

RETAIL PROPERTY FOR SALE OR LEASE



749 SOUTH WASHINGTON STREET

North Attleboro, MA 02760

DAN FEINER

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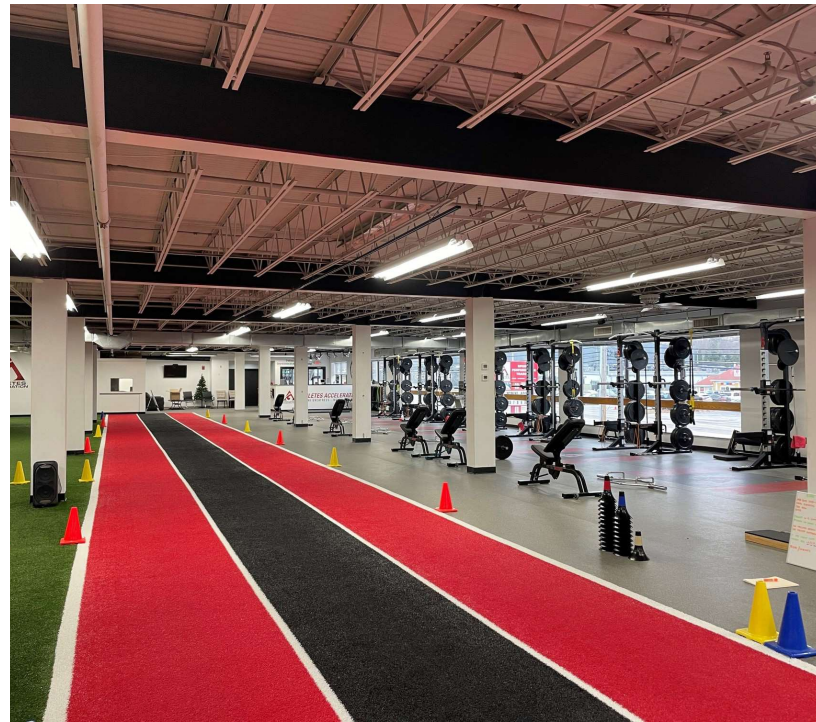
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365 Eddy Street, Penthouse Suite
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EXECUTIVE SUMMARY



PROPERTY DESCRIPTION

21,440' (which includes stairwell and elevator space) free-standing former fitness center facility for sale or lease. 10,720' first-floor space is fully leased. The 10,000' second-floor space is available with the potential of leasing both floors together. This opportunity offers easy highway access, tremendous visibility, and strong pylon signage directly on Route 1. (Map 22; Lot 70)

OFFERING SUMMARY

Sale Price:	\$3,000,000
Building Size:	21,440 SF (2nd Floor available 10,000')
Lot Size:	2.2 Acres
Lease Rate:	\$10.00 SF/yr (NNN)
Available Space	10,000 SF (2nd Floor)
Zoning:	C30 (Commercial up to 30,000 SF)
Taxes:	\$16,900

LOCATION DESCRIPTION

This property is located on South Washington Street (Route 1) on a 4 lane road. It is ¼ mile from the on/off ramps to Route 295 N/S, in close proximity to Simon Properties Emerald Square Mall and across from the Showcase Cinema. Very busy trade area from Route 95 to Route 295.

PROPERTY HIGHLIGHTS

- Turn-key fitness center (less equipment)
- Building is equipped with an elevator to all levels
- 88 on-site parking spaces
- Close proximity to highway system
- Property has versatility for many types of uses

DEMOGRAPHICS

	2 MILES	3 MILES	5 MILES
Total Households	6,625	17,541	51,315
Total Population	16,510	43,570	124,582
Average HH Income	\$117,343	\$111,775	\$96,157

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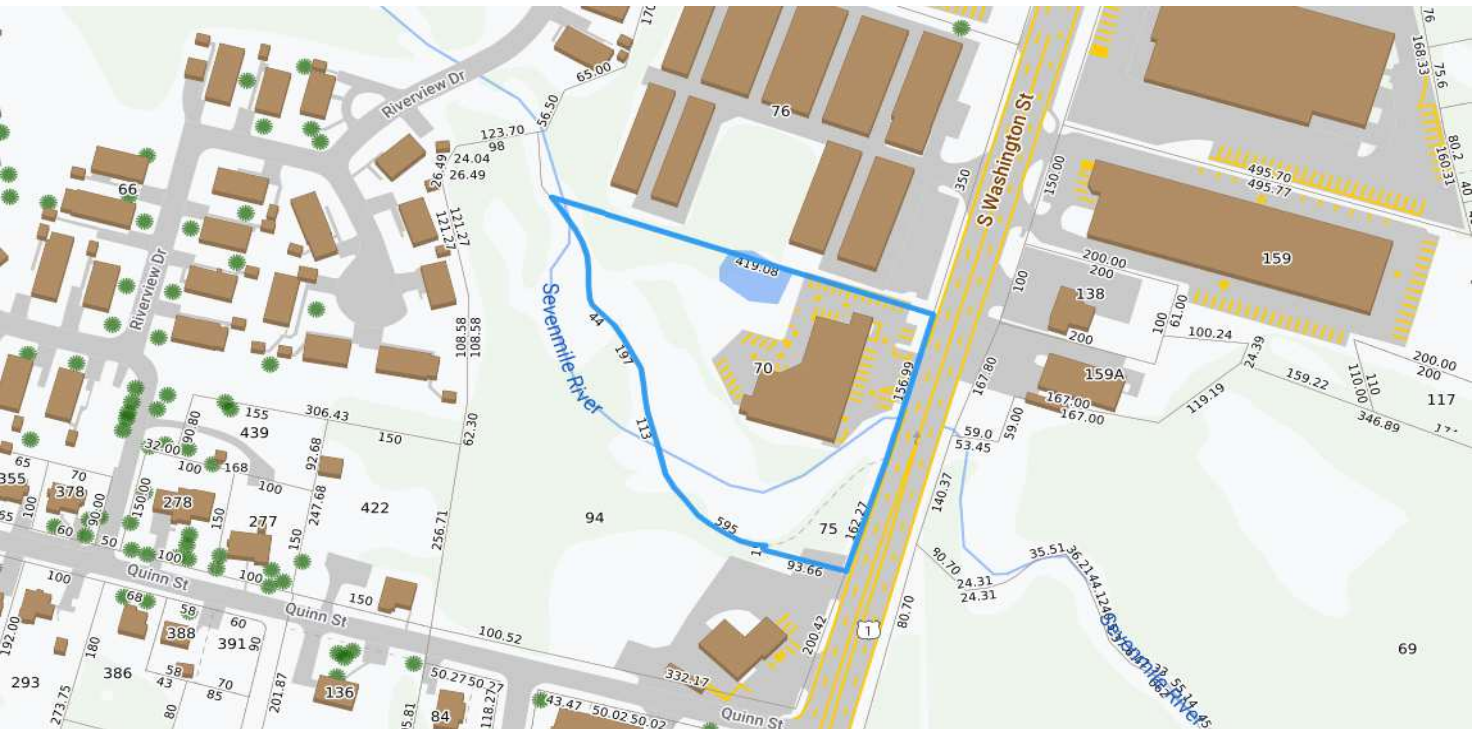


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ADDITIONAL PHOTOS



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RETAILER MAP



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