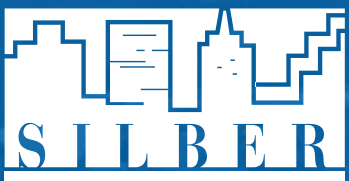


5 & 15 Main St | Plymouth, MA 02360  
\$7,500,000 | 7% CAP



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Plainview, NY 11803  
☎ (516) 864.8000  
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Investment Properties Ltd.



- **Prime Retail Opportunity at 5&15 Main Street Ext, Plymouth, MA**
- **Excellent Location:** Situated in a high-traffic area on Main Street Extension in Plymouth, MA, this retail strip offers great visibility and easy access to major roadways.
- **High Foot Traffic:** Positioned near local shopping centers, restaurants, and residential neighborhoods, ensuring a steady flow of potential customers.
- **Large Municipal Parking Lot:** Generous on-site parking for customers and tenants, providing convenience and accessibility, which is paid for and maintained by the city of Plymouth.
- **Flexible Space:** Multiple retail units ranging in size, providing versatility for various tenants, from boutiques to service-based businesses.
- **Strong Demographics:** Located in a growing and vibrant area, with a mix of year-round residents and seasonal visitors, creating diverse business opportunities.
- **New Roof installed in 2024**
- **Close Proximity to Plymouth's Historic District:** Just minutes away from Plymouth's downtown area, a popular tourist destination known for its rich history, waterfront, and cultural attractions.





SPREZZATURA

Women's clothing store

3A

Leyden St

setting the space INTERIORS



BUS STOP

Cafe Strega Truly...Italian

ppapa's pizza bar

Main Street - 15,452 VPD

Municipal Parking

Sandwich St - 13,849 VPD



John Garver Inn & Spa

Summer St

Sandwich St

Water St

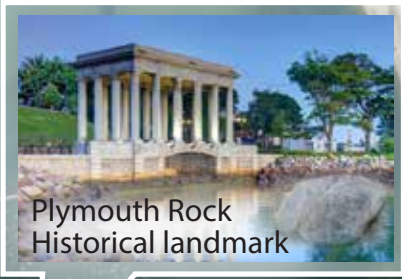
3A

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44

US Hwy 44 - 21,412 VPD

44



Main Street - 15,452 VPD



Samoset St - 31,050 VPD

3

Pilgrim's Hwy - 80,824 VPD

3

3A





POPULATION:	1 MILE	3 MILE	5 MILE
2020 POPULATION	6,782	22,358	41,520
2024 POPULATION	6,731	22,860	42,962
2029 POPULATION PROJECTION	6,745	23,034	43,384
ANNUAL GROWTH 2020-2024	-0.20%	0.60%	0.90%
ANNUAL GROWTH 2024-2029	0%	0.20%	0.20%

WHITE	5,666	19,199	37,127
BLACK	161	746	1,140
AMERICAN INDIAN/ALASKAN NATIVE	16	44	56
ASIAN	122	332	609
HAWAIIAN & PACIFIC ISLANDER	0	3	12
TWO OR MORE RACES	765	2,535	4,018
HISPANIC ORIGIN	224	865	1,457

2020 HOUSEHOLDS	3,229	9,348	16,494
2024 HOUSEHOLDS	3,200	9,566	17,057
2029 HOUSEHOLD PROJECTION	3,206	9,639	17,221
ANNUAL GROWTH 2020-2024	0.10%	1.10%	1.20%
ANNUAL GROWTH 2024-2029	0%	0.20%	0.20%
OWNER OCCUPIED HOUSEHOLDS	1,467	5,894	12,406
RENTER OCCUPIED HOUSEHOLDS	1,739	3,745	4,815
AVG HOUSEHOLD INCOME	\$101,015	\$110,160	\$127,290
MEDIAN HOUSEHOLD INCOME	\$71,260	\$86,160	\$100,758

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PROPERTY PHOTOS



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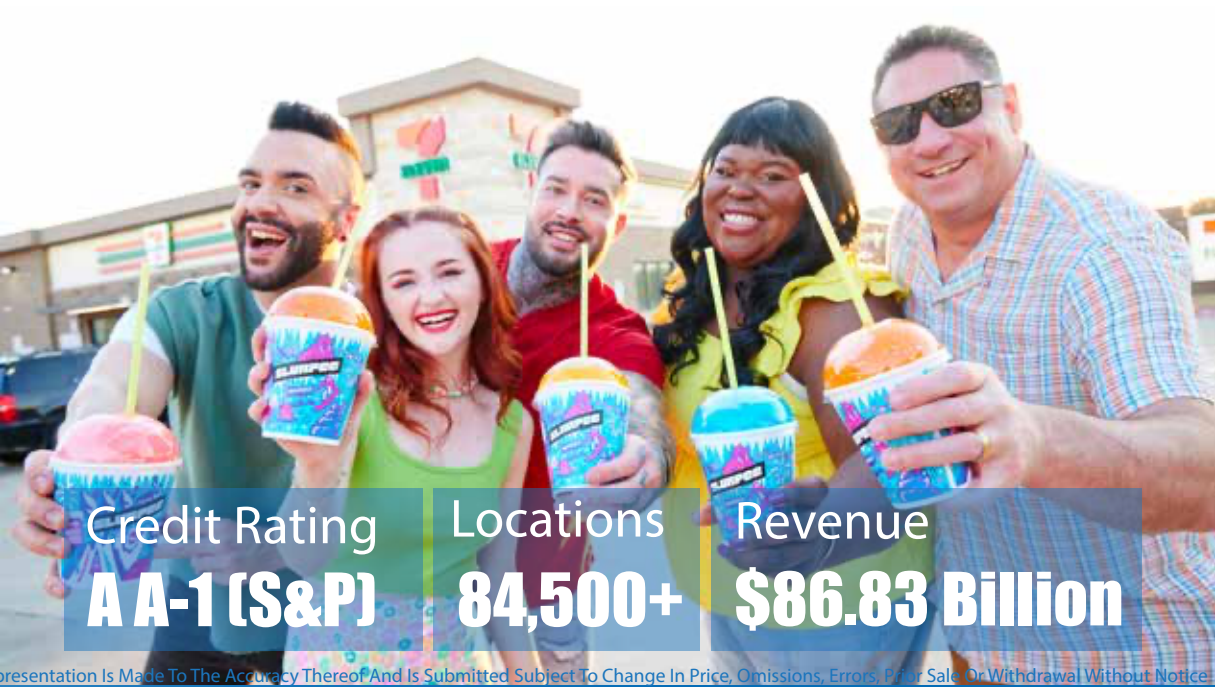


7-Eleven, Inc. (often abbreviated as SEI) is an American convenience store chain, headquartered in Irving, Texas and owned by Japanese Seven & I Holdings through Seven-Eleven Japan Co., Ltd. The chain was founded in 1927 as an ice house storefront in Dallas. It was named Tote'm Stores between 1928 and 1946. After Ito-Yokado, a Japanese supermarket chain and the parent company of Seven-Eleven Japan, acquired a 70% stake in the company in 1991, the company became a wholly-owned subsidiary of Seven-Eleven Japan in November, 2005.

7-Eleven operates, franchises, and licenses 78,029 stores in 19 countries and territories as of November 2021. While operating under its namesake brand globally, within the United States it operates as 7-Eleven nationally, as Speedway nationally but mostly in the Midwest & East Coast, and as Stripes Convenience Stores within the South Central United States; both Speedway and Stripes operate alongside 7-Eleven's namesake stores in several markets. 7-Eleven also operates A-Plus locations with the name licensed from owner and fellow Metroplex-based Energy Transfer Partners, though most of these stores have since been rebranded as standard 7-Eleven stores.



**TENANT INFORMATION**



Credit Rating	Locations	Revenue
<b>A A-1 (S&amp;P)</b>	<b>84,500+</b>	<b>\$86.83 Billion</b>

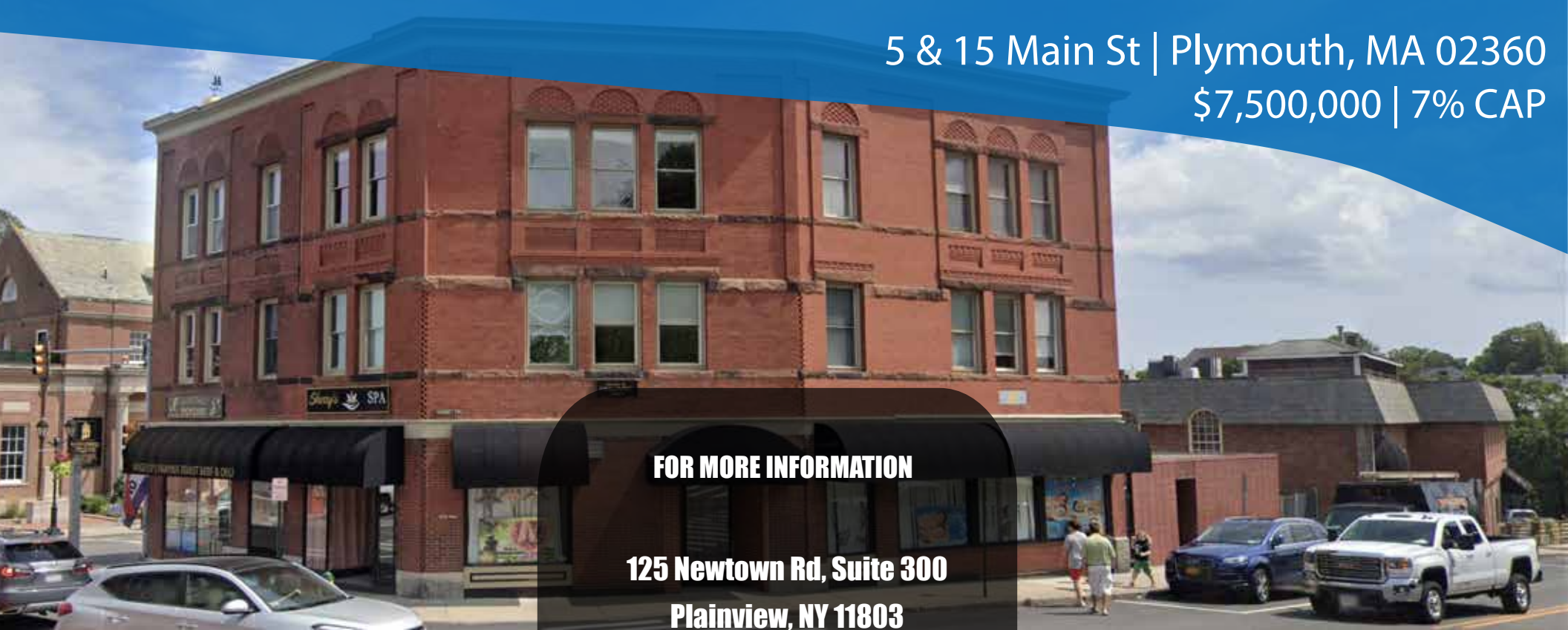
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**FOR MORE INFORMATION**

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