

EXCLUSIVE OFFERING MEMORANDUM

219 SOUTH MAIN STREET

ATTLEBORO, MASSACHUSETTS

Strategically positioned just off I-95 and adjacent to the Attleboro MBTA Station, Attleboro Crossing Plaza at 219 South Main Street offers a high-visibility, income-producing retail opportunity with meaningful owner-user and value-add upside.

PREPARED BY

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INTERSTATE
95

Attleboro

H Sturdy Memorial Hospital
(non-Emergency Room)

T Massachusetts Bay
Transportation Authority

ATTLEBORO CROSSING

MBTA RAILWAY

MBTA BUS ROUTE

 **MBTA BUS STOP**



TOTAL SQUARE FEET

102,720

ASKING PRICE

\$12,500,000.00

PARKING SPACES

350

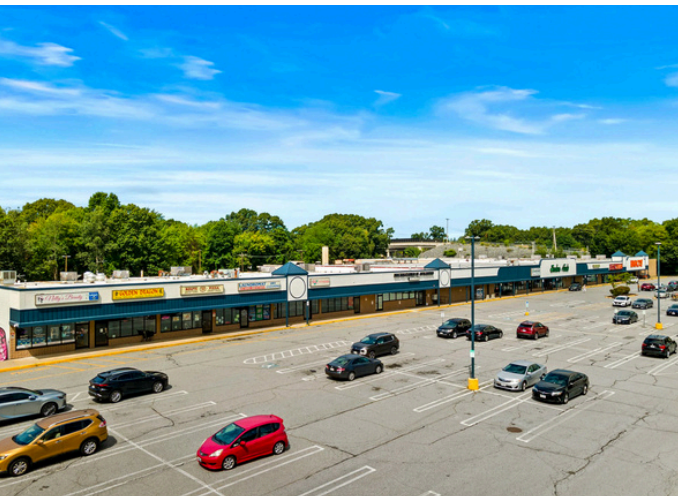


Attleboro Crossing Plaza at 219 S Main Street presents a compelling owner-user and investment opportunity in a high-visibility South Attleboro corridor. The 102,720 square foot retail center spans 11 suites, with approximately 30,100 square feet currently available for occupancy or lease-up, offering flexibility for both immediate use and value-add positioning.

Strategically located just off I-95 and adjacent to the Attleboro MBTA Commuter Rail Station on the Providence/Stoughton Line, the property benefits from strong daily traffic counts and direct access to the Boston-Providence corridor. The plaza serves a growing residential base, including nearby multifamily and mixed-use developments.

Anchored by national and regional tenants including Family Dollar, Seabra Foods, Dunkin' Donuts, and Dialysis Center of RI & MA, the asset provides established in-place income with additional upside through two permitted 5,000 square foot pad sites. Situated on 11.7 acres, the property features ample parking, multiple loading docks and drive-in doors, illuminated pylon signage, and multiple points of ingress and egress. High electrical capacity, natural gas service, and fiber connectivity further expand the property's potential for a variety of commercial or alternative uses.

- **Current Occupancy:** 10/11 Retail Spaces
- **Development Opportunity:** (2) permitted 5000sq' pad sites still available



Seabra Foods
FAMILY DOLLAR
my family, my family dollar.

Route 152 Pizza,
Crossing Laundry, Hair Power,
Golden Dragon Restaurant,
Kids In Motion, Dialysis Center,
and Fulcrum Athletics

ATTLEBORO CROSSING

DUNKIN'

S MAIN STREET



ONE WALL ST APARTMENTS

Massachusetts Bay Transportation Authority

ATTLEBORO HIGH SCHOOL

ATTLEBORO CROSSING

National Shrine of Our Lady of La Sallette

NATIONAL BRANDS

- Cumberland Farms (2)
- Advance Auto Parts
- KFC
- Subway
- Dollar Tree
- CVS Pharmacy
- Dunkin' Donuts
- Stop & Shop
- O'Reilly Auto Parts
- Taco Bell
- McDonald's
- Walgreens
- Stop & Shop
- Citizens Bank

ALSO WITHIN A 3-MILE RADIUS

- Schools (4)
- Transportation Hubs
- Parks, Zoo & Fields
- Apartment Complexes

DEMOGRAPHICS

ATTLEBORO, MA 02703



\$80,032
MEDIAN HH
INCOME



\$378,022
MEDIAN
HOME VALUE

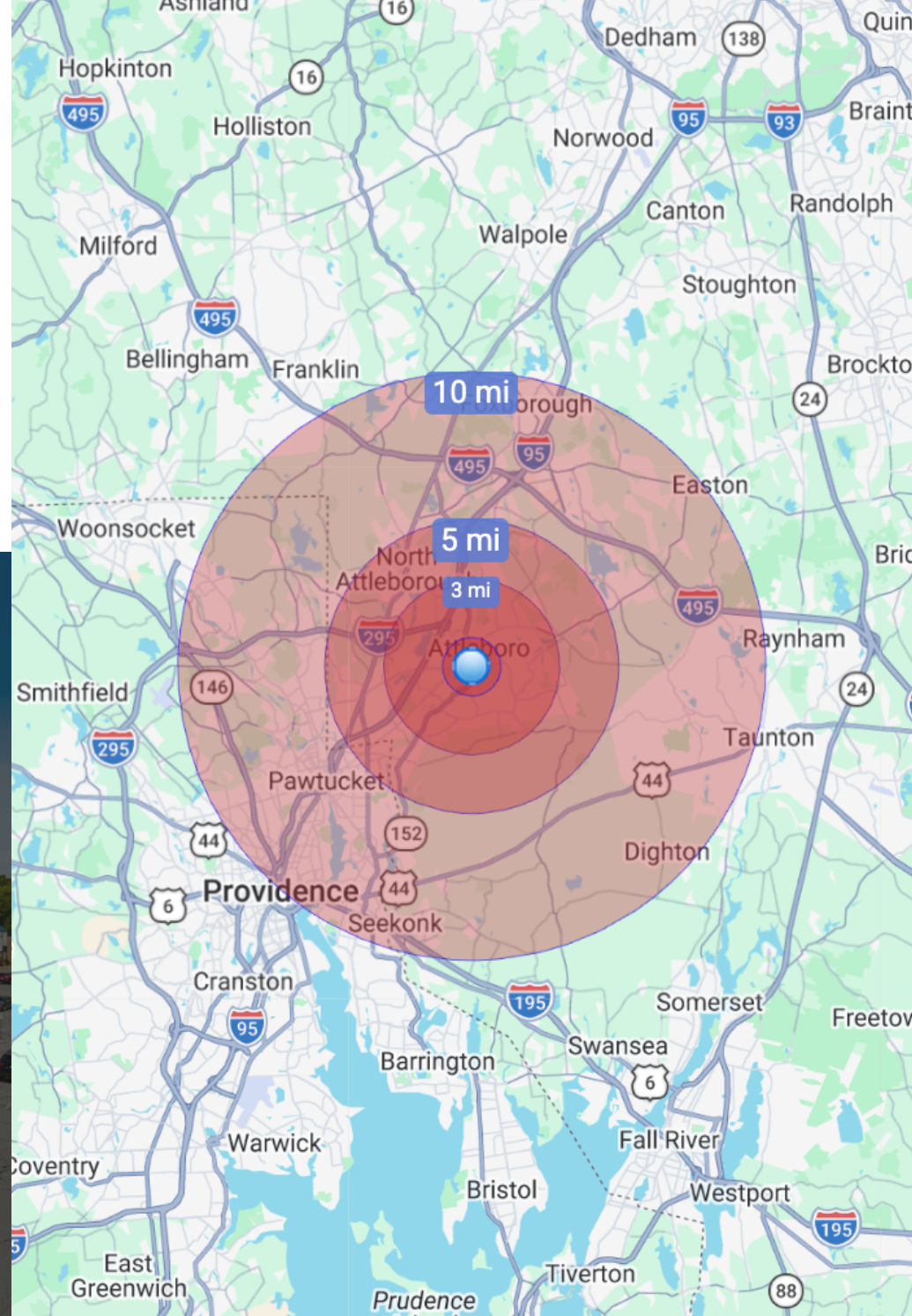


74,125
EMPLOYED
POPULATION



41
MEDIAN
AGE

	1 MILE	3 MILES	5 MILES	10 MILES
MEDIAN AGE	40	42	42	40
MEDIAN HH INCOME	\$60k	\$86k	\$93k	\$81k
MEDIAN HOME VALUE	\$337.5k	\$398.3k	\$393.4k	\$382.8k
EMPLOYED POP.	8.2k	19.9k	40.8k	227.3k



POPULATION	1 MILE	3 MILE	5 MILE	10 MILE
Population	14,541	41,953	104,711	468,651
Median Age	40	42	42	40
White / Black / Hispanic	65% / 10% / 16%	75% / 7% / 9%	78% / 5% / 8%	69% / 7% / 15%
Employment	8,298	19,937	40,898	227,367
Buying Power	\$364.5M	\$1.4B	\$3.8B	\$15B
College Graduates	24%	33%	34.3%	34.8%

HOUSEHOLD	1 MILE	3 MILE	5 MILE	10 MILE
Households	6,073	16,457	40,562	184,912
Median Household Income	\$60,013	\$85,984	\$93,041	\$81,092
Average Household Income	\$76,395	\$107,006	\$112,901	\$106,635
5 Year Forecast	\$73,721	\$105,160	\$111,386	\$106,655
% High Income (>\$75K)	41%	55%	59%	53%

HOUSING	1 MILE	3 MILE	5 MILE	10 MILE
Median Home Value	\$337,472	\$398,323	\$393,476	\$382,820
Median Year Built	1956	1972	1970	1963
Owner/Renter Occupied	43% / 57%	63% / 37%	70% / 30%	59% / 41%

TRAFFIC COUNTS

219 SOUTH MAIN STREET

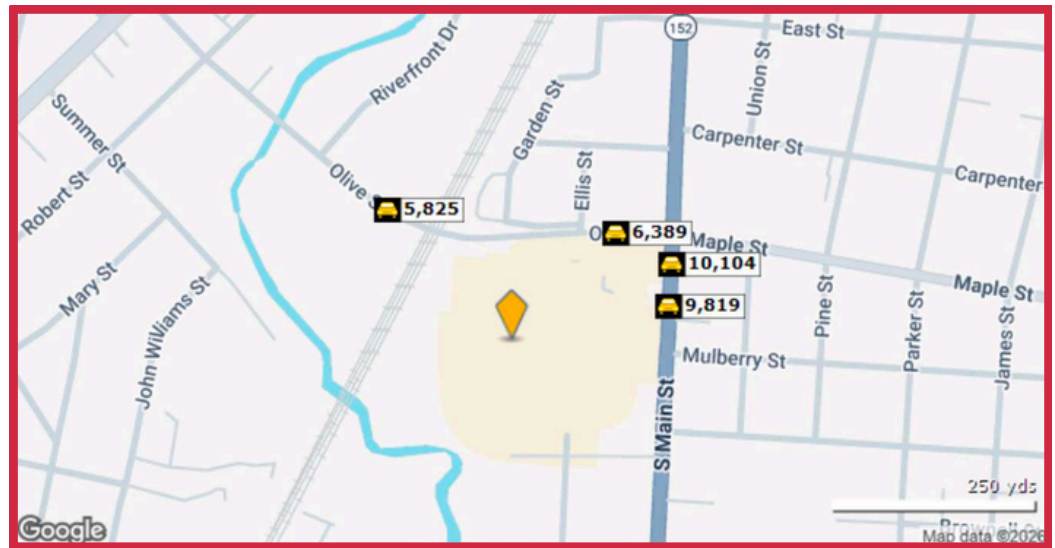
Building Type: General Retail

Secondary: Freestanding

GLA: 102,720

Year Built: 1969

Total Available: 30,100



STREET	CROSS STREET	COUNT YEAR	AVG DAILY VOLUME	VOLUME TYPE	MILES FROM PROP
Olive Street	Ellis St	2025	6,389	MPSI	.11
South Main Street	Mulberry St	2024	9,819	MPSI	.12
South Main Street	Mulberry St	2025	9,674	MPSI	.13
South Main Street	Maple St	2025	10,223	MPSI	.13
South Main Street	Mulberry St	2024	9,674	MPSI	.13
MA 152	Mulberry St	2025	10,104	MPSI	.13
Olive Street	Eden Ct	2025	6,616	MPSI	.13
Olive Street	Eden Ct	2023	5,863	MPSI	.13
Olive Street	Eden Ct	2022	6,146	AADT	.13
Olive Street	Eden Ct	2025	5,825	MPSI	.13



CONTACT US

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