

FOR LEASE

RETAIL PROPERTY



OLD COLONY SQUARE

132 CHIEF JUSTICE CUSHING HIGHWAY,
COHASSET, MA 02025

For More Information

DANIEL MORTON

781.919.0800 X715

Dmorton@ellisrealtyadvisors.com

DAVE ELLIS

781.919.0800 X701

dave@ellisrealtyadvisors.com



OLD COLONY SQUARE



PROPERTY DESCRIPTION

Old Colony Square is a mixed-use commercial property adjacent to the Cohasset MBTA station (Greenbush) in a high traffic area on route 3A in Cohasset. The property consists of 33,000 SF of retail space and 16 high end apartments. There is a diverse mix of Tenants and ample on site parking. The current retail availability consists of 1,579 SF and was previously occupied by Fluency Factory. This is a great opportunity for a variety of uses (Physical Therapy, cafe, dental) looking to capture the built in density on site.

PROPERTY HIGHLIGHTS

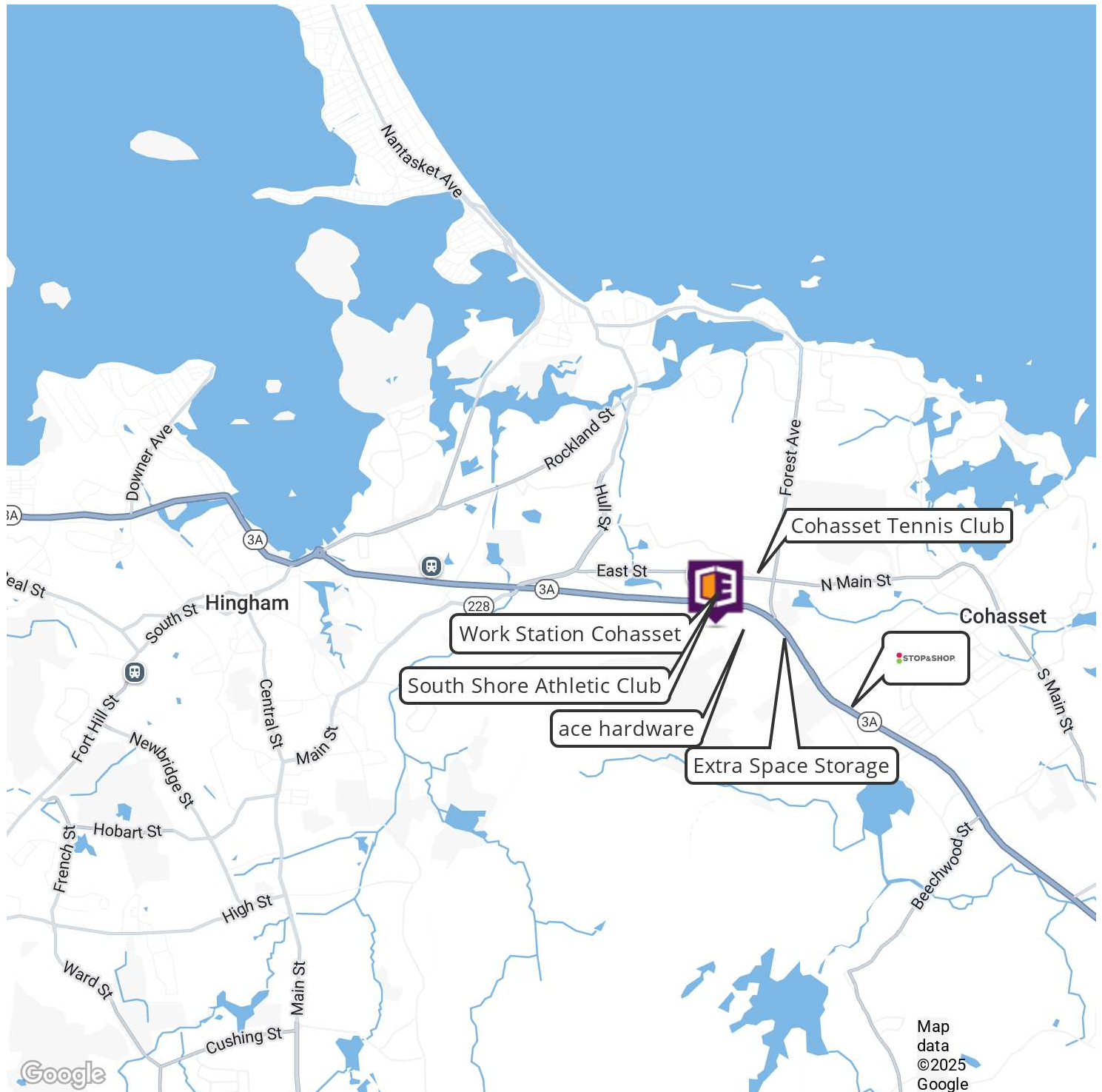
- 1,579 SF of retail space available in a high traffic and well positioned mixed-use center
- Adjacent to the Cohasset MBTA station on 3A
- 16 luxury apartments on site
- Ample parking
- Diverse mix of Tenants

OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Available SF:	1,579 SF
Lot Size:	5.02 Acres
Building Size:	80,806 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	291	13,069	72,486
Total Population	823	35,670	183,994
Average HH Income	\$163,818	\$135,569	\$100,002

OLD COLONY SQUARE



ADDITIONAL PHOTOS

OLD COLONY SQUARE



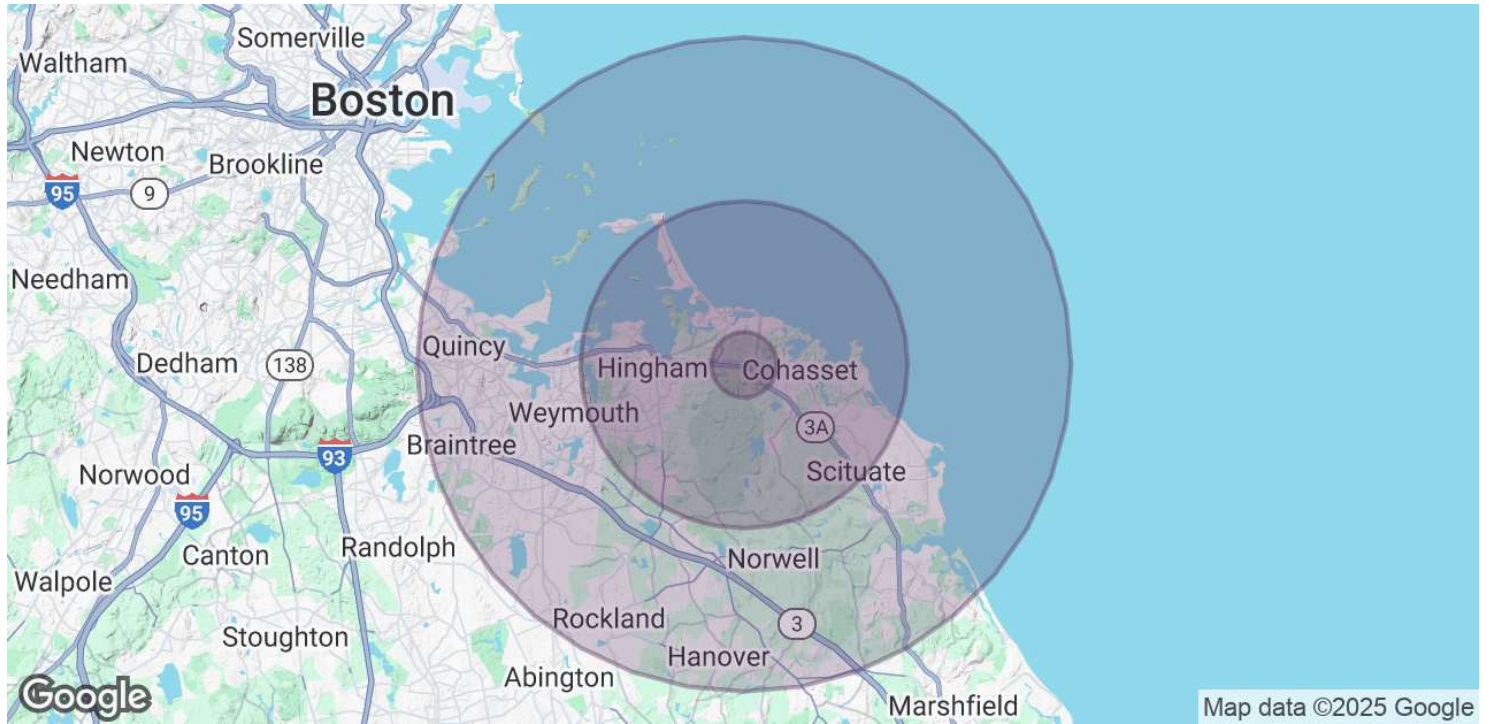
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OLD COLONY SQUARE



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	823	35,670	183,994
Average Age	43.9	43.4	41.6
Average Age (Male)	43.2	42.0	39.8
Average Age (Female)	44.2	44.6	43.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	291	13,069	72,486
# of Persons per HH	2.8	2.7	2.5
Average HH Income	\$163,818	\$135,569	\$100,002
Average House Value	\$775,584	\$617,916	\$497,791

2020 American Community Survey (ACS)