

RETAIL BUILDING
FOR SALE



**700 WASHINGTON
ST, HANOVER, MA
02339**

DAVE ELLIS, SIOR

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HAILEY MINICUCCI

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Subject To Offer
Building Size:	7,580 SF
Available SF:	
Lot Size:	0.68 Acres
Number of Units:	1
Price / SF:	-
Year Built:	1968
Zoning:	Commercial District
Market:	Boston
Submarket:	Route 3 Corridor

PROPERTY OVERVIEW

700 Washington Street in Hanover has been home to a successful consignment store for the past 25 years. This highly visible stand-alone property is located on route 53, along one of the busiest commercial corridors in southeastern MA. The property has multiple levels, ample storage space, and the potential for a loading door in the back of the property. This well positioned property is a perfect opportunity for a local business looking to plant their flag in Hanover while taking advantage of the high traffic counts and signage opportunity.

PROPERTY HIGHLIGHTS

- Route 53 Hanover Location
- ADT ~20,000 cars per day
- Stand-alone Retail or Office property
- Great signage and dedicated parking



**ELLIS
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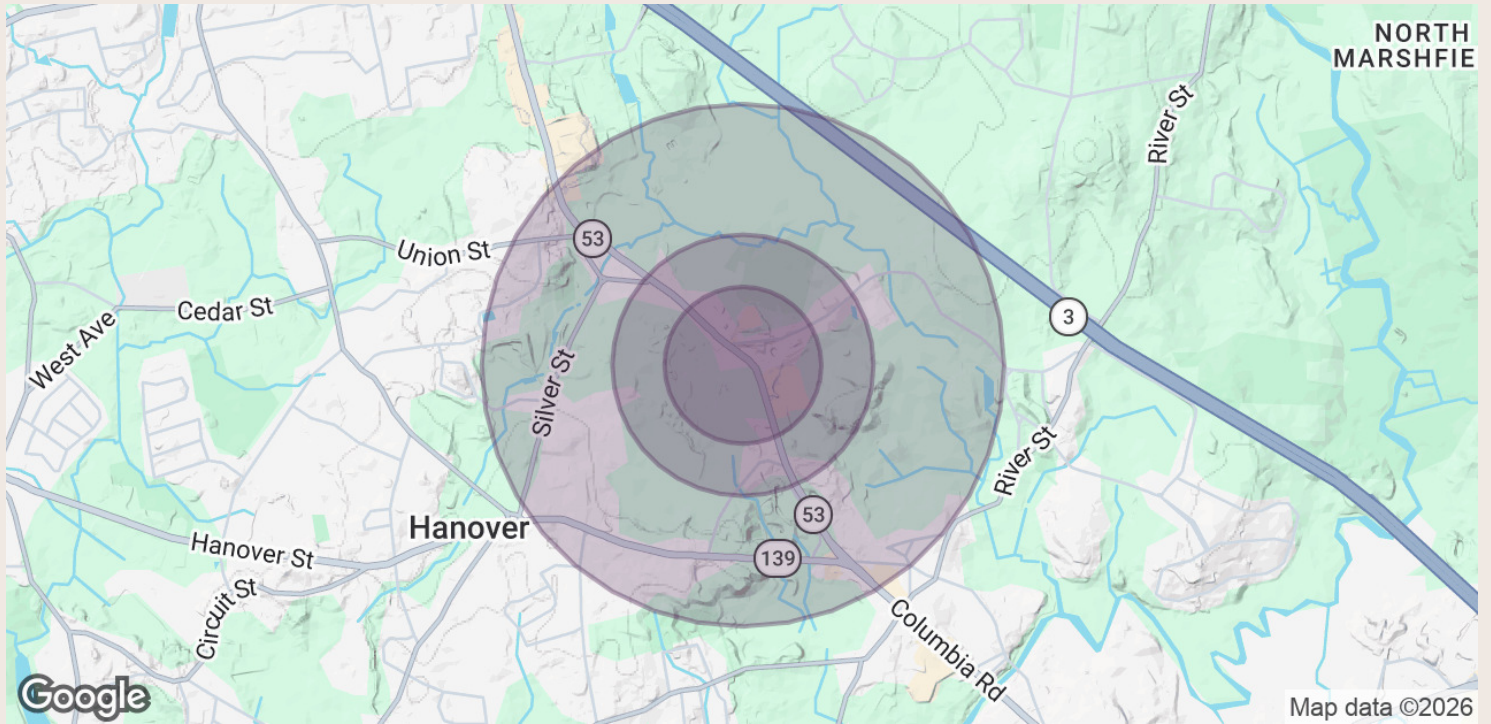
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	129	506	2,087
Average Age	43	44	43
Average Age (Male)	41	41	40
Average Age (Female)	45	46	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	49	196	787
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$194,340	\$189,418	\$199,250
Average House Value	\$770,071	\$763,821	\$772,970

2020 American Community Survey (ACS)



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ADDITIONAL PHOTOS



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ADVISOR BIO 1



DAVE ELLIS, SIOR

President

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MA #9524572

PROFESSIONAL BACKGROUND

Ellis Realty Advisors has been providing creative real estate solutions since 2018. Prior to forming Ellis Realty Advisors, David Ellis was the top producing broker for Jack Conway Realtor for four consecutive years and has completed over \$250,000,000 worth of lease and sale transactions. Ellis Realty Advisors specializes in commercial leasing and sales, investment sales, development consulting, business brokerage and property management solutions.

EDUCATION

Marshfield High School (2002)

Bachelor's Degree - Babson College (2006)

MEMBERSHIPS

SIOR

GBREB

NAIOP

South Shore Economic Development Corporation

South Shore Chamber of Commerce

South Shore Health System President's Circle

Ellis Realty Advisors
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ADVISOR BIO 2



HAILEY MINICUCCI

Associate

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MA #9630486

PROFESSIONAL BACKGROUND

Hailey Minicucci is a Commercial Real Estate Associate at Ellis Realty Advisors, where she is involved in commercial leasing, financial analysis, and property marketing. She graduated from the University of South Carolina Honors College, the #1 public honors college in the United States, earning a Bachelor of Science in Business Administration with a double major in Finance and Real Estate and a concentration in Data Analytics from the University of South Carolina Darla Moore School of Business. Her strong analytical background and market insight enable her to provide strategic support and deliver value to clients throughout the transaction process.

EDUCATION

University of South Carolina Honors College (2025)
B.S.B.A in Finance and Real Estate with a Concentration in Data Analytics
Florence University of the Arts (Spring 2024)
Whitman-Hanson Regional High School (2021)

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