

Retail Space Available for Lease

Holbrook Center

800 S Franklin Street, Holbrook, MA



Property Information

Address:	800 S Franklin Street Holbrook, MA	Traffic Counts:	7,971 +/- VPD via S. Franklin Street 12,573 +/- VPD via South Street
Available Space:	2,077 +/- SF (end-cap with drive-thru)	Water:	Municipal
Total SF:	50,955 +/- SF	Sewer:	Municipal
Land Area:	8.93 +/- Acres	Gas:	Natural
Parking Spaces:	283 +/- Spaces	Zoning:	B1- Business District
Parking Ratio:	5.78 / 1,000 GLA +/-	Year Built:	Remodeled in 2019

DOLLAR TREE

FAMILY DOLLAR

KID CLOTHES

TRACTOR SUPPLY CO.

Holbrook Center is a 50,955 +/- square foot shopping center located at the signalized intersection of S. Franklin Street (State Highway 37) and South Street in Holbrook, MA. This shopping center features national tenants such as Tractor Supply Company, Family Dollar and Dollar Tree. The site benefits from multiple points of ingress/egress, high visibility featuring a combined average traffic count of 20,500 +/- VPD and cross access with CVS Pharmacy. Other neighboring retailers include Burger King, Colonial Federal Savings Bank, Shell Oil and more. Holbrook Center features pylon signage, ample parking, and excellent visibility. Over 200,000 people with a median income over \$90,000 reside within five miles.

Trade Area Demographics

	3 Miles	5 Miles	10 Miles
Population:	75,401	217,930	592,335
Households:	26,728	78,537	226,367
Average HH Income:	\$112,928	\$118,502	\$141,132

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