



# 9 WASHINGTON ST

## ATTLEBORO, MA

**10,000 SF RETAIL SPACE FOR LEASE**

- Prominently situated on Rt. 1
- 3.4 Miles to Route 95
- 1.3 Miles to Route 295



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL



PROPERTY SUMMARY



PROPERTY DESCRIPTION

Prominently located on Route 1, this 28,000 SF retail building sits on 0.82 acres and offers high visibility in a bustling commercial corridor. Currently, 10,000 SF is available for occupancy, ideal for retail, showroom, or service uses.

LOCATION HIGHLIGHTS

- Prominently situated on Rt. 1
- 3.4 Miles to Route 95
- 1.3 Miles to Route 295

TRAFFIC VOLUME

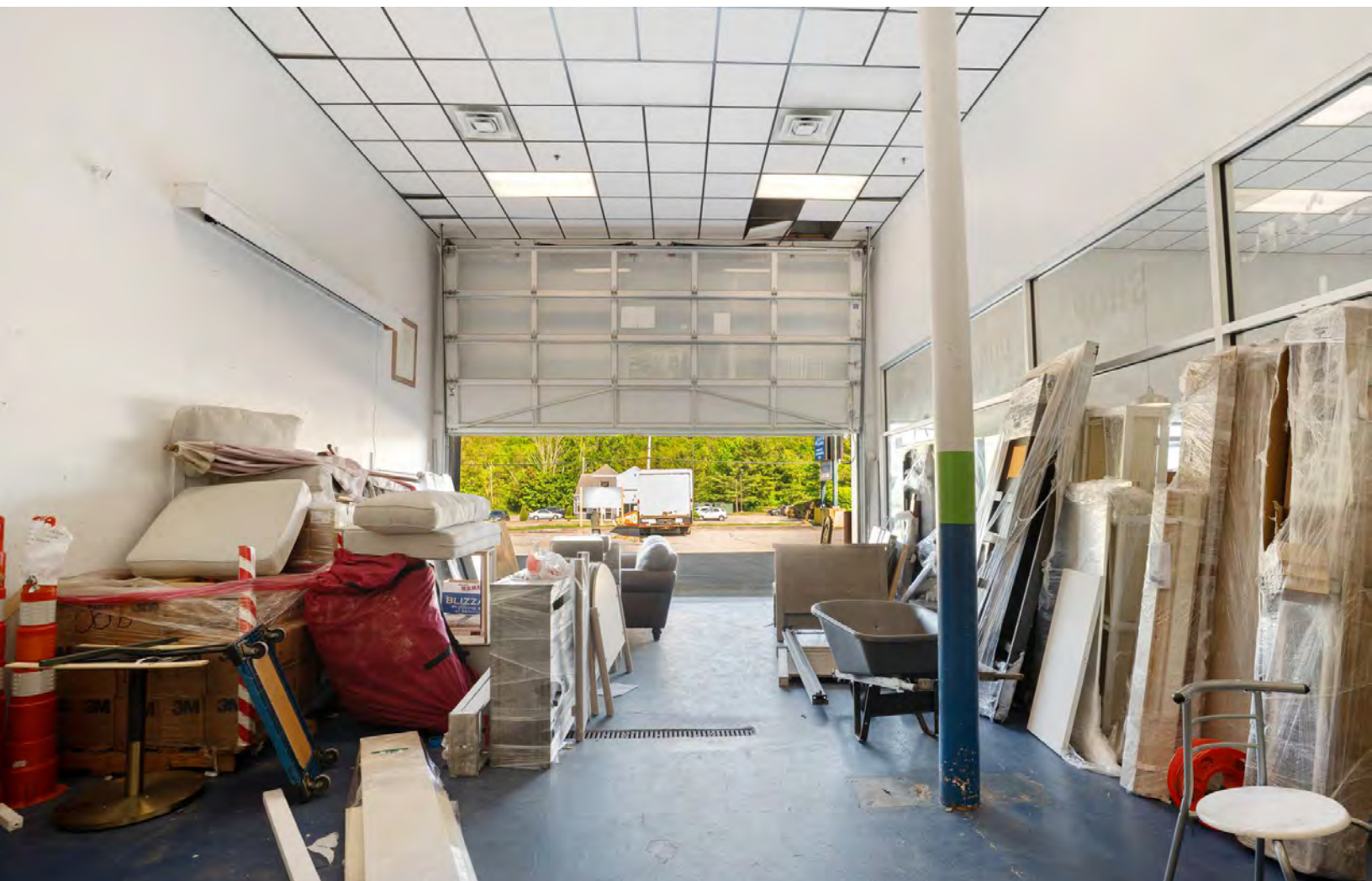
- Rte 1: 28,593
- US 1: 30,351

PROPERTY SPECIFICATIONS

Building Size:	28,000 SF
Space Available:	10,000 SF
Docks:	One (1)
Parking:	36
Zoning:	PHB
NNN:	\$3.81
Lease Rate:	\$16/SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	23,666	78,993	250,298
Total Population	60,271	197,738	638,156
Average HH Income	\$118,003	\$104,973	\$109,692













114

126

9 Washington St, Attleboro, MA

152

PAWTUCKET

1A

DISTANCE TO

1 MINUTE

3.4 MILES

1.3 MILES



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## ATTLEBORO, MA

FOR LEASE | 28,000 SF RETAIL BUILDING ON 0.82 AC

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