

FOR LEASE

RETAIL PROPERTY



871 WASHINGTON STREET

871 WASHINGTON STREET, BRAINTREE, MA 02184

For More Information

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PROPERTY DESCRIPTION

1st Floor Retail space located in Braintree Square

PROPERTY HIGHLIGHTS

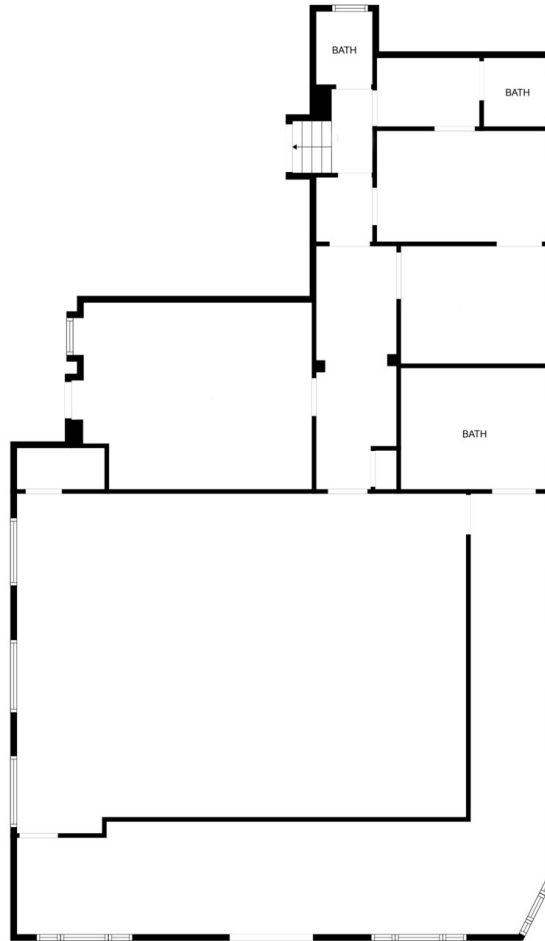
- Street Level Access Right on Washington Street
- Three Restrooms
- Mutiple Entrance/Exits
- Reception Area

OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Number of Units:	2
Available SF:	2,611 SF
Lot Size:	0.15 Acres
Building Size:	8,735 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	789	3,460	7,068
Total Population	1,912	8,527	18,028
Average HH Income	\$103,172	\$123,339	\$127,251

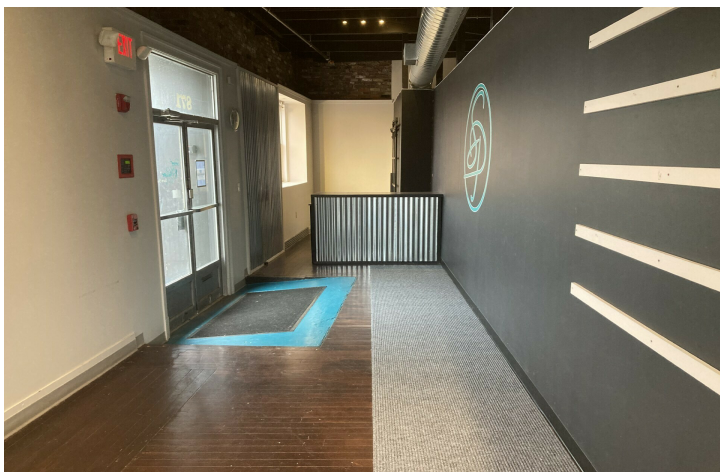
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

ADDITIONAL PHOTOS

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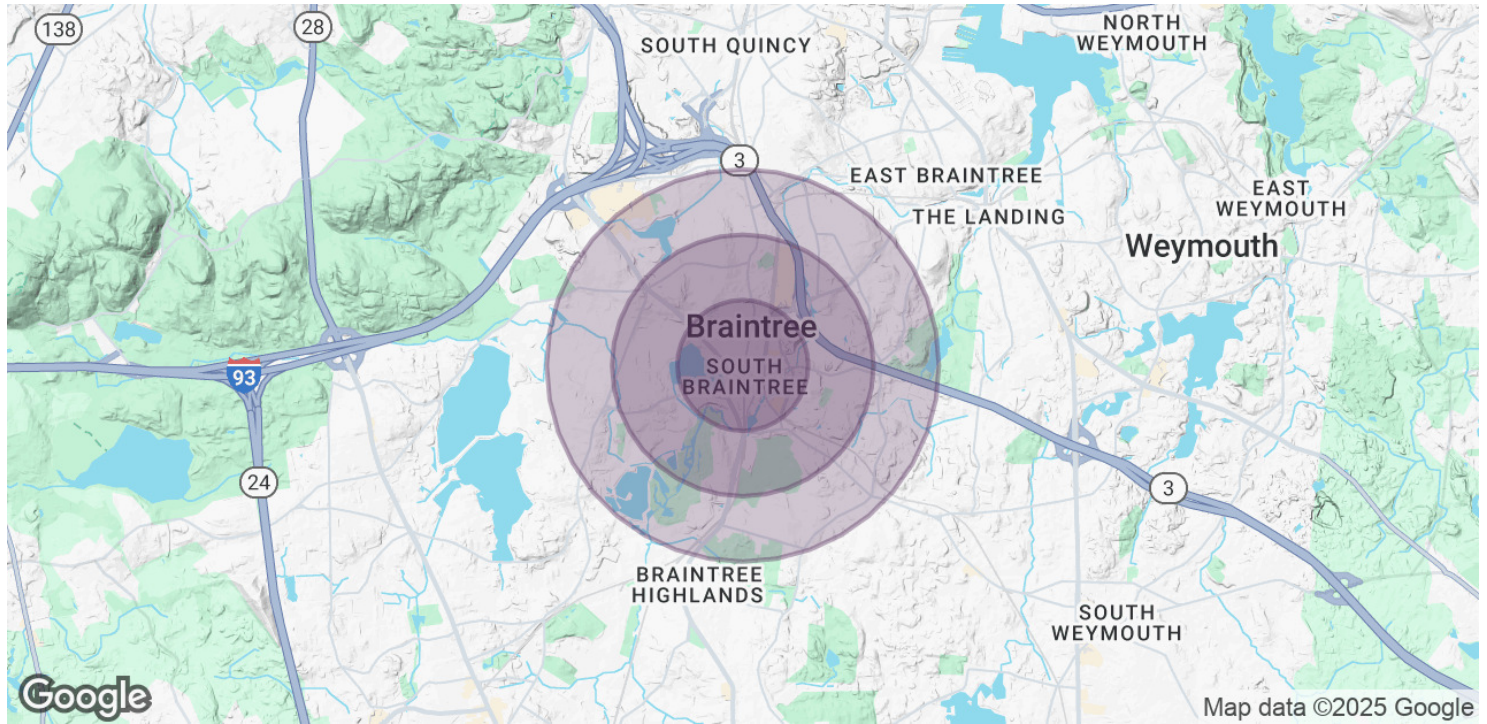
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,912	8,527	18,028
Average Age	44.8	41.1	41.5
Average Age (Male)	49.5	41.6	40.1
Average Age (Female)	40.8	41.0	42.2

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	789	3,460	7,068
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$103,172	\$123,339	\$127,251
Average House Value	\$476,186	\$528,220	\$515,839

2020 American Community Survey (ACS)