

RETAIL SPACE FOR LEASE



# 185 WASHINGTON STREET

Attleboro, MA 02703

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# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Join this busy shopping center with national tenants located on Route 1 in the heart of Southeastern MA's busiest retail trade area. Great sight lines, excellent access and very strong traffic along with store-front and pylon signage. Opportunity to add storefront signage above entrance for enhanced visibility.

## PROPERTY HIGHLIGHTS

- New built up facade
- Corner location
- Situated in the heart of the Route 1 retail trade area
- Traffic Count 32,000 +/- cars per day
- Tremendous visibility & easy access
- 2 curb cuts
- Plenty of store-front parking
- One overhead door

## LOCATION DESCRIPTION

185 Washington Street is very well located in the heart of the Route 1 retail corridor. It is a corner lot at the intersection of Washington Street and Como Drive. There are many traffic generators including Emerald Square Mall, Target, Best Buy, Lowes, Ninety Nine Restaurant, Longhorn Steakhouse and many other national retailers.

## OFFERING SUMMARY

Building Size:	22,805 SF
Lease Rate:	\$12.50 SF/yr (NNN)
Lease Rate Reduced From:	<del>\$15.00</del>
Available SF:	3,592 SF

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Total Households	24,526	79,570	127,394
Total Population	61,404	192,082	306,159
Average HH Income	\$90,123	\$79,920	\$86,323

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# ADDITIONAL PHOTOS



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# RETAILER MAP



Map data ©2024 Google

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