

FOR LEASE

RETAIL PROPERTY



MILLBROOK STATION

46 RAILROAD AVENUE , DUXBURY, MA 02332

For More Information

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MILLBROOK STATION



PROPERTY DESCRIPTION

Second floor office space available for Lease within Millbrook Station, offering many walkable amenities including restaurants, shopping and fitness options. Close proximity to Route 3/3A.

PROPERTY HIGHLIGHTS

- On-site parking
- Surrounded by strong co-tenants including local retailers and popular restaurants (The Oysterman, Anchor, Fire and Stone)
- Close proximity to the Highway

OFFERING SUMMARY

Available SF:	Suite 103: 872 SF
Building Size:	27,101 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	708	19,183	54,985
Total Population	1,657	44,530	132,923
Average HH Income	\$151,349	\$120,007	\$119,600



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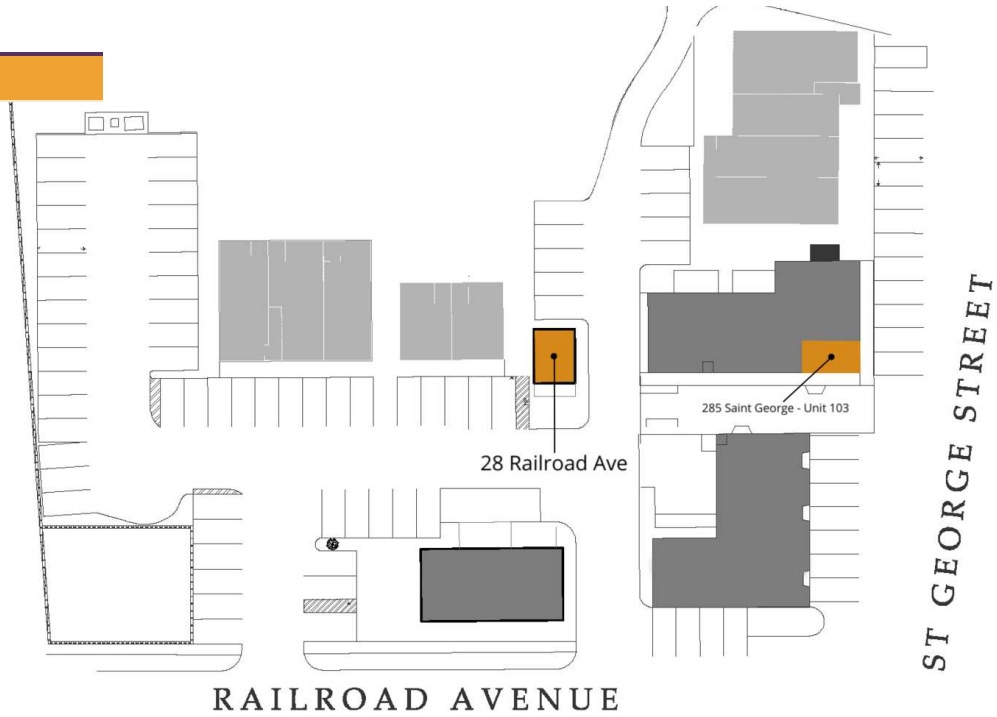
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MILLBROOK STATION

LEGEND

Available Soon



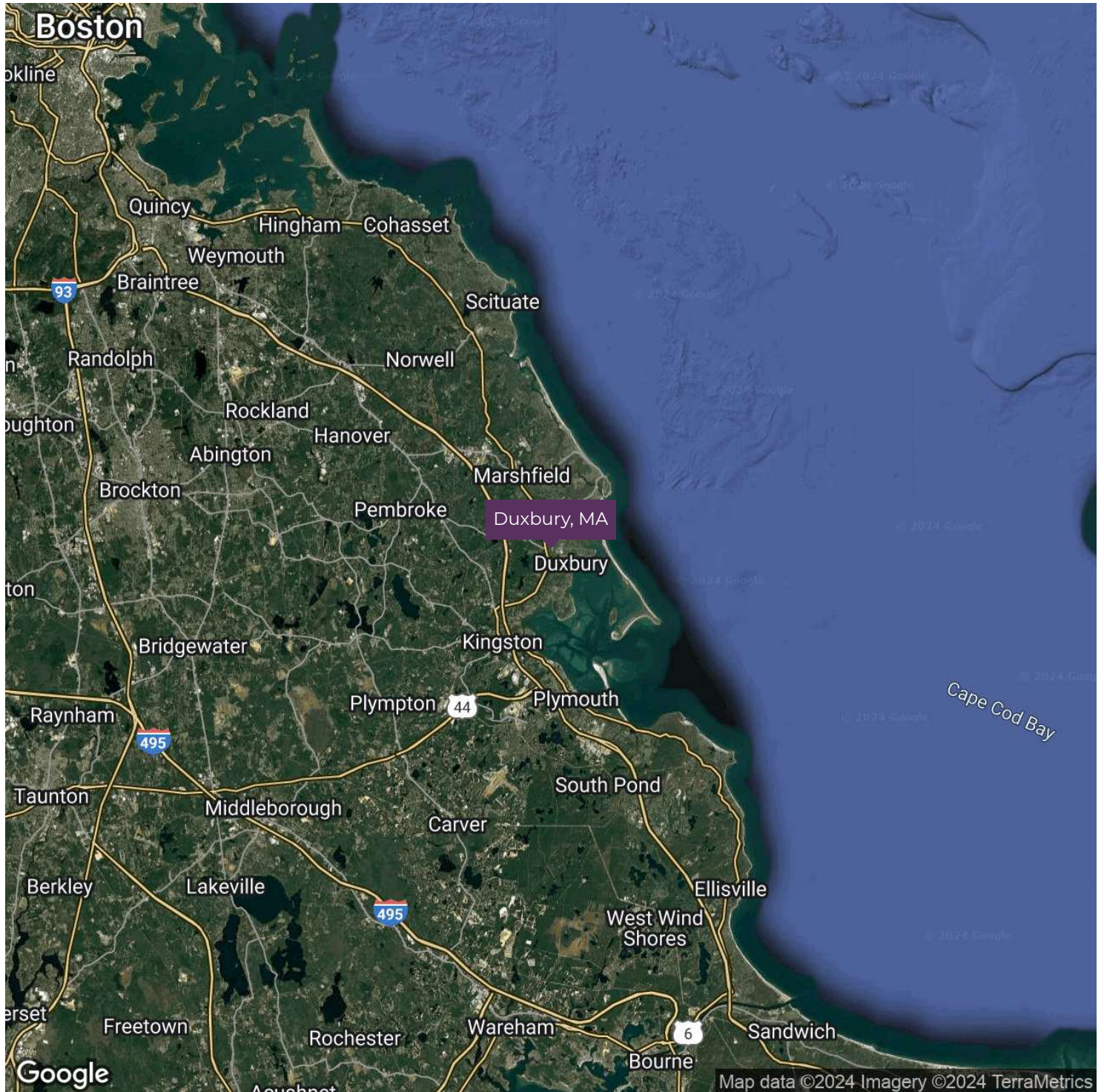
LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	320 - 548 SF	Lease Rate:	\$1,450.00 - \$1,975.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
28 Railroad Ave	Available Soon	320 SF	Modified Gross	\$1,450.00 SF/yr	-
285 Saint George - Unit 103	Available Soon	548 SF	Modified Gross	\$1,975.00 SF/yr	277 Saint George

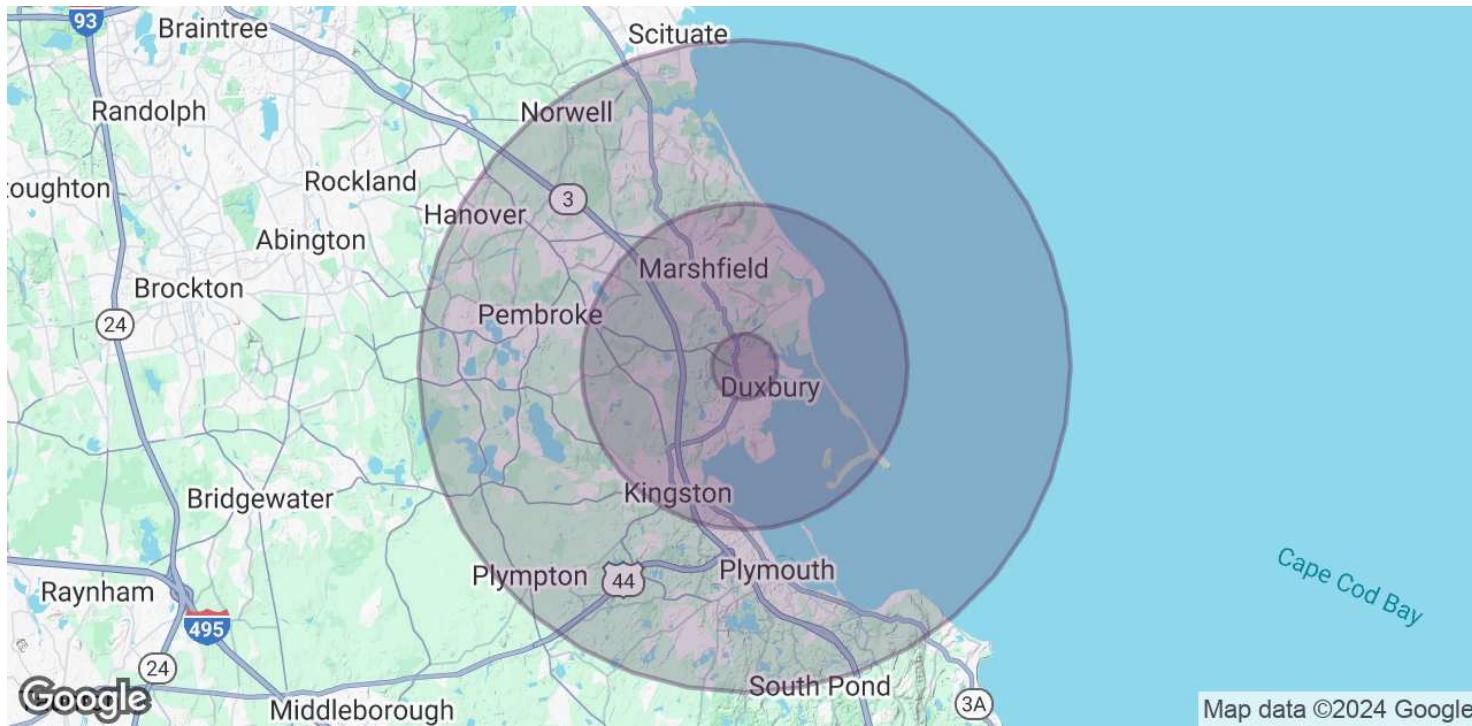
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,657	44,530	132,923
Average Age	50.8	46.7	45.7
Average Age (Male)	46.7	44.5	44.4
Average Age (Female)	53.1	48.6	46.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	708	19,183	54,985
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$151,349	\$120,007	\$119,600
Average House Value	\$882,640	\$531,670	\$471,150

* Demographic data derived from 2020 ACS - US Census



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