RETAIL SPACE FOR LEASE







185 WASHINGTON STREET

Attleboro, MA 02703

DAN FEINER Vice President 401.751.3200 x3310 dan@mgcommercial.com MG COMMERCIAL 365 Eddy Street, Penthouse Suite

Providence, RI 02903 401.751.3200 | mgcommercial.com

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

DAN FEINER

Vice President 401.751.3200 x3310 dan@mgcommercial.com

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:	ŝ	\$15.00	
Available SF:	3,592 SF		
DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
DEMOGRAPHICS Total Households	3 MILES 24,526	5 MILES 79,570	7 MILES 127,394

365 Eddy Street, Penthouse Suite Providence, RI 02903 mgcommercial.com



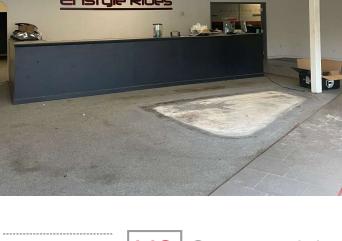
This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, sq. footage, income, and expenses are approximate. Buyers should conduct their own independent investigations and rely only on those results.

ADDITIONAL PHOTOS









DAN FEINER Vice President 401.751.3200 x3310

dan@mgcommercial.com

365 Eddy Street, Penthouse Suite Providence, RI 02903 mgcommercial.com



This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, sq. footage, income, and expenses are approximate. Buyers should conduct their own independent investigations and rely only on those results.

RETAILER MAP



Vice President 401.751.3200 x3310 dan@mgcommercial.com 365 Eddy Street, Penthouse Suite Providence, RI 02903 mgcommercial.com



This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, sq. footage, income, and expenses are approximate. Buyers should conduct their own independent investigations and rely only on those results.