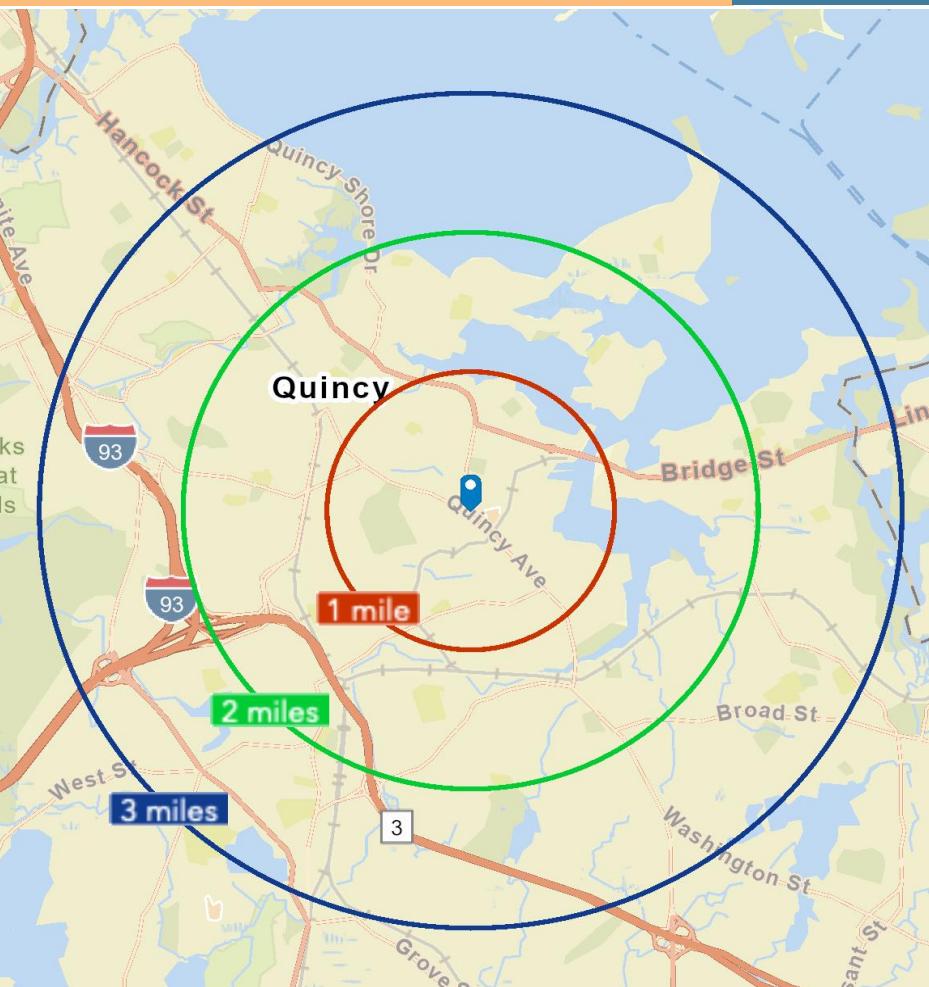


1st Floor | ± 13,855 SF

324 Hancock Street





'24 Estimates	1 Mile	2 Mile	3 Mile
Population	23,942	73,072	128,204
Households	11,086	32,204	54,448
Avg. HH Inc.	\$103,221	\$115,556	\$120,816
Quincy Ave – Daily Vehicle Count		~18.6K VPD	

## Property Overview

**Size.** ± 13,855 SF (1<sup>st</sup> floor)

**Opportunity.** Sublease through 7/31/2035, with excellent visibility + access.

**Signalized Intersection.** Quincy Ave + Southern Artery

**Zoning.** General Business (BUSB) – [TABLE OF USES](#)

### Access.

Quincy Ave: RI/RO

Southern Artery St: RI/RO

### Convenient Location.

- Infill suburban location.
- Other retail in the area include Walmart, AutoZone Auto Parts, Subway, H Mart, Dollar Tree, and other local tenants.

**Use Restriction.** No pharmacy use.

**Drive-Through.** Single.

**Signage.** Dedicated pylon + building.

**Parking.** 65 spaces.

Quincy, MA

324 Hancock Street



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503.444.9911

[www.menchrecapital.com](http://www.menchrecapital.com)

Quincy, MA

324 Hancock Street



**SUBLEASE OPPORTUNITY**

# TERMS

SUGGESTED RENT\*

\$165,000/year ( $\pm \$12.00/\text{SF}$ )

*(inclusive of RET ONLY. R&M, insurance, utilities subtenant responsibility)*

CO-TERMINUS

7/31/2035

DELIVERY

“As-Is”

OFFERS EVALUATED AS RECEIVED



*\*Final pricing + terms, along with all offers, are subject to approval of Walgreen Co.’s Real Estate Committee*

# CONTACT

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**SUBLEASE OPPORTUNITY**