

RETAIL BUILDING
FOR LEASE



COLUMBIA RETAIL CENTER

220-228 COLUMBIA RD,
HANOVER, MA 02339-2324

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PROPERTY SUMMARY

COLUMBIA RETAIL CENTER



PROPERTY DESCRIPTION

Located along the North River, Route 53 and 139 corridor, Columbia Retail Plaza sits at a major intersection connecting communities from Duxbury to Hingham. High median household income, large traffic counts and strong retail identity present a strong opportunity for a variety of retail uses.

PROPERTY HIGHLIGHTS

- End-cap Retail
- Major Facade Improvements
- Strong Demographics and Traffic Count
- Existing Restaurant/Convenience Store Infrastructure and Equipment

OFFERING SUMMARY

Lease Rate:	\$18 SF/yr (NNN)
Number of Units:	4
Available SF:	1,500 - 4,000 SF
Lot Size:	6.35 Acres
Building Size:	59,590 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 3 & 4A	Call Listing Broker	1,500 - 3,568 SF
Suite 8	Negotiable	4,000 SF
Crazy Axes Main Entrance	\$18.00 SF/yr	3,200 SF



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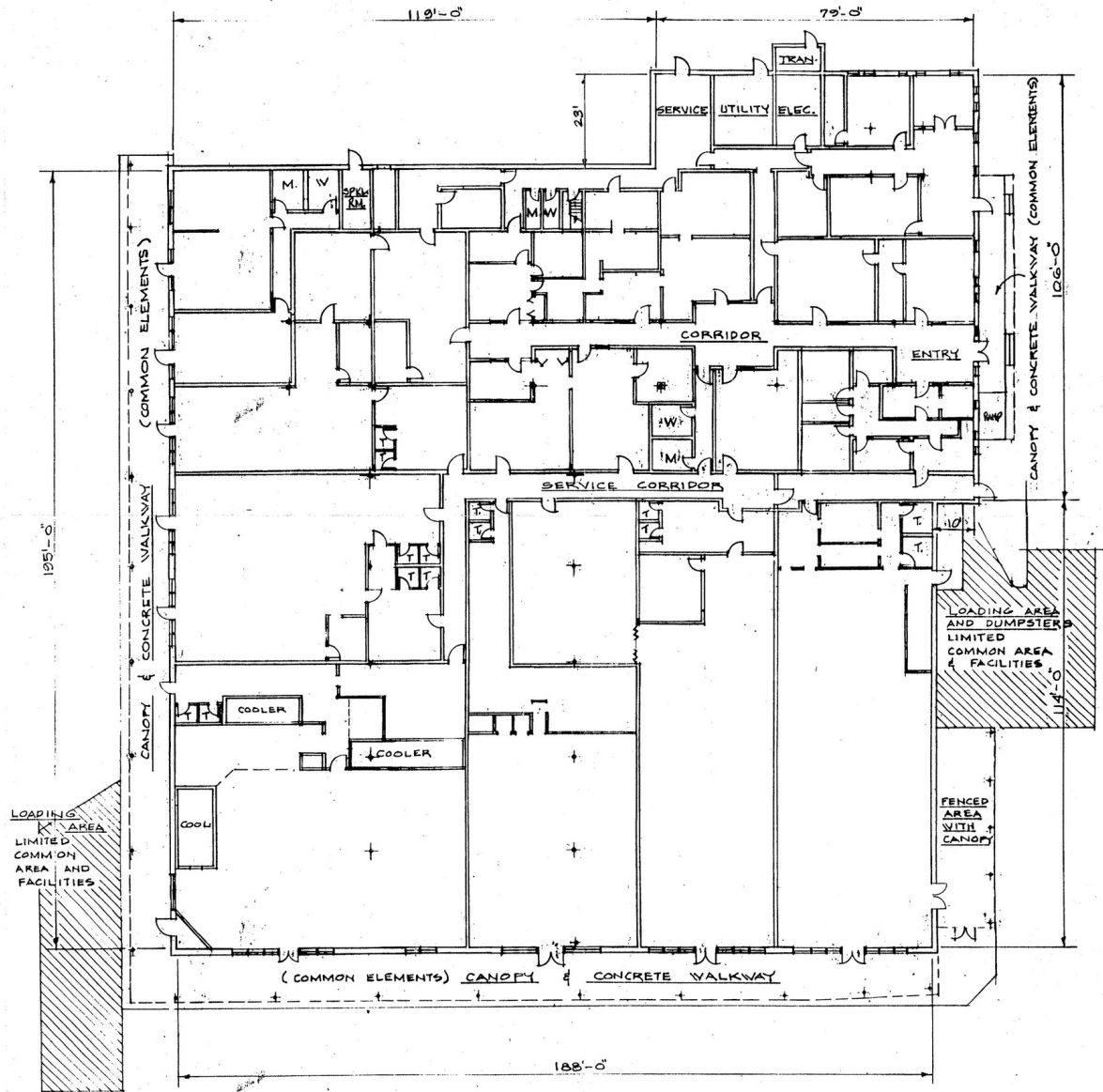
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COLUMBIA ROAD



BUILDING I FLOOR PLAN

SCALE: 1/16"=1'-0"

BUILDING AREA : 39,307 S.F.



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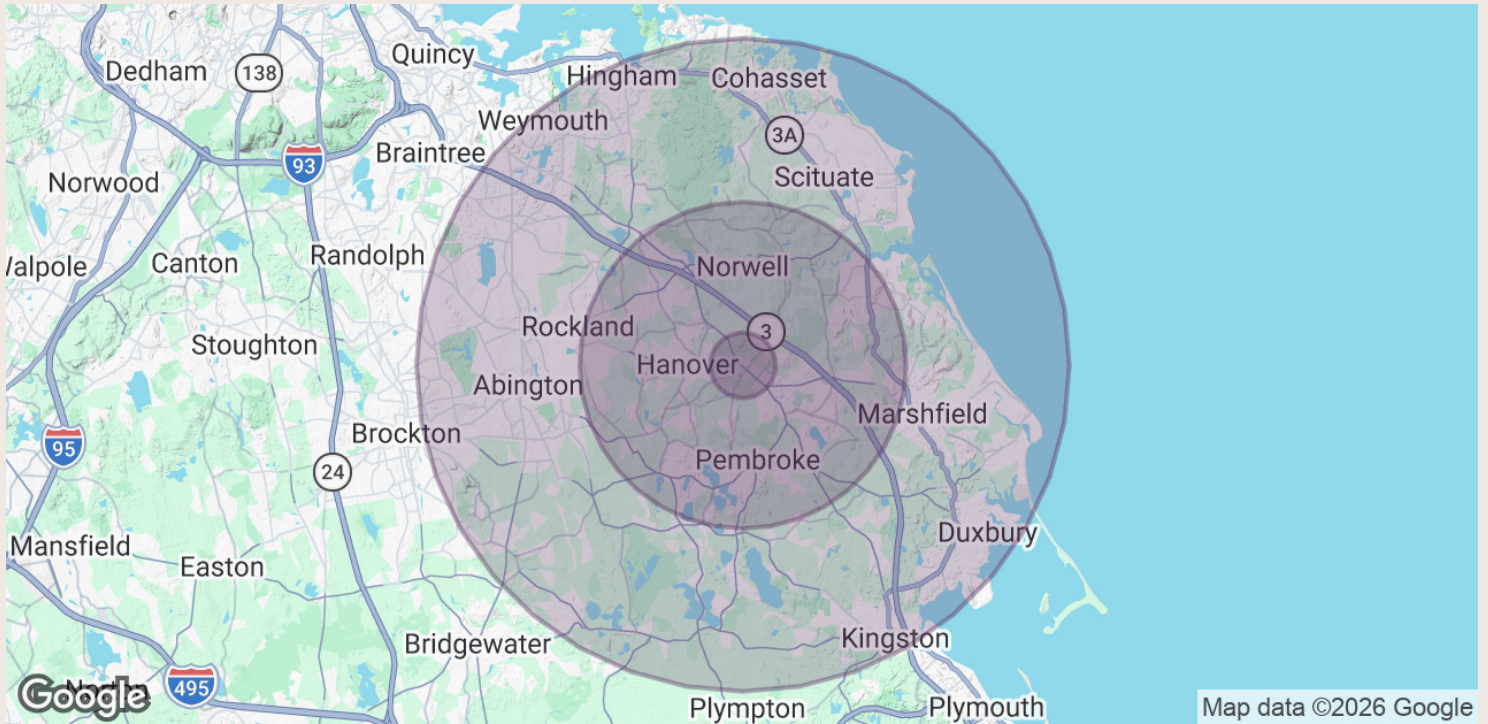
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,426	54,655	234,342
Average Age	42.9	40.9	40.9
Average Age (Male)	40.5	40.0	39.7
Average Age (Female)	44.1	41.3	41.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	903	19,111	86,322
# of Persons per HH	2.7	2.9	2.7
Average HH Income	\$95,971	\$113,368	\$102,516
Average House Value	\$517,582	\$500,276	\$453,870

2020 American Community Survey (ACS)



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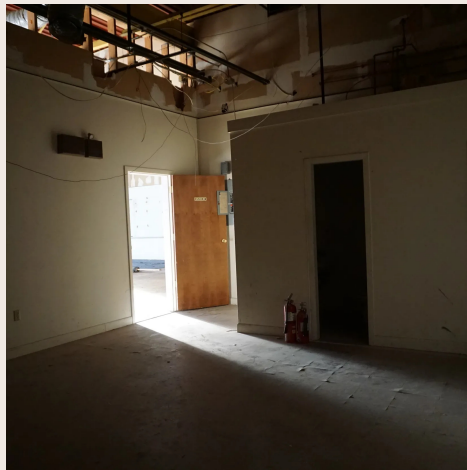
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ADDITIONAL PHOTOS

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