

FOR LEASE

RETAIL PROPERTY



55R WASHINGTON STREET

NORWELL, MA 02061

For More Information

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PROPERTY DESCRIPTION

Located on Route 53 in Norwell, this office/retail/flex space offers prime accessibility in a bustling commercial corridor. The space is approximately 2,100 SF and was previously occupied by Professional Physical Therapy. There is a bathroom and multiple offices already buildout and parking for roughly 13 cars.

PROPERTY HIGHLIGHTS

- Located just off of route 53 in Norwell
- 2,100 SF of built out space (Bathroom, offices)
- Convenient location on a busy commercial corridor
- Efficient layout for a variety of uses

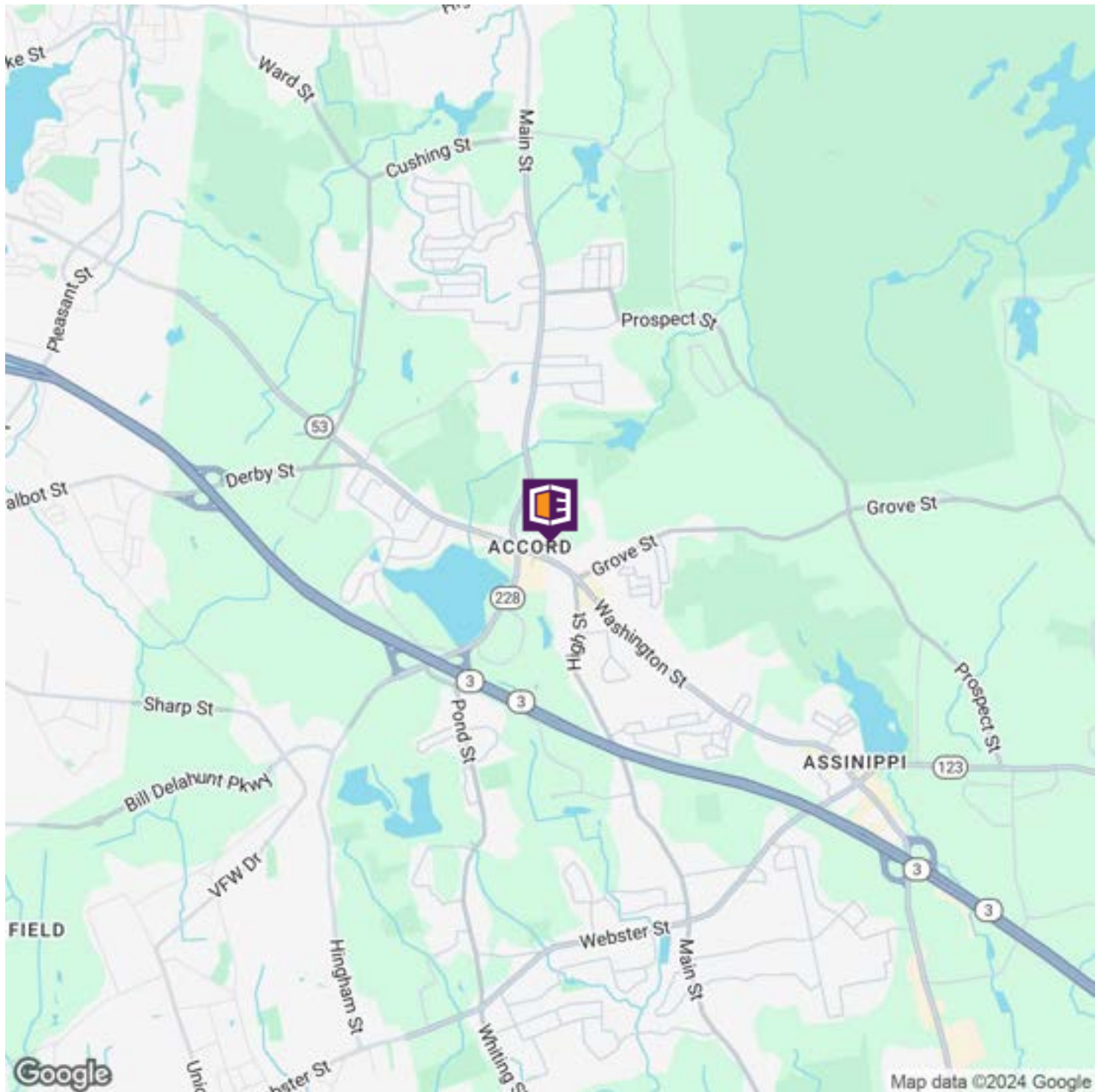
OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Available SF:	2,100 SF
Building Size:	2,100 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	42	214	961
Total Population	133	650	2,862
Average HH Income	\$184,409	\$190,816	\$192,537

AERIAL MAP

55R WASHINGTON STREET



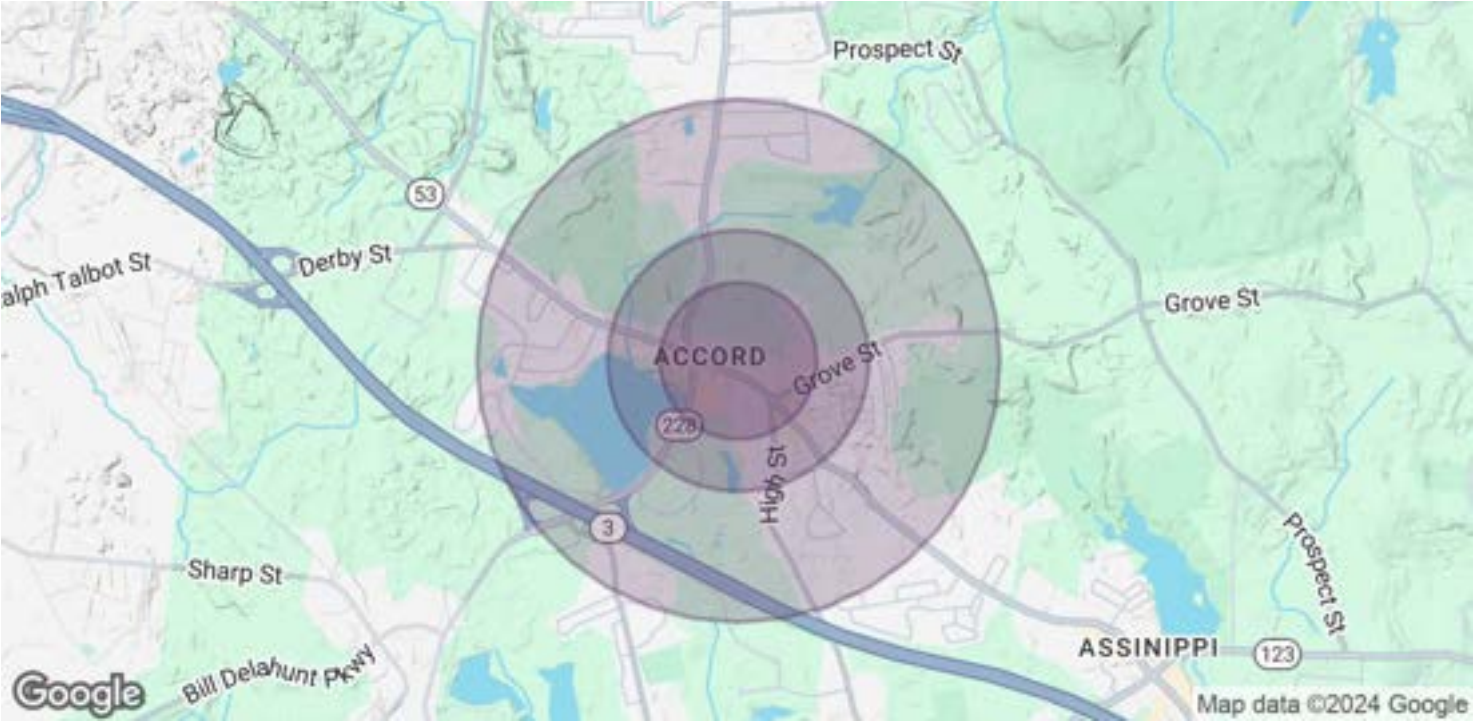
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	133	650	2,862
Average Age	42	42	42
Average Age (Male)	39	40	40
Average Age (Female)	45	44	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	42	214	961
# of Persons per HH	3.2	3	3
Average HH Income	\$184,409	\$190,816	\$192,537
Average House Value	\$669,738	\$711,672	\$746,076

Demographics data derived from AlphaMap