

OFFICE BUILDING  
FOR LEASE



**1221 MAIN ST,  
WEYMOUTH, MA  
02190-1561**

**BILL KINGDON, SIOR**

**603.560.2710**

**[bill@ellisrealtyadvisors.com](mailto:bill@ellisrealtyadvisors.com)**



## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

1221 Main Street is a 4-story, elevator, multi-tenanted building offering spaces of varying size, which are available for lease.

The building offers an attractive mix of office and medical space that is ready as-is, or can be built to suit. Situated on the widened Route 18 in a strong trade area, 1221 Main Street has a traffic count of over 30,000 VPD.

The property is easily accessible from Route 3 and 128. Located 25 minutes south of downtown Boston, the building is convenient to the South Shore Hospital, Union Point and the South Weymouth MBTA Commuter Rail Station.

### PROPERTY HIGHLIGHTS

- 127 Parking Spaces
- Elevator access
- Easily accessible from Route 3/128.
- Located 25 minutes south of downtown Boston.

### OFFERING SUMMARY

|                |                         |
|----------------|-------------------------|
| Lease Rate:    | \$21 - 22.50 SF/yr (MG) |
| Available SF:  | 1,500 - 4,850 SF        |
| Lot Size:      | 1.5 Acres               |
| Building Size: | 34,000 SF               |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 2,393    | 21,420   | 63,146   |
| Total Population  | 6,173    | 53,007   | 159,194  |
| Average HH Income | \$89,540 | \$89,110 | \$85,029 |



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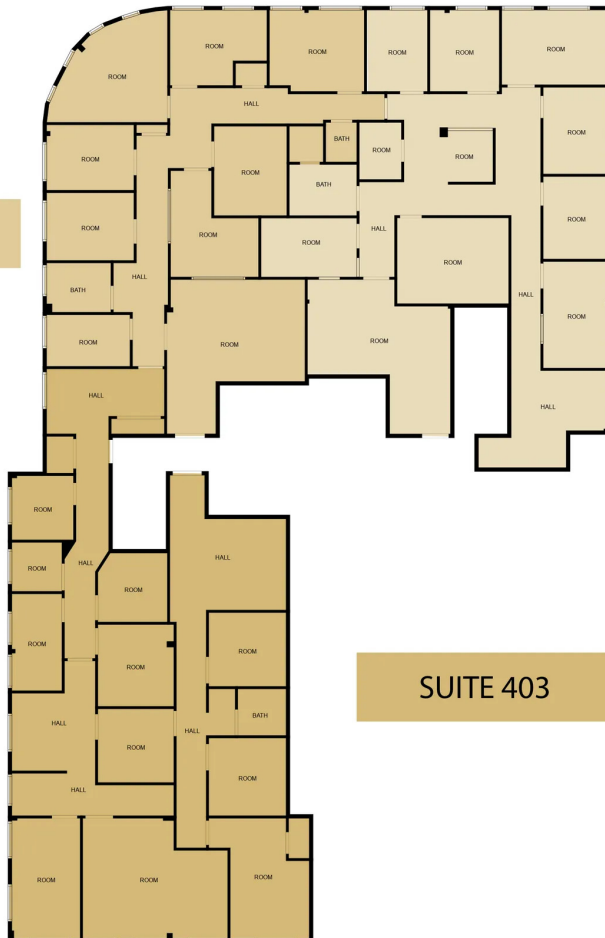
## FLOOR PLANS



SUITE 402

SUITE 404

SUITE 403



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## RETAILER MAP



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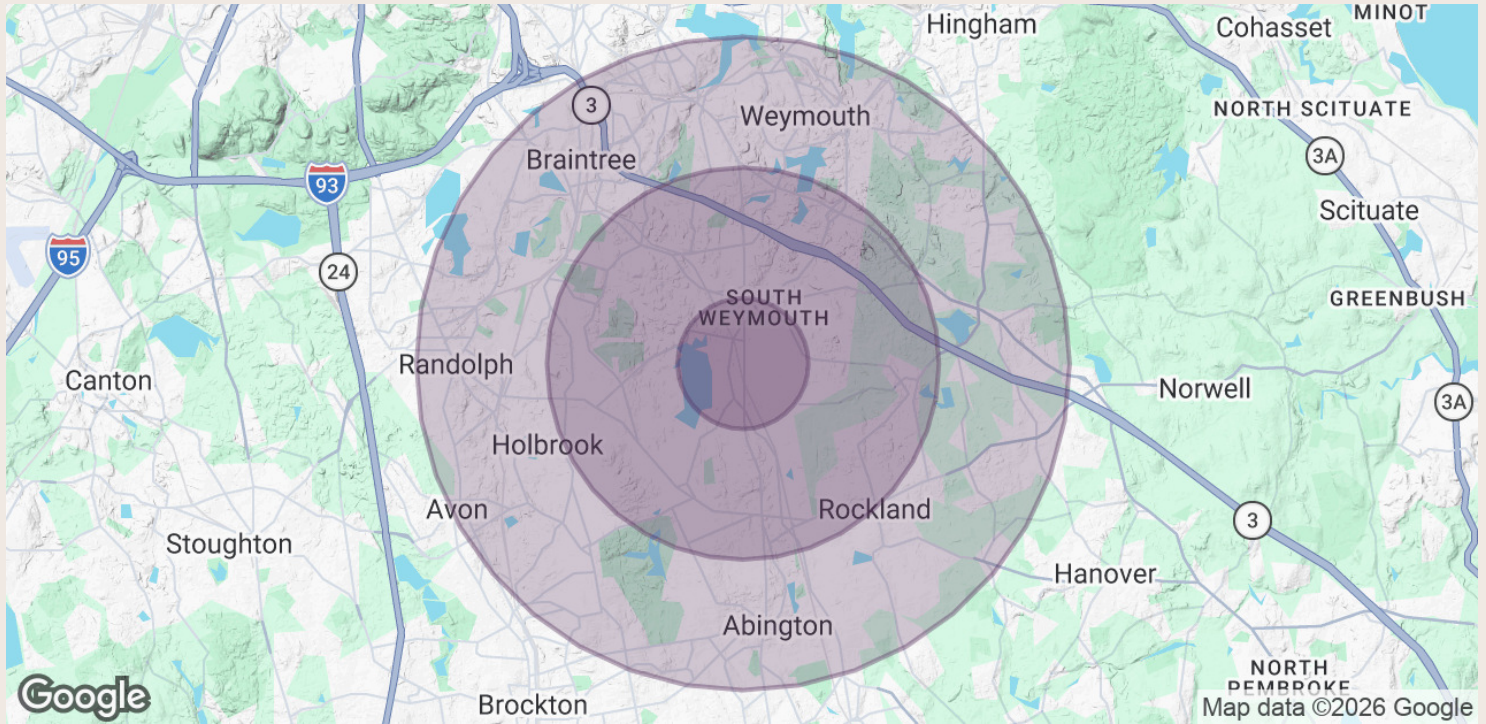
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## DEMOGRAPHICS MAP & REPORT



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 6,173  | 53,007  | 159,194 |
| Average Age          | 39.9   | 40.3    | 40.4    |
| Average Age (Male)   | 38.0   | 39.2    | 38.7    |
| Average Age (Female) | 41.7   | 42.0    | 42.2    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 2,393     | 21,420    | 63,146    |
| # of Persons per HH | 2.6       | 2.5       | 2.5       |
| Average HH Income   | \$89,540  | \$89,110  | \$85,029  |
| Average House Value | \$380,052 | \$368,424 | \$374,080 |

2020 American Community Survey (ACS)



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## ADDITIONAL PHOTOS



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