

FOR LEASE

RETAIL PROPERTY



# 460 WASHINGTON ST

PEMBROKE, MA 02359

*For More Information*

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# 460 WASHINGTON ST



## PROPERTY DESCRIPTION

Turnkey salon opportunity at 460 Washington Street, previously home to two successful salon operators. The space has been fully renovated including flooring, walls, ceilings, restroom, reception area, and modern recessed lighting throughout.

The layout is efficiently designed with capacity for up to nine styling chairs and three wash stations, all fully plumbed and ready for immediate use.

Ideal for an established salon, stylist collective, or beauty operator seeking a high-visibility, move-in ready location with minimal upfront buildout costs.

## PROPERTY HIGHLIGHTS

- Plumbing and electrical infrastructure in place for 9 chairs and 3 sinks
- Private treatment rooms offer the flexibility to accommodate individual salon suites, ideal for bringing in complementary beauty and wellness professionals
- Fully renovated
- Located in the same high-traffic building as Christina's Restaurant, a well-established and thriving local dining destination.
- Fireplace creating a warm and cozy environment
- Ample Parking
- Hardwired for security cameras
- Additional 1,800 SF available that can be easily combined with the salon space
- Signage Opportunity on highly trafficked Route 53

## OFFERING SUMMARY

Lease Rate:	\$2,500.00 per month (MG)
Number of Units:	2
Available SF:	1,300 - 1,800 SF
Lot Size:	64,513 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	68	267	981
Total Population	159	621	2,322
Average HH Income	\$167,260	\$166,047	\$170,615

ADDITIONAL PHOTOS

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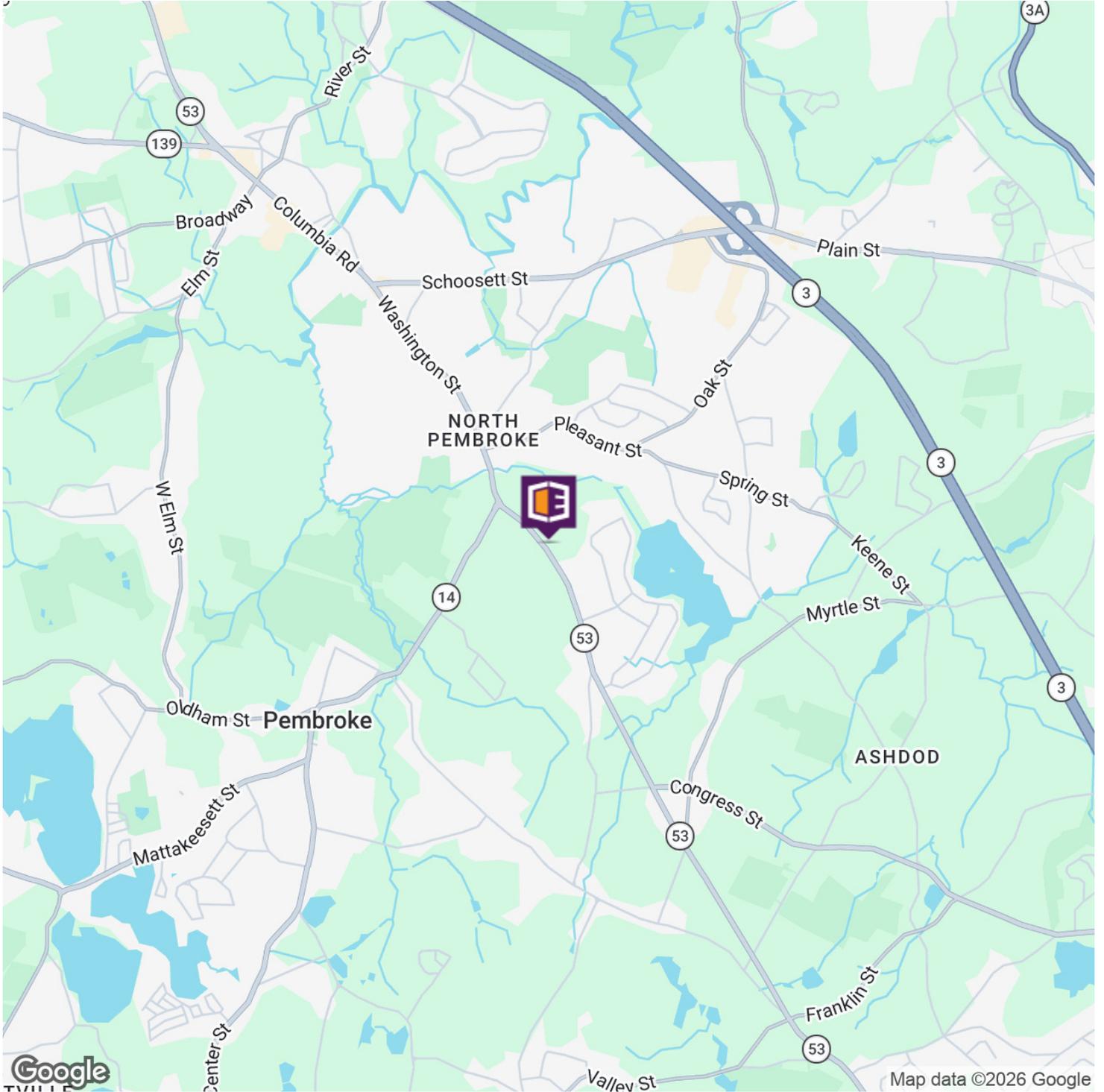
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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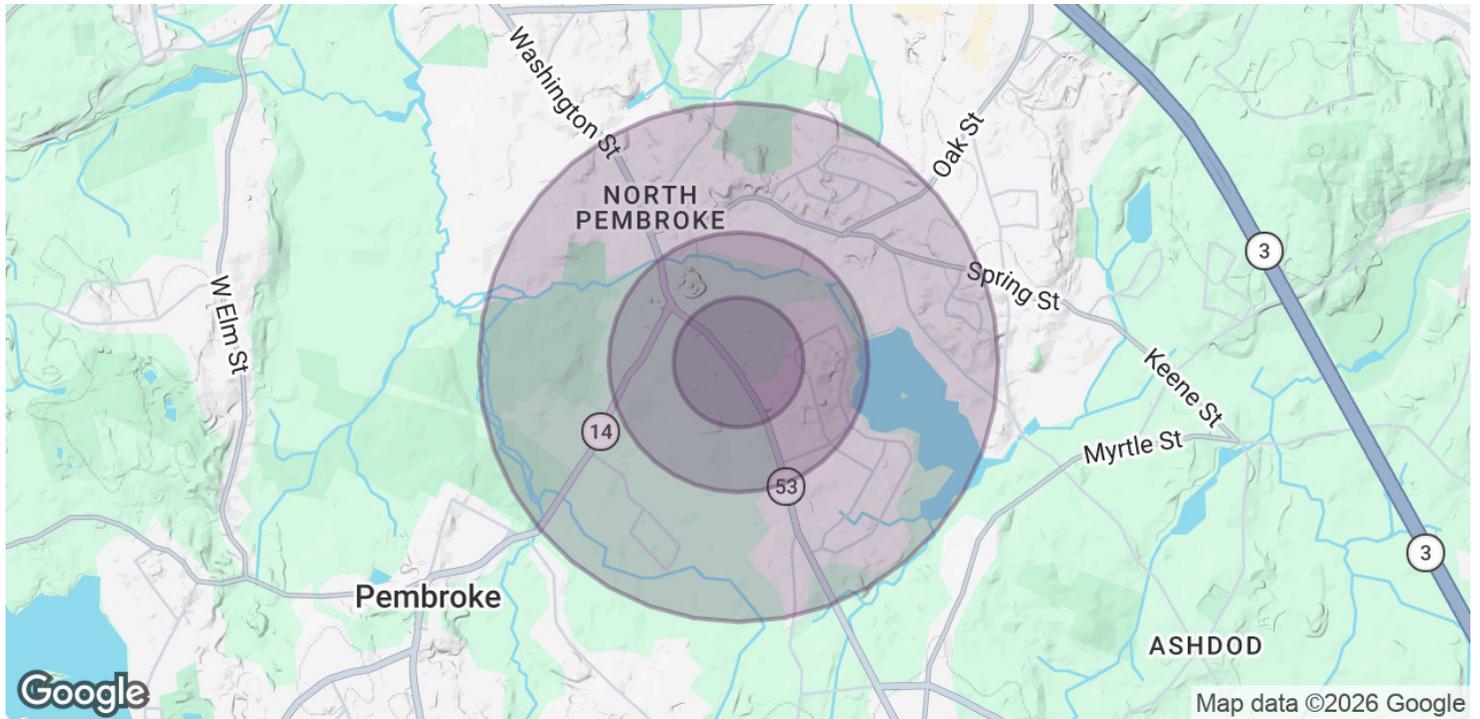
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	159	621	2,322
Average Age	52.1	51.8	51.7
Average Age (Male)	50.2	50.2	50.6
Average Age (Female)	53.7	53.0	51.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	68	267	981
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$167,260	\$166,047	\$170,615
Average House Value	\$552,720	\$566,117	\$590,967

2023 American Community Survey (ACS)



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