

# Retail Space Available For Lease

## Horace Mann Plaza

303 East Central Street, Franklin, MA



### Property Information

<b>Address:</b>	303 East Central St. Franklin, MA	<b>Parking Ratio:</b>	5.24 per 1,000 SF
<b>Available:</b>	5,000 to 25,014 ± SF	<b>Traffic Count:</b>	13,597 ± VPD (East Central St.) 9,620 ± VPD (Chestnut St.)
<b>Total SF:</b>	166,685 ± SF	<b>Zoning:</b>	Commercial II
<b>Land Area:</b>	16.99 Acres	<b>Year Built:</b>	Renovated 2016.
<b>Parking Spaces:</b>	971		

### Trade Area Demographics

	3 Mile	5 Mile	10 Mile
<b>Population:</b>	33,400	68,658	347,345
<b>Households:</b>	12,073	24,984	132,596
<b>Avg. HH Income:</b>	\$157,248	\$159,596	\$134,527



Horace Mann Plaza is a premier 166,685 ± square foot grocery-anchored shopping center located in the eastern portion of Franklin, MA at the intersection of Route 140 and Chestnut Street. This quality shopping center is anchored by Shaws Supermarket, one of New England's premier grocers. Horace Mann Plaza benefits from a diverse tenant roster of national and regional retailers including Pet Supplies Plus, Tropical Smoothie Cafe, Altitude Trampoline Park, Aubuchon Hardware, Orangetheory Fitness, Citizens Bank and Kumon. The shopping center is strategically situated on Route 140, one of Franklin's major thoroughfares featuring traffic counts of 13,597 ± VPD on East Central Street and 9,620 ± VPD on Chestnut Street. The shopping center offers light controlled access, ample parking and excellent visibility with approximately 1,300 feet of frontage.

For Leasing Information:

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