater, MA 02324



Highlights:

- Distinctive Well-Maintained Building with Drive Thru
- Upward Trending Demographics
- On-Site Parking
- Close Proximity to Daily Needs Retailers
- Vibrant College Community

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110 Main Street / Route 28, Birdgewater, MA 02324



Trade Area:

	1 Mile	3 Mile	5 Mile
Total Population	9,950	29,986	66,625
Total Households	3,176	10,331	23,655
Med. HH Income	\$101,461	\$119,035	\$118,865
Total Businesses	307	1,082	2,055
Total Employees	4,299	11,608	24,821

Property Profile:

Property Type:	Retail / Office
Building Type:	Freestanding
Building Size:	3,178 SF
Levels:	2
Lot Size:	49,249 SF
Drive Thru Lanes:	2 + Bypass
Signage:	Building and Pole
Parking Spaces/Ratio:	17+2 HP / 5.98 per 1,000 SF
Curb Cuts:	2
Road Frontage:	108' (Approx.)
Traffic Counts:	16,200 ADT
Year Built:	1890
Zoning:	Business
Property Taxes:	\$11,991.00
Services:	Municipal Water & Sewer

**For Further Information,
Contact:**

Brendan Coan
617-845-5243
bcoan@paramountpartners.com

Sean Brown
617-845-5004
sbrown@paramountpartners.com

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