

RETAIL & MEDICAL SPACE FOR LEASE

RAYNHAM MARKETPLACE

1470 NEW STATE HIGHWAY, ROUTE 44, RAYNHAM, MA



Raynham Marketplace is a 66,417 square feet shopping center on very busy Route 44 in close proximity to Routes 495 and Route 24 featuring huge pylon signage and ample parking.

RETAIL STORES:

1,350 sq. ft., 2,614 sq. ft. & 5,545 sq. ft

MEDICAL SUITE:

4,767 sq. ft.: 8 exams rooms, Labs, Procedure rooms with sinks and cabinets

AVERAGE PRICE PER SQUARE FOOT: \$12.66 PER SQ. FT. NNN

DEMOGRAPHICS:

DISTANCE	1 Mile	3 Miles	5 Miles
Population	2,267	19,763	72,310
Households	814	7,249	27,717
Avg HH Income (\$)	\$123,437	\$101,590	\$78,700

Exclusively Marketed by:

The Stratton Group LLC

81 John Alden Road, Plymouth, MA 02360

Commercial Investment Real Estate Retail Leasing and Sales Specialist

Philip F. McGuinness

C: 508-922-2001

O/F: 508-224-0800

E: thestrattongroup@hotmail.com

ROUTE 495 IS APPROXIMATELY 1 MILE EAST FROM RAYNHAM MARKETPLACE

Route 495

Route 44 Auto Gallery

Silko Honda

Hokkaido Sushi & Ramen

GRIECO Ford

Mastria Volkswagen

JD Furniture

Mastria Kia

Mastria Mazda

Mastria Buck GMC

Mcgee Chevrolet

Columbia Auto Body

ROUTE 24 IS APPROXIMATELY 1 MILE WEST FROM RAYNHAM MARKETPLACE

Route 24

Walmart

Lowe's

Route 44 Toyota

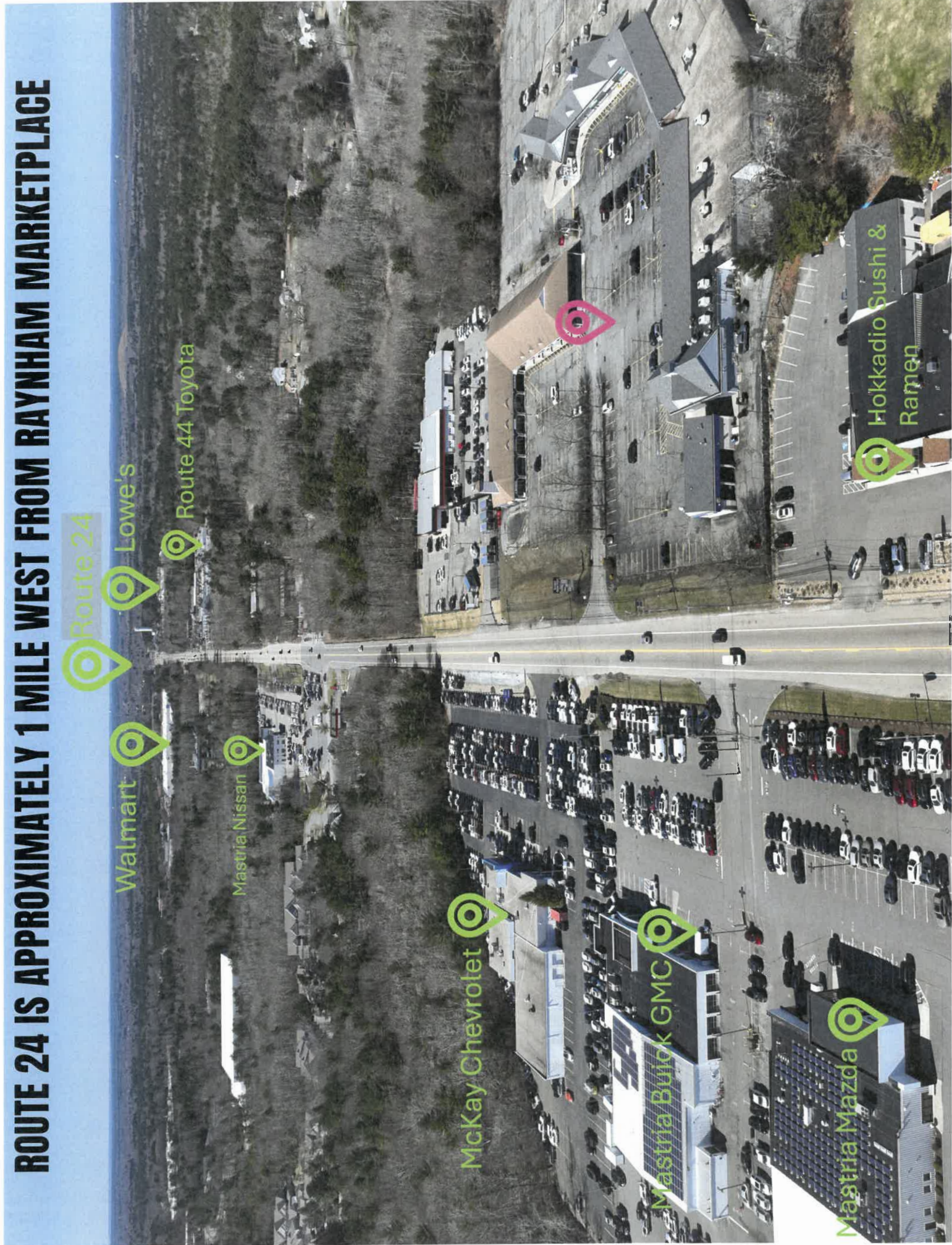
Mastria Nissan

McKay Chevrolet

Mastria Buick GMC

Mastria Mazda

Hokkadio Sushi & Ramen



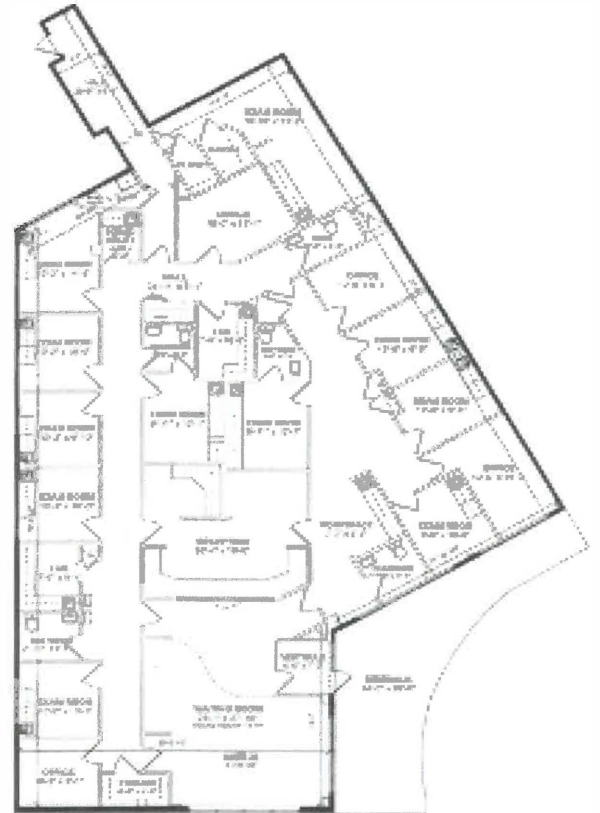
4,767 S.F. FULLY BUILT OUT MEDICAL OFFICE SUITE FOR LEASE

RAYNHAM MARKETPLACE
1470 NEW STATE HIGHWAY, RAYNHAM



Facility Includes:

- 8 Exam Rooms w/Sinks
- 2 Procedure Rooms w/Sinks
- 2 Lab Rooms w/Sinks
- 4 Bathrooms w/1 Shower
- Large Reception Area
- 3 Offices
- Staff Lounge/Kitchenette



EXISTING FLOOR PLAN

NOTES: SEE THE EXISTING FLOOR PLAN FOR THE LOCATION OF THE EXISTING WALLS AND CENTERLINE. NO DIMENSIONS SHOWN WILL BE.

EXISTING CONDITION FLOOR PLAN			
DATE: 10/1/2010	SCALE: 1/8" = 1'-0"	NO. 1	1
SEE EXISTING FLOOR PLAN FOR THE LOCATION OF THE EXISTING WALLS AND CENTERLINE. NO DIMENSIONS SHOWN WILL BE.			

- **High Visibility**
- **On Route 44 in close proximity to Route 24 & 495**
- **Competitive Rent of \$5,958/month NNN (\$15/s.f. NNN)**
- **Suite Unit 26**

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SUITE 26
4,767 SF

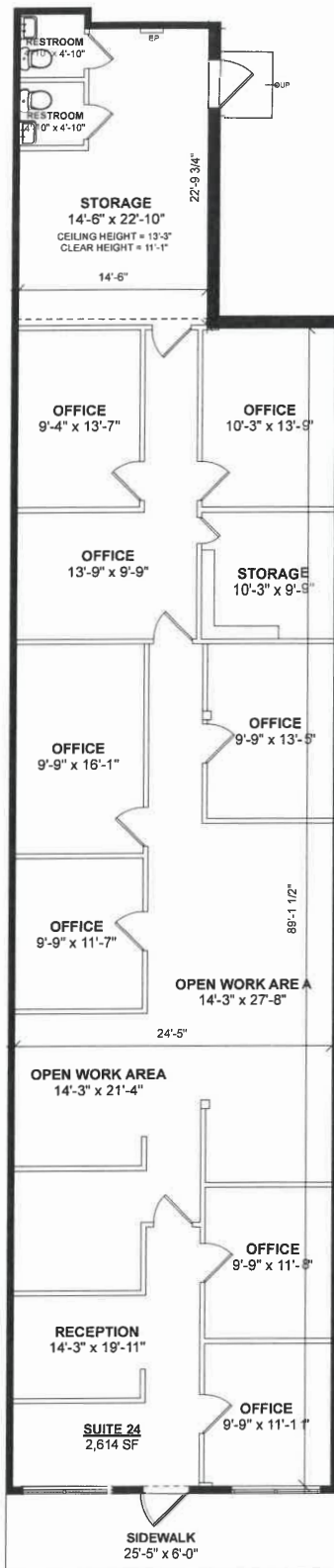
ROOMS AND DIMENSIONS:

- HALL: 28'-8" x 6'-1"
- EXAM ROOM: 18'-10" x 21'-2"
- CLOSET
- OFFICE: 15'-0" x 13'-1"
- BATH: 12'-0" x 5'-0"
- UTILITY
- SOILED UTILITY: 4'-8" x 6'-8"
- EXAM ROOM: 10'-2" x 14'-9"
- HALL: 24'-11" x 8'-1"
- LAB: 7'-0" x 10'-0"
- RESTROOM: 5'-3" x 5'-0"
- EXAM ROOM: 10'-2" x 10'-0"
- EXAM ROOM: 10'-2" x 9'-10"
- EXAM ROOM: 10'-2" x 10'-0"
- EXAM ROOM: 9'-11" x 12'-1"
- EXAM ROOM: 9'-11" x 12'-1"
- RECEPTION: 20'-4" x 18'-0"
- LAB: 7'-7" x 9'-1"
- RESTROOM: 7'-1" x 6'-3"
- EXAM ROOM: 10'-2" x 10'-1"
- OFFICE: 10'-2" x 9'-1"
- STORAGE: 8'-4" x 4'-4"
- WAITING ROOM: 23'-1" x 27'-10" (CEILING HEIGHT = 8'-11")
- VESTIBULE: 6'-6" x 7'-2"
- WORKSPACE: 7'-3" x 9'-3"
- EXAM ROOM: 12'-0" x 9'-3"
- EXAM ROOM: 12'-0" x 9'-3"
- OFFICE: 12'-0" x 14'-9"
- EXAM ROOM: 9'-6" x 10'-9"
- RESTROOM: 7'-3" x 6'-5"
- SIDEWALK: 14'-5" x 26'-6"

NOTE: SUITE SQUARE TO THE EXTERIOR CENTERLINE

EXISTING	
JOB NO.	
NATIONAL FLOOR PLANS	
396 COLUMBUS AVENUE, SUITE 100 BOSTON, MA 02118	
800.328.0217 TEL.	

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SUITE 24 FLOOR PLAN
Finished Ceiling Height = 9'-11"

RETAIL SPACE SUITE 24 2,614 S.F.

NOTE: SUITE SQUARE FOOTAGE HAS BEEN CALCULATED TO THE EXTERIOR FACE OF EXTERIOR WALLS AND CENTERLINE OF SHARED DEMISING WALLS.



EXISTING CONDITIONS FLOOR PLANS			1
JOB NO.	DATE: SEPTEMBER 2023	SCALE: 1" = 10'-0"	
NATIONAL FLOOR PLANS			
398 COLUMBUS AVENUE SUITE 100 BOSTON MA 02116 800.328.0217 TEL		1470 NEW STATE HIGHWAY RAYNHAM, MA	

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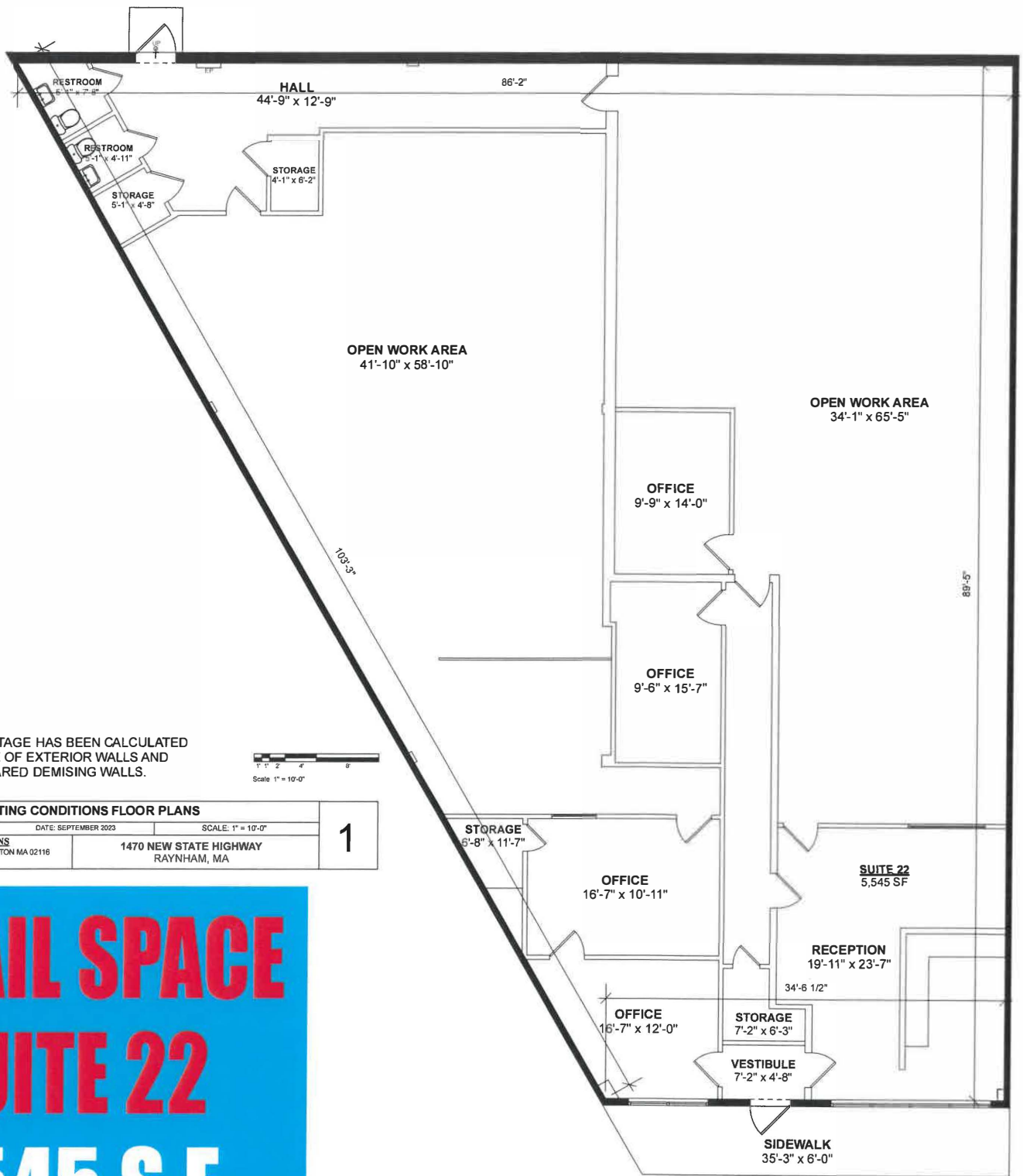
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		1

RETAIL SPACE
SUITE 22
5,545 S.F.

SUITE 22 FLOOR PLAN
Ceiling Height = 9'-11"

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Raynham Marketplace
1470 New State Hwy

SUITE 10 AVAILABLE FOR LEASE



**1,350 SQUARE FEET
AVAILABLE NOW**

- 66,417 S.F. Retail Shopping Center
- Excellent Visibility
- Unit in great condition
- 1,350 s.f. on Route 44

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