

FOR LEASE

RETAIL PROPERTY



46 COLUMBIA ROAD

46 COLUMBIA ROAD , PEMBROKE, MA 02359

For More Information

DAVE ELLIS, SIOR

781.919.0800 X701

dave@ellisrealtyadvisors.com

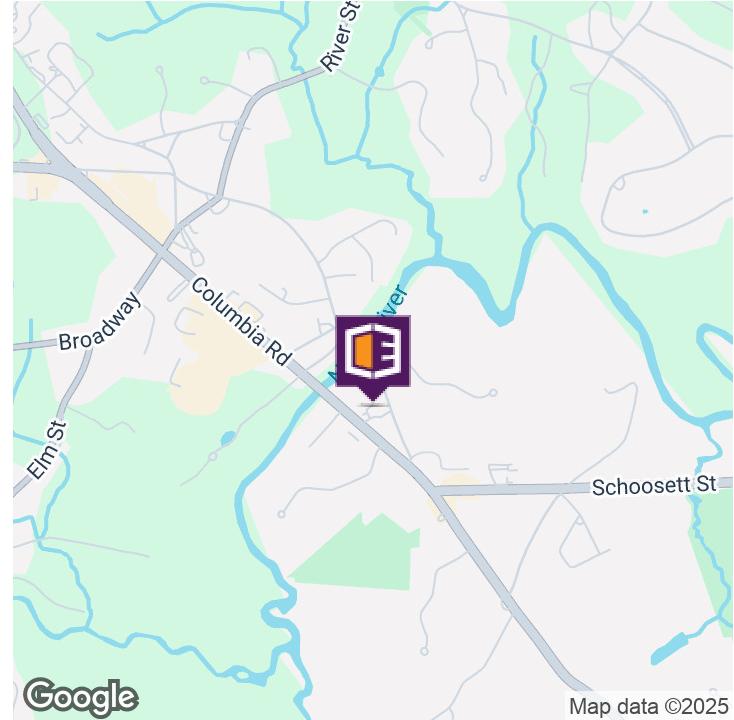
BILL KINGDON, SIOR

603.560.2710

bill@ellisrealtyadvisors.com



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OFFERING SUMMARY

Building Size:	22,000 SF
Available SF:	890 - 1,500 SF
Lot Size:	1.58 Acres
Cap Rate:	7.28%
NOI:	\$160,186
Year Built:	1984
Zoning:	Business B

PROPERTY OVERVIEW

Ellis Realty Advisors is pleased to present lease space within this mixed-use building in Pembroke. This 22,000 square feet building is comprised of 18 units of retail shops, a restaurant, hair salon, and office space. The building sits on 1.56 acres of land in the Business B zone. The property offers a nice mix of tenants.

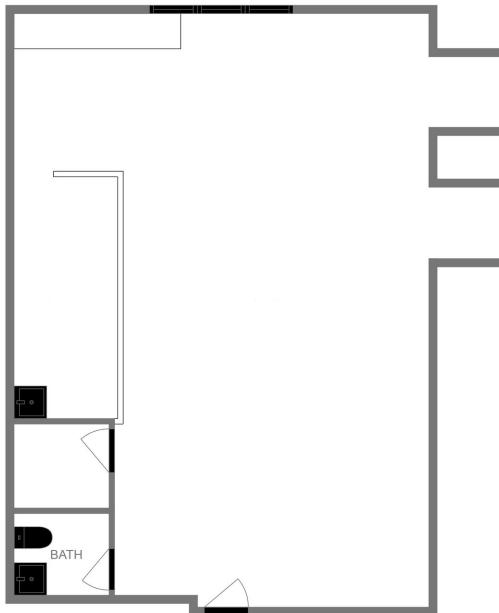
LOCATION OVERVIEW

Located at the intersection of Route 139 and Route 53. Many new developments in progress within the 53/139 Trade area including Irving Gas Station, Planet Fitness and Prevites Market.

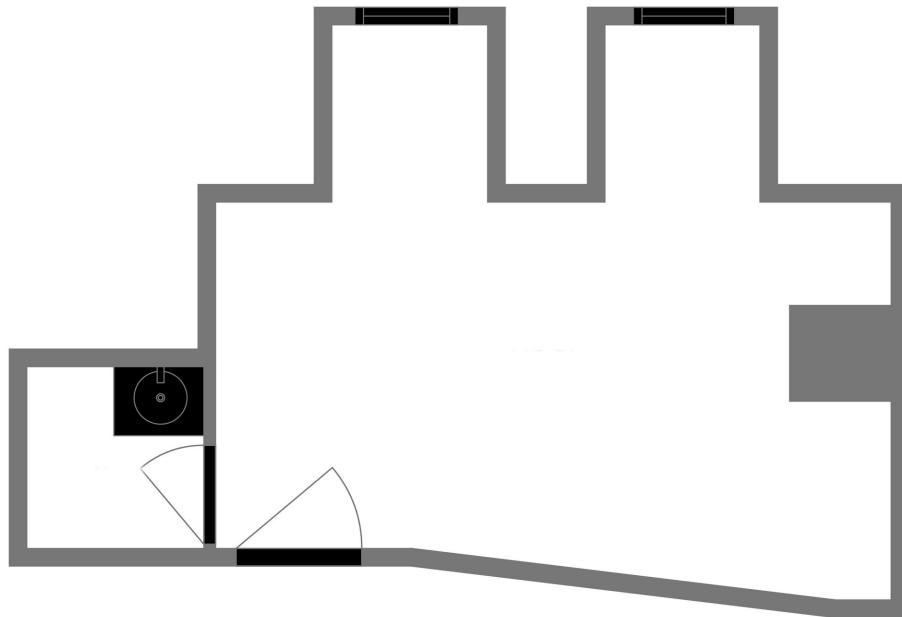
PROPERTY HIGHLIGHTS

SPACES	LEASE RATE	SPACE SIZE
2B	\$1,300 per month	1,030 SF
1-A	\$1,950 per month	1,500 SF
9A	\$1,300 per month	890 SF

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Floor Plan For Marketing & Illustration Purposes Only - All Information Should Be Independently Verified



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ADDITIONAL PHOTOS

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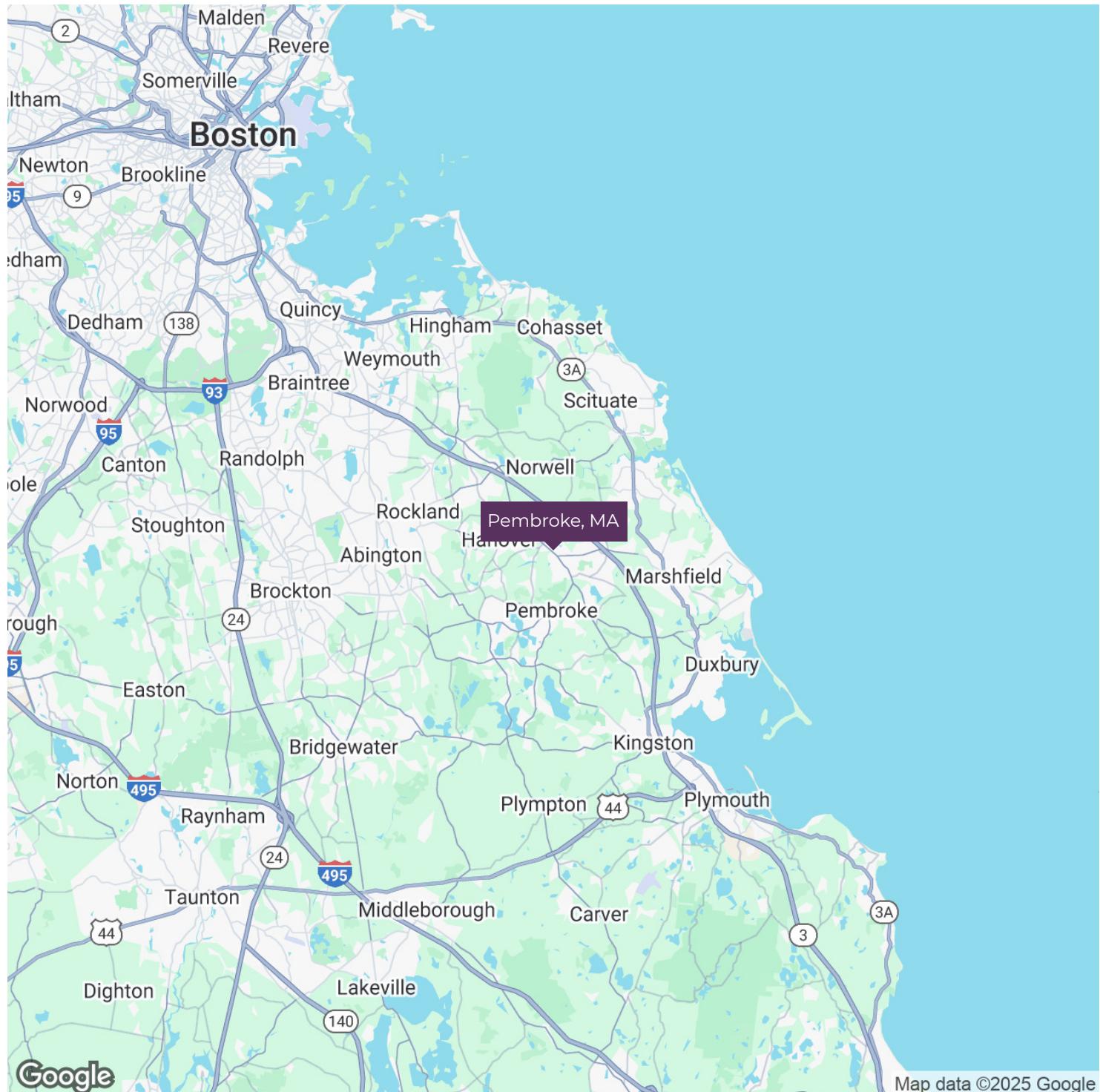
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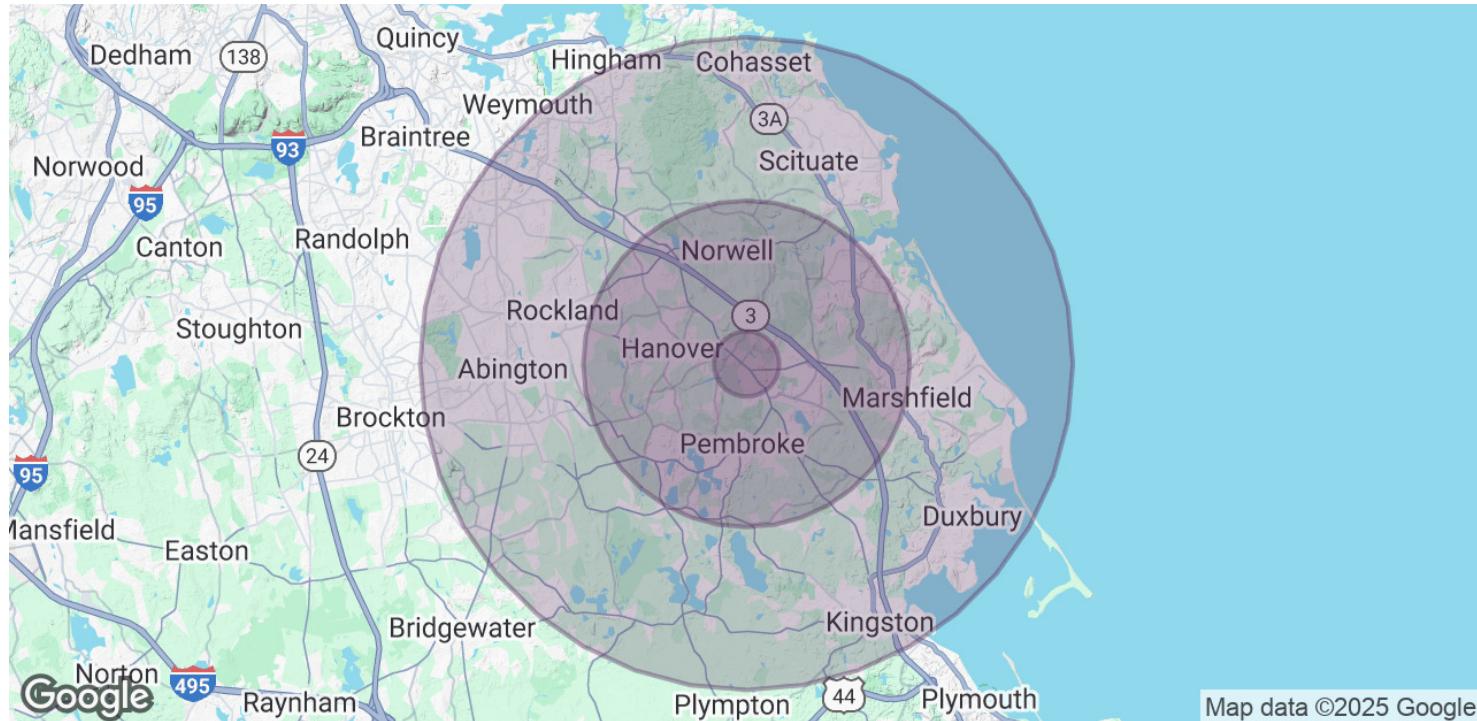
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,067	53,803	216,242
Average Age	41.6	40.9	41.1
Average Age (Male)	40.7	40.0	39.9
Average Age (Female)	41.7	41.3	42.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	743	18,924	78,813
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$106,156	\$112,431	\$104,326
Average House Value	\$513,581	\$495,816	\$457,005

2020 American Community Survey (ACS)



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