

FOR LEASE

RETAIL PROPERTY



19 MAIN STREET, HINGHAM

19 MAIN ST, HINGHAM, MA 02043

For More Information

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PROPERTY DESCRIPTION

1st Floor Retail and Second floor turnkey office space available. Located in the heart of downtown Hingham. 1st Floor Retail was previously an ice cream shop and features a 4 bay sink as well as walk in freezer space. Office space features a front entry room and large open area.

PROPERTY HIGHLIGHTS

- Prime Downtown Hingham location
- Great retail/office tenant mix including "Brewed Awakenings" and "Coldwell Banker"
- 1st Floor Retail and Move-in ready Office Space
- Office space is open space concept with a flexible layout
- 1st Floor Retail was previously an Ice Cream Shop with a 4 Bay Sink and Walk in Freezer Space
- Ideal for professional offices, creative studios, or boutique businesses

OFFERING SUMMARY

Lease Rate:	\$30.00 - 40.00 SF/yr (MG; NNN)
Number of Units:	10
Available SF:	1,407 - 1,477 SF
Lot Size:	15,727 SF
Building Size:	25,844 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	2 MILES
Total Households	616	1,840	5,798
Total Population	1,669	4,975	15,520
Average HH Income	\$254,686	\$261,486	\$260,049



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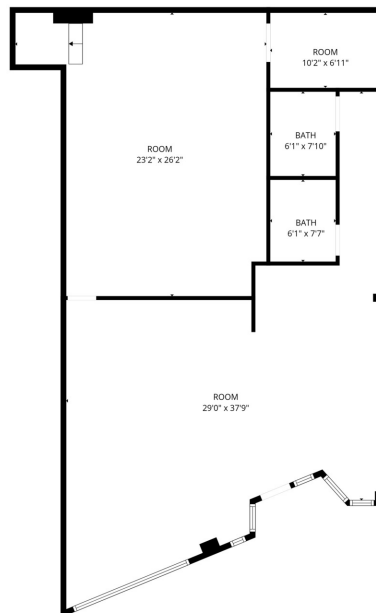
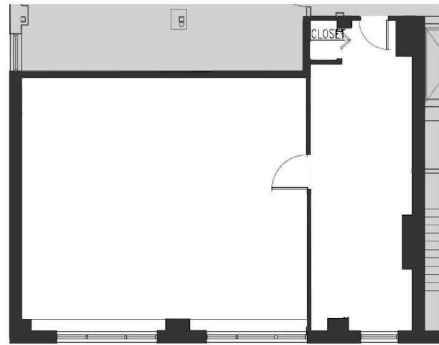
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EXHIBIT A

1,407 RSF 2nd Floor Office Suite
19 Main Street
Hingham, Massachusetts



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

ADDITIONAL PHOTOS

19 MAIN STREET, HINGHAM



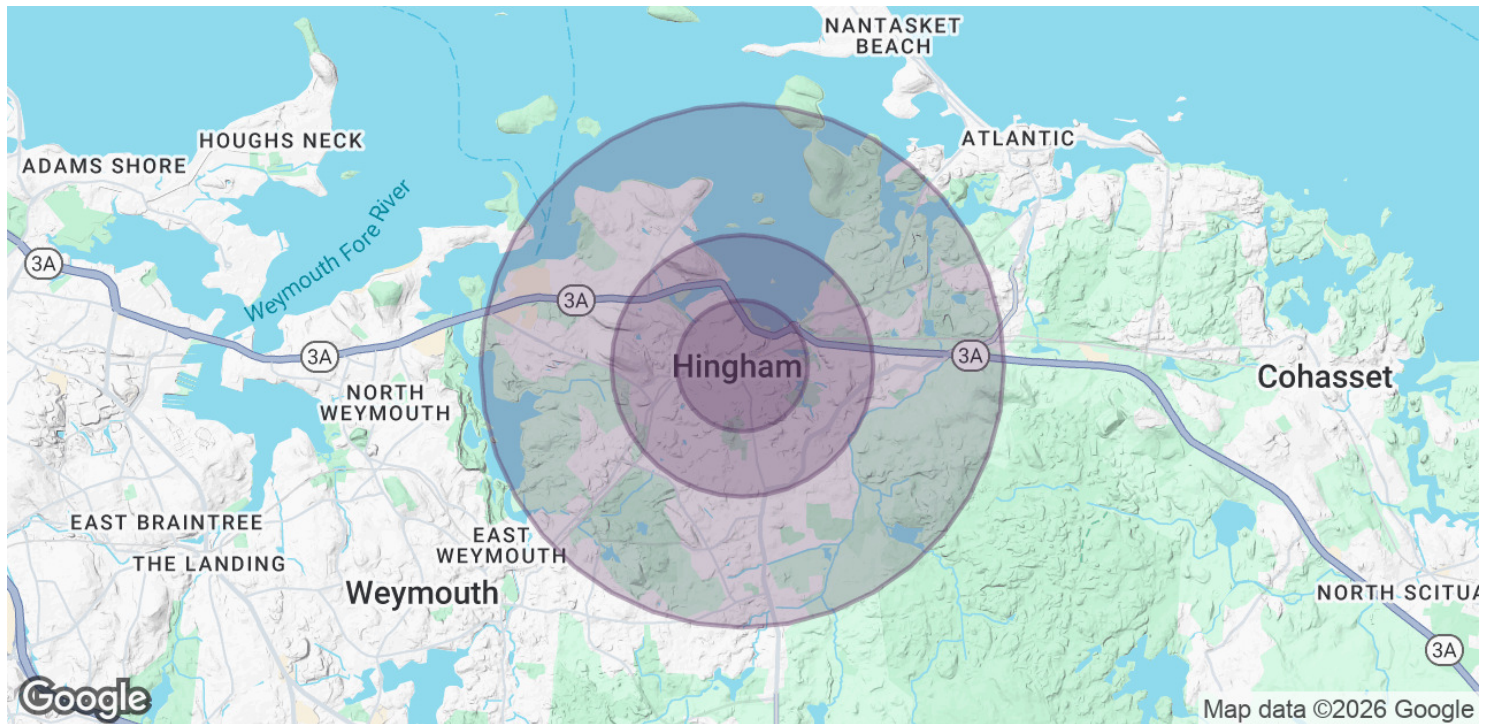
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POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	1,669	4,975	15,520
Average Age	41	41	42
Average Age (Male)	38	39	40
Average Age (Female)	42	43	43

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total Households	616	1,840	5,798
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$254,686	\$261,486	\$260,049
Average House Value	\$1,393,917	\$1,371,303	\$1,267,080

Demographics data derived from AlphaMap