

FOR LEASE

Retail/Medical/
Professional
Service Space

1,700 -
5,000 SF

557 Main Street
Reading, MA

- Modern Look
- 15,500 VPD
- Main Street Visibility



FOR LEASE

557 MAIN STREET
READING, MA 01867

MANSARD  

Executive Summary

SPACE HIGHLIGHTS

Sleek, Contemporary Storefront: Modern look designed to attract attention.

Flexible Space Options: Choose from 1,700 SF, 2,200 SF, or 5,000 SF to suit your needs.

Ideal for Professional, Medical, or Retail: Prime for businesses wanting visibility and accessibility.

Excellent Connectivity: Near highways 128, 93, 129, 28, and MBTA Commuter Rail.



Lease Rate

\$23.95 SF/YR

PROPERTY OVERVIEW

557 Main Street offers a sleek and contemporary storefront, expansive floor space of 1,700, 2,200, or 5,000 SF, and high foot traffic. This location is a prime choice for professional services, medical, or retail seeking a dynamic and bustling environment. This property ensures easy customer access with convenient parking options, excellent visibility, and proximity to 128, 93, 129, and 28 and the MBTA Commuter Rail Station. Embrace the opportunity to showcase your brand in this vibrant, sought-after location and elevate your retail presence.

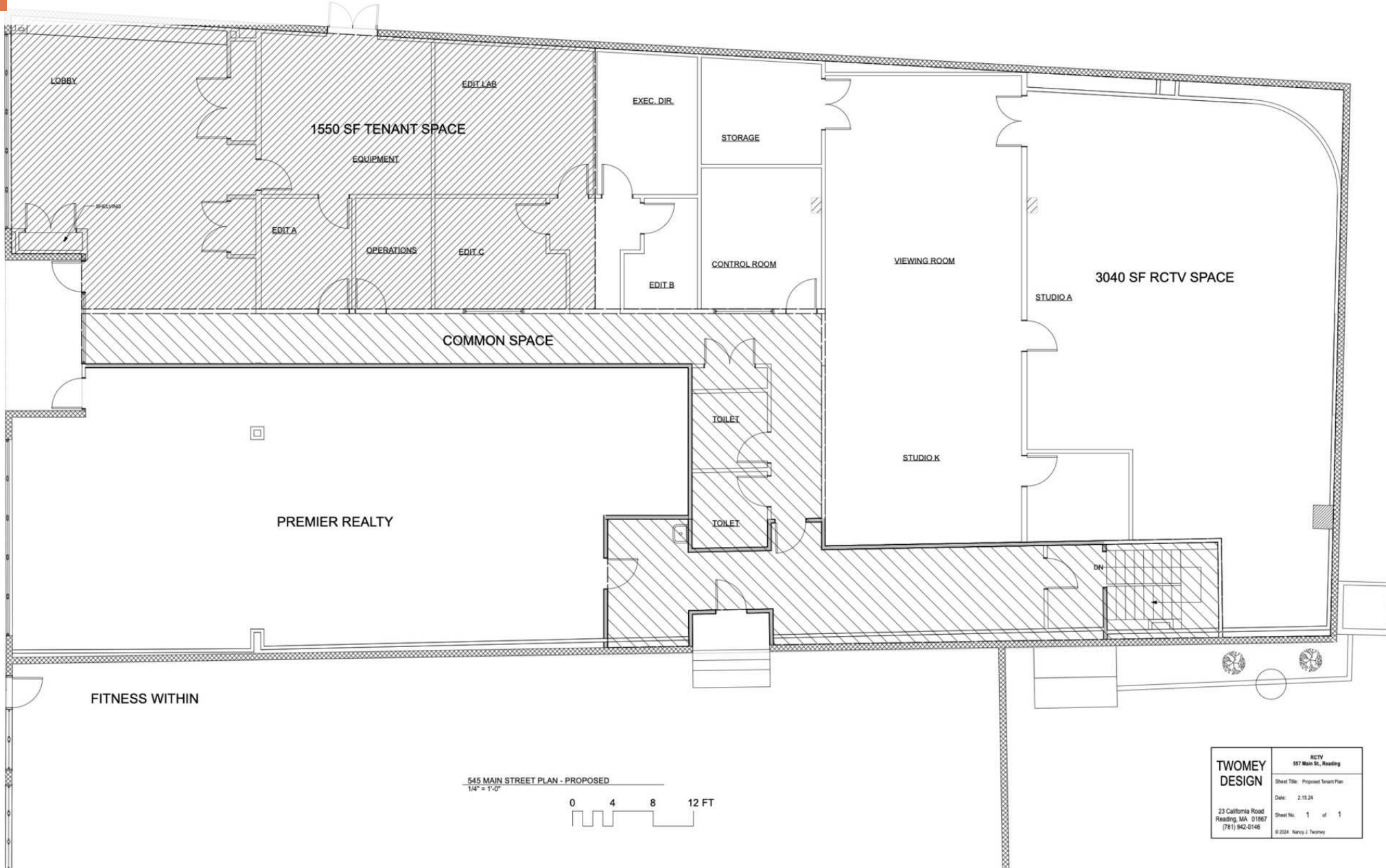
OFFERING SUMMARY

Building Size:	5,000 SF
Available SF:	1,700 - 5,000 SF
Number of Units:	1-3
Market:	Boston MSA
Real Estate Taxes:	\$2.16/SF

Additional Photos



Sample Floorplan



TWOMEY DESIGN	RCTV 557 Main St., Reading
	Sheet Title: Proposed Tenant Plan
	Date: 2.15.24
	Sheet No. 1 of 1
23 California Road Reading, MA 01867 (781) 942-0146	
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Demographics

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,771	69,943	184,948
Average Age	42	43	43
Average Age (Male)	41	42	42
Average Age (Female)	44	45	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,922	27,583	71,588
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$191,415	\$174,951	\$176,578
Average House Value	\$815,545	\$783,136	\$791,452

* Demographic data derived from 2020 ACS - US Census



\$180,981

AVERAGE HOUSEHOLD INCOME



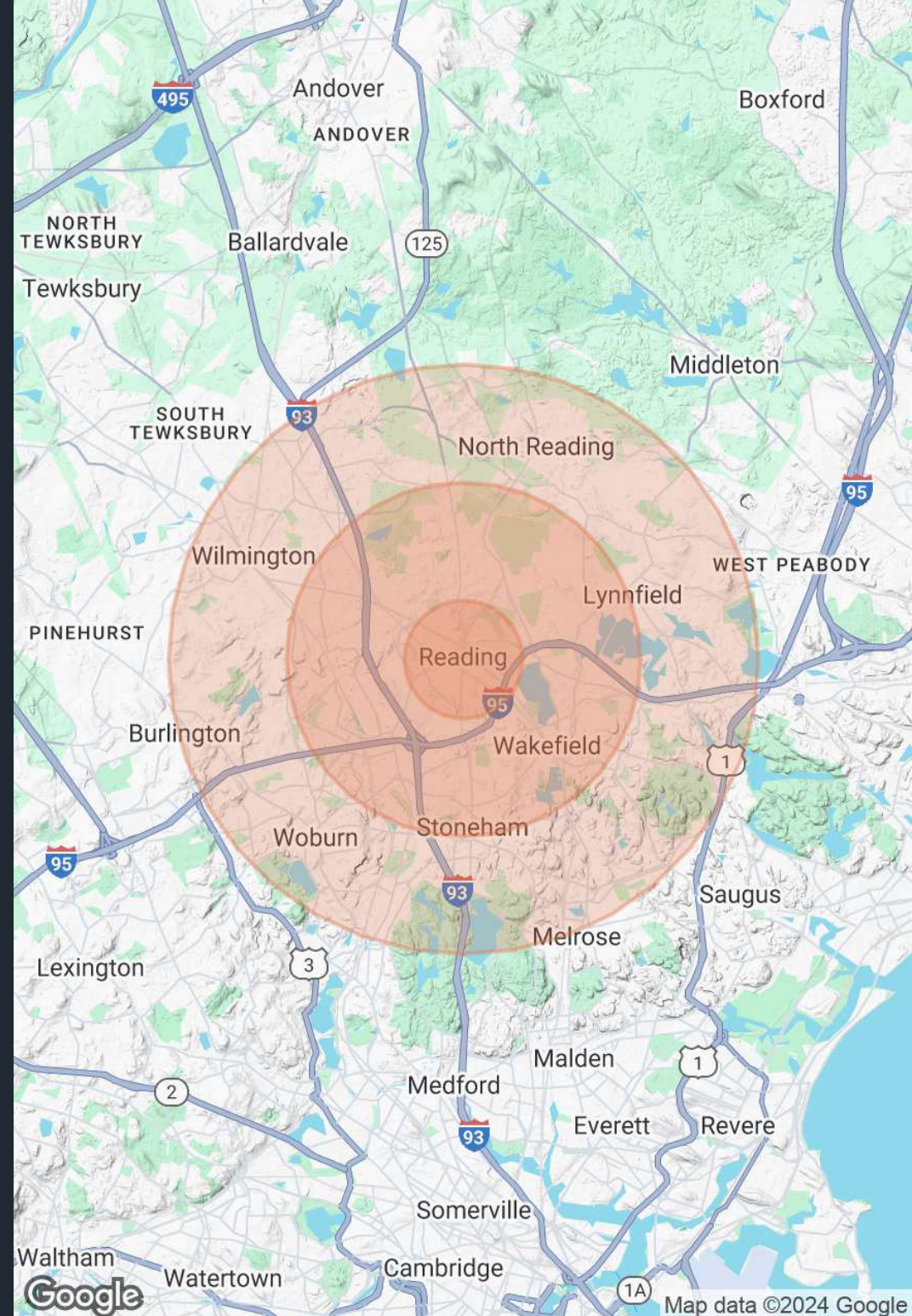
\$815,545

AVERAGE HOUSE VALUE



\$70,505

PER CAPITA INCOME



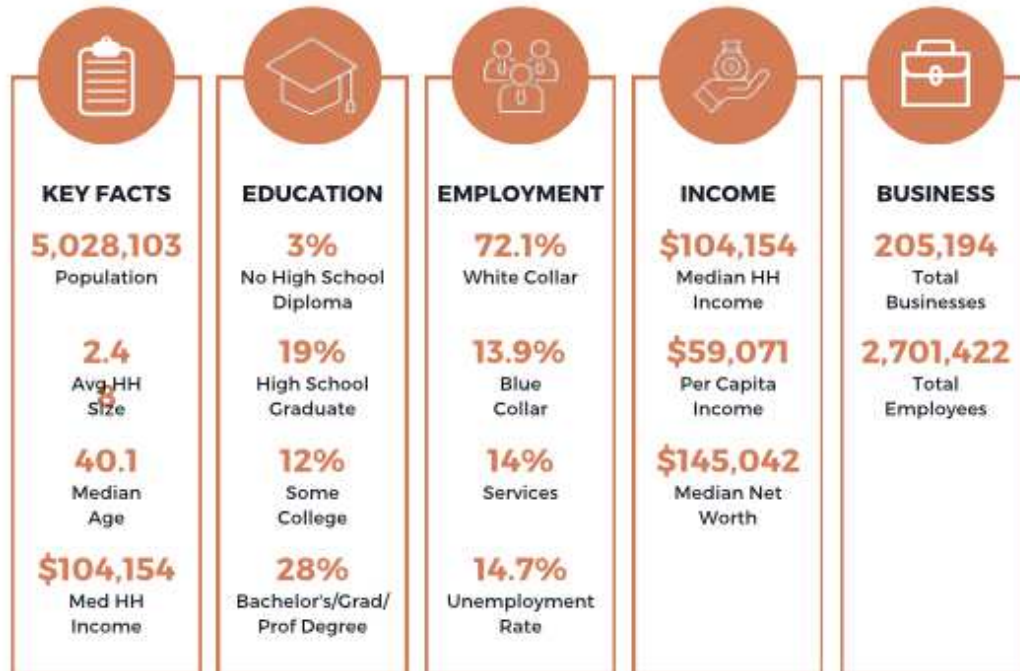
About Boston, MSA



BOSTON MSA Boston Metropolitan Statistical Area is made up of three subdivisions that span throughout Massachusetts and New Hampshire. They include the Boston, MA Metropolitan Division, the Cambridge-Newton-Framingham, MA Division and the Rockingham County-Strafford County, NH Division. Some of Greater Boston's most well-known contributions involve the region's higher education and medical institutions. Greater Boston has been influential upon American history and industry. The region and the state of Massachusetts are global leaders in biotechnology, engineering, higher education, finance, and maritime trade.

Over 80% of Massachusetts' population lives in the Greater Boston metropolitan region. Greater Boston is ranked tenth in population among US metropolitan statistical areas and is home to almost five million residents.

Demographics



Households By Income

The largest group: \$100,000 - \$149,999 (18.5%)

The smallest group: \$25,000 - \$34,999 (5.6%)

Indicator	Value	Diff
<\$15,000	9%	-0.5%
\$15,000 - \$24,999	6.1%	-1%
\$25,000 - \$34,999	5.6%	-0.9%
\$35,000 - \$49,999	8.2%	-0.9%
\$50,000 - \$74,999	13.5%	-1%
\$75,000 - \$99,000	11.4%	-0.4%
\$100,000 - \$149,999	18.5%	+0.9%
\$150,000 - \$199,999	9.3%	+1.1%
\$200,000+	14%	+2.7%

Bars show deviation from Massachusetts

MANSARD



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At MANSARD, we connect you with the right buyer who pays the right price so you can close with confidence. Dealing with the wrong buyer leads to frustration, wasted time and damage to profits and reputation. That's why we developed a 38-point exposure process that secures the right buyer. We leverage our market knowledge and skill in multi-party negotiations while applying the latest tax sensitive disposition strategies to get the profit you deserve. At MANSARD, we believe that you should experience a financially meaningful life event with your investment in real estate.

Our Services Offered:

Sales, Leasing and Valuations

OFFERING MEMORANDUM