

FOR LEASE

RETAIL PROPERTY



1 RIVER ST

NORWELL, MA 02061

*For More Information*

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## PROPERTY SUMMARY

# 1 RIVER ST



### PROPERTY DESCRIPTION

Formerly home to Coastal Heritage Bank, this iconic landmark building in the heart of Norwell offers a prime leasing opportunity for businesses in pursuit of a historic presence. With convenient access, ample parking, and high visibility, it provides a strategic location for your operations.

### PROPERTY HIGHLIGHTS

- Iconic Landmark Building
- Ample Parking
- Drive Thru Infrastructure
- High Visibility
- Storage Space

### OFFERING SUMMARY

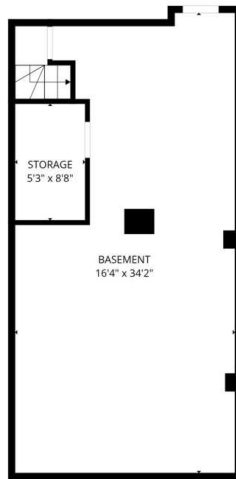
Lease Rate:	\$6,000.00 per month (NNN)
Number of Units:	1
Available SF:	2,756 SF
Lot Size:	30,843 SF
Building Size:	1,857 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	41	104	429
Total Population	130	324	1,343
Average HH Income	\$281,053	\$284,260	\$286,964

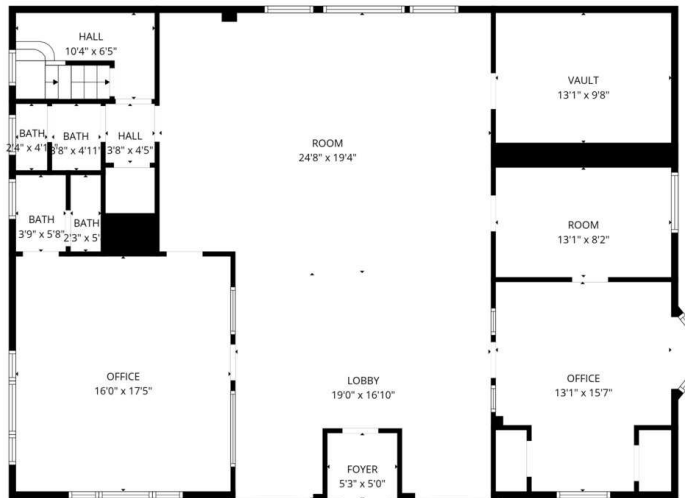
# 1 RIVER ST



2nd floor



Basement 1



1st floor

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



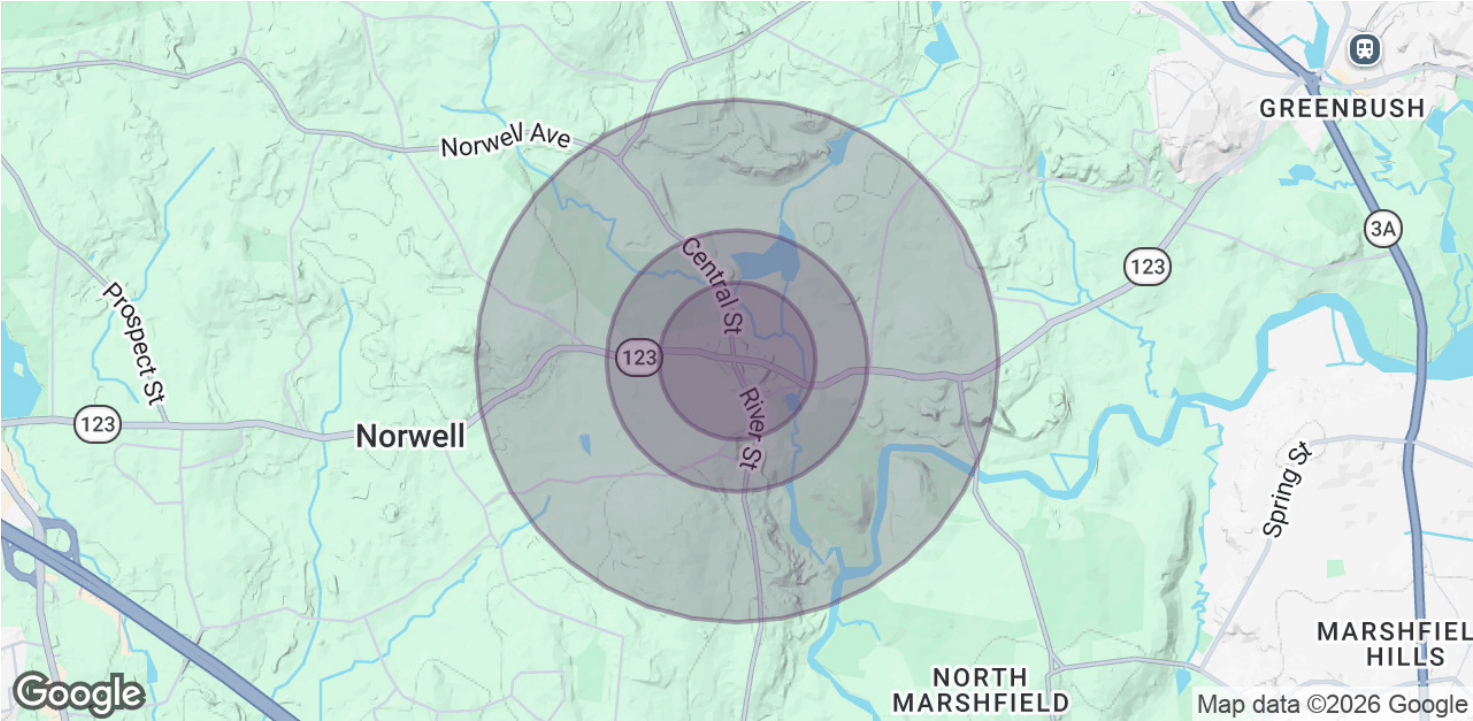
ADDITIONAL PHOTOS

# 1 RIVER ST





# 1 RIVER ST



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	130	324	1,343
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	41	104	429
# of Persons per HH	3.2	3.1	3.1
Average HH Income	\$281,053	\$284,260	\$286,964
Average House Value	\$958,180	\$965,314	\$974,509

Demographics data derived from AlphaMap