

FOR LEASE

RETAIL PROPERTY



COLUMBIA RETAIL CENTER

220-228 COLUMBIA RD, HANOVER, MA 02339-2324

For More Information

DAVE ELLIS, SIOR

781.919.0800 X701
dave@ellisrealtyadvisors.com

KERRICK PIERCE

781.919.0800 X710
kpierce@ellisrealtyadvisors.com

BILL KINGDON, SIOR

603.560.2710
bill@ellisrealtyadvisors.com



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OFFERING SUMMARY

Sale Price:	N/A
Lease Rate:	Negotiable
Building Size:	59,590 SF
Available SF:	1,500 - 4,000 SF
Lot Size:	6.35 Acres
Number Of Units:	1
Year Built:	1957
Renovated:	1999
Market:	Boston
Submarket:	Route 3 Corridor

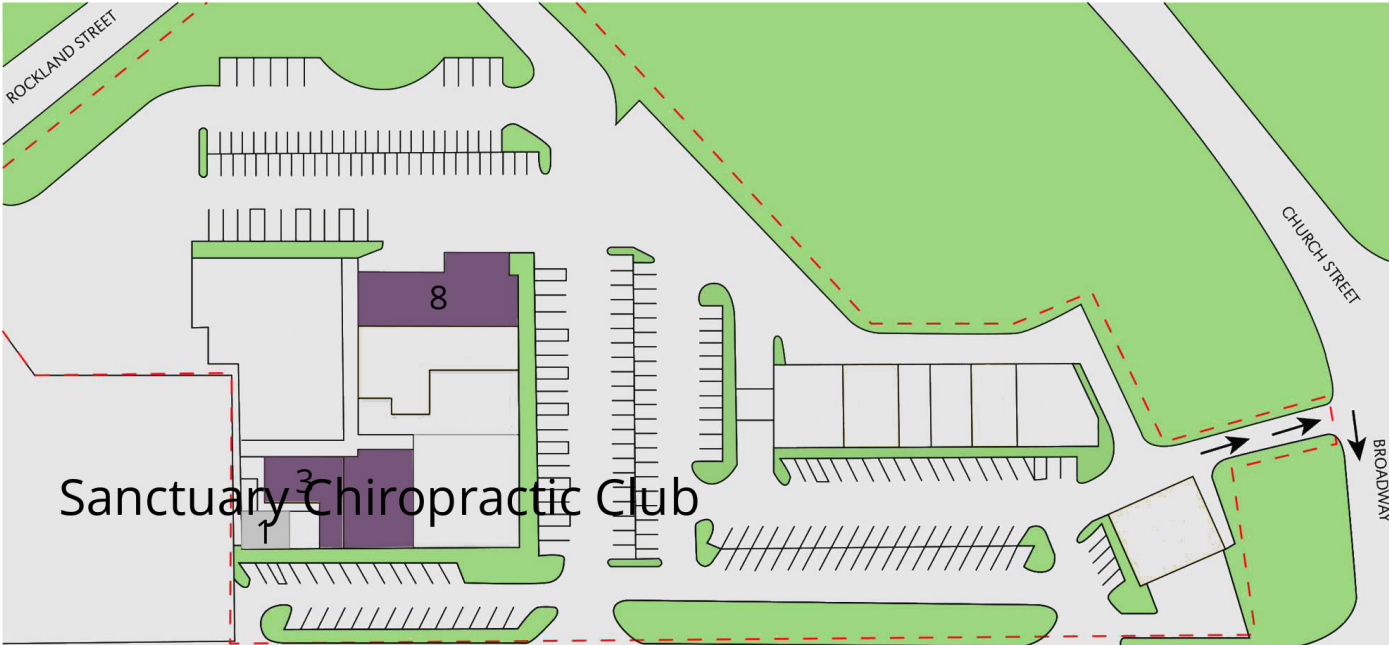
PROPERTY OVERVIEW

Located along the North River, Route 53 and 139 corridor, Columbia Retail Plaza sits at a major intersection connecting communities from Duxbury to Hingham. High median household income, large traffic counts and strong retail identity present a strong opportunity for a variety of retail uses.

PROPERTY HIGHLIGHTS

- End-cap Retail
- Major Facade Improvements
- Strong Demographics and Traffic Count
- Existing Restaurant/Convenience Store Infrastructure and Equipment

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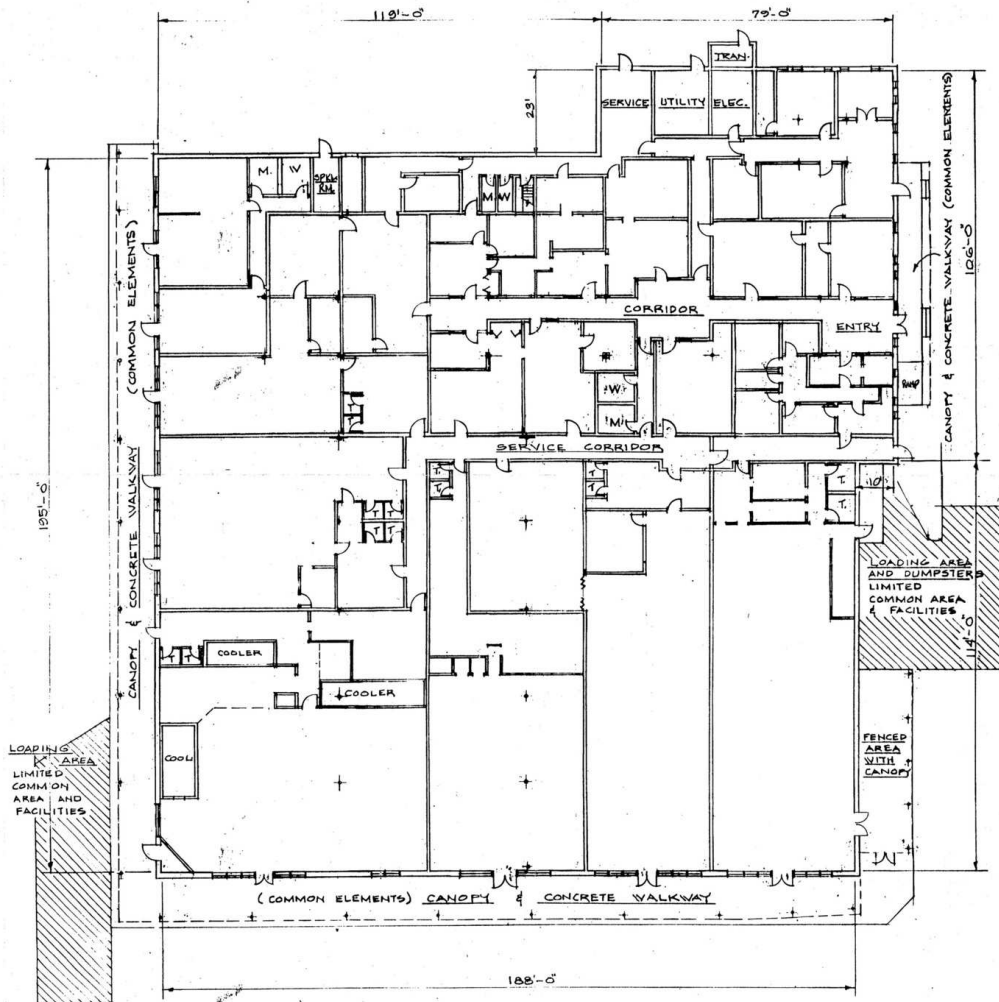


LEASE TYPE NNN | TOTAL SPACE 1,500 - 4,000 SF | LEASE TERM 36 MONTHS | LEASE RATE NEGOTIABLE

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 3 & 4A	Available	1,500 - 3,568 SF	NNN	Call Listing Broker	-
Suite 8	Available	4,000 SF	NNN	Negotiable	-

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COLUMBIA ROAD

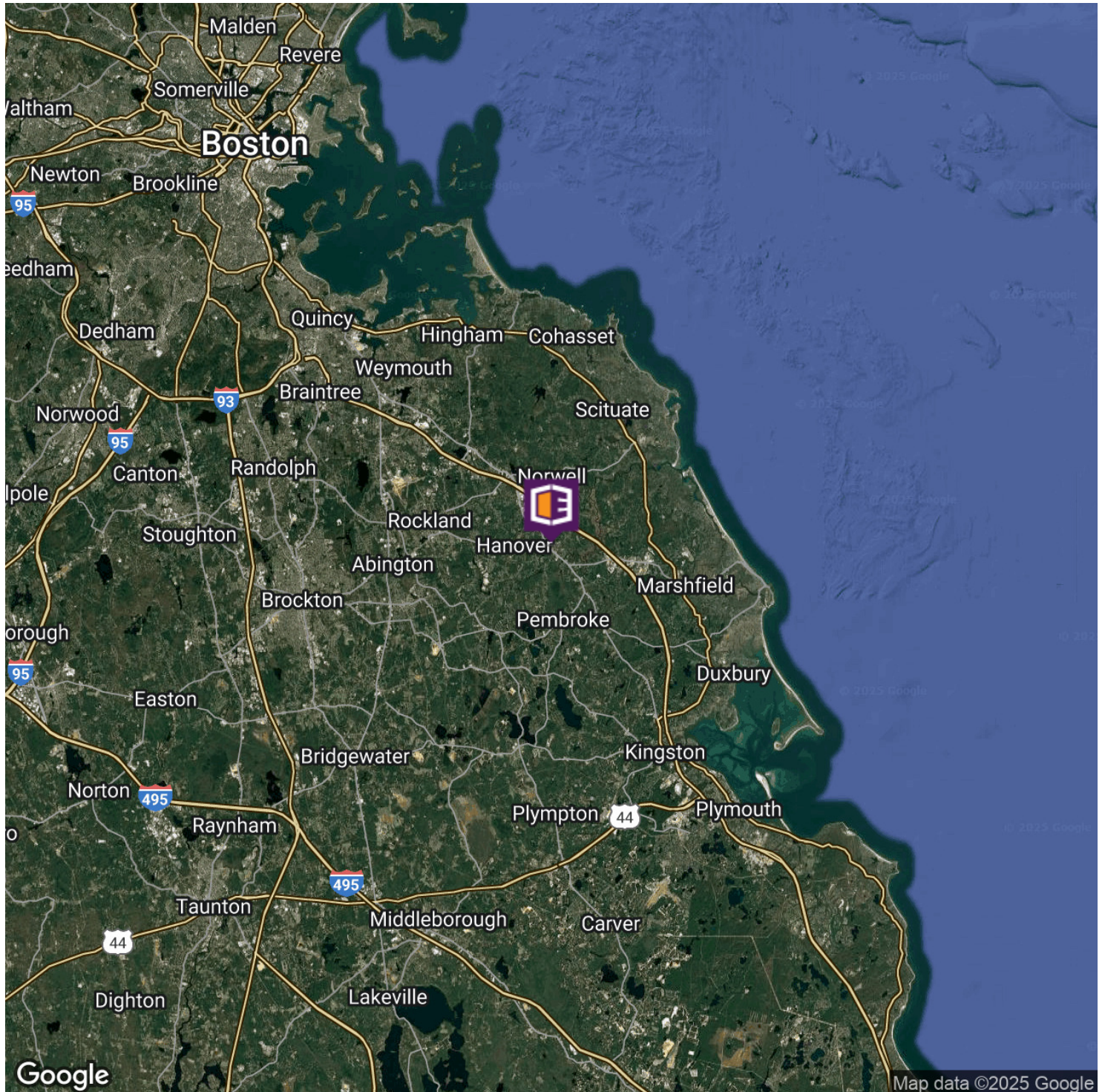


BUILDING I FLOOR PLAN

SCALE: 1/16"=1'-0"

BUILDING AREA: 39,307 S.F.

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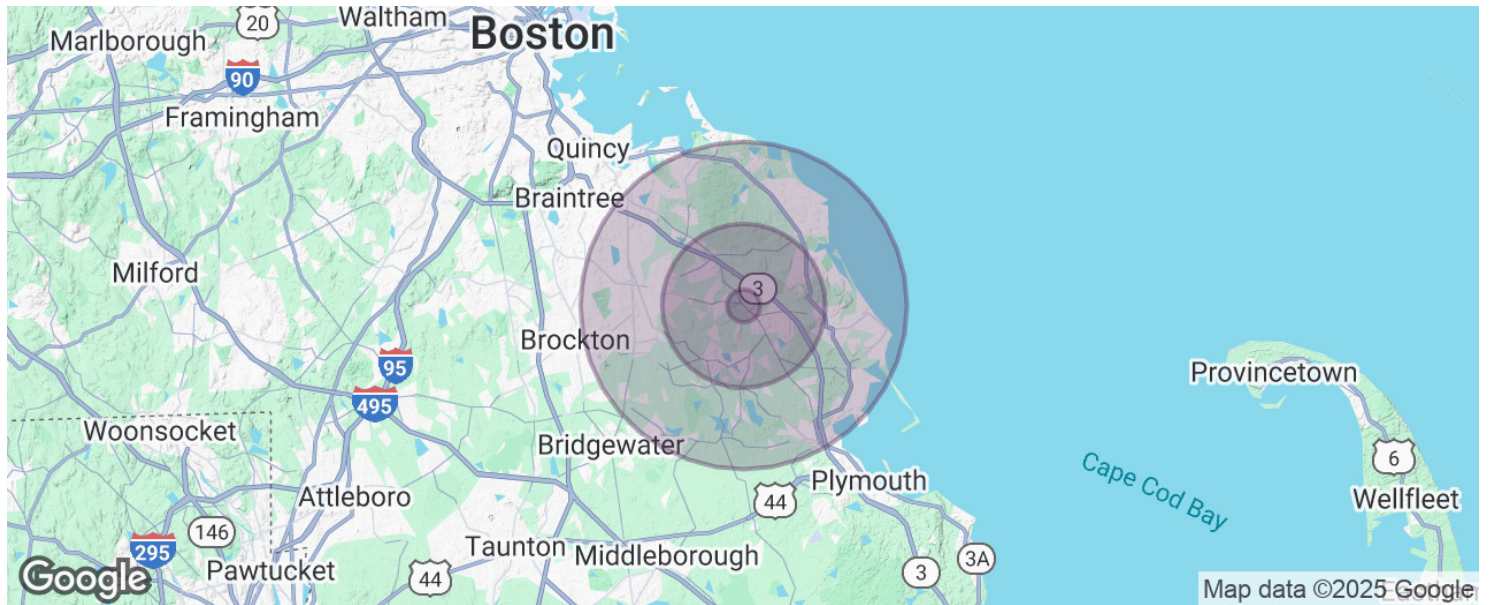
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,426	54,655	234,342
Median age	42.9	40.9	40.9
Median age (Male)	40.5	40.0	39.7
Median age (Female)	44.1	41.3	41.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	903	19,111	86,322
# of persons per HH	2.7	2.9	2.7
Average HH income	\$95,971	\$113,368	\$102,516
Average house value	\$517,582	\$500,276	\$453,870

* Demographic data derived from 2020 ACS - US Census