

Sharon Marketplace

700-800 SOUTH MAIN STREET, SHARON, MA

FOR LEASE: 1,000 – 2,500 SF PAD



CAPITAL GROUP
PROPERTIES



Property Description:

Sharon Marketplace is a newly renovated Shaw's anchored neighborhood shopping center that offers an abundance of convenient amenities to the local community including a liquor store, dollar store, fitness and grocery shopping. The shopping center is conveniently located at the I-95 / South Main Street interchange and offers a strong retail draw and average household incomes that total \$151,000. Anchor retailers include Shaw's, Liquor World, KinderCare, Citizens Bank, Dunkin' and Dollar Tree. The property is adjacent to the Sharon Gallery, the future Costco anchored mixed-use development.

Property Details

Gross Leasing Area:	108,420 SF
Availability:	1,000-2,500 (outparcel building)
Average Daily Traffic:	110,620 VPD +/- (Route 95), 15,070 VPD +/- (Route 20)
Parking Ratio:	5.20 per 1,000 GLA



Over 900,000 annual customer visits (2022)

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles	10 Miles
Estimated Population	4,367	26,589	80,956	384,567
Estimated Households	1,437	9,869	29,821	142,549
Estimated Average Household Income	\$113,756	\$142,391	\$151,281	\$141,018
Estimated Median Household Income:	\$76,048	\$115,667	\$124,334	\$114,351



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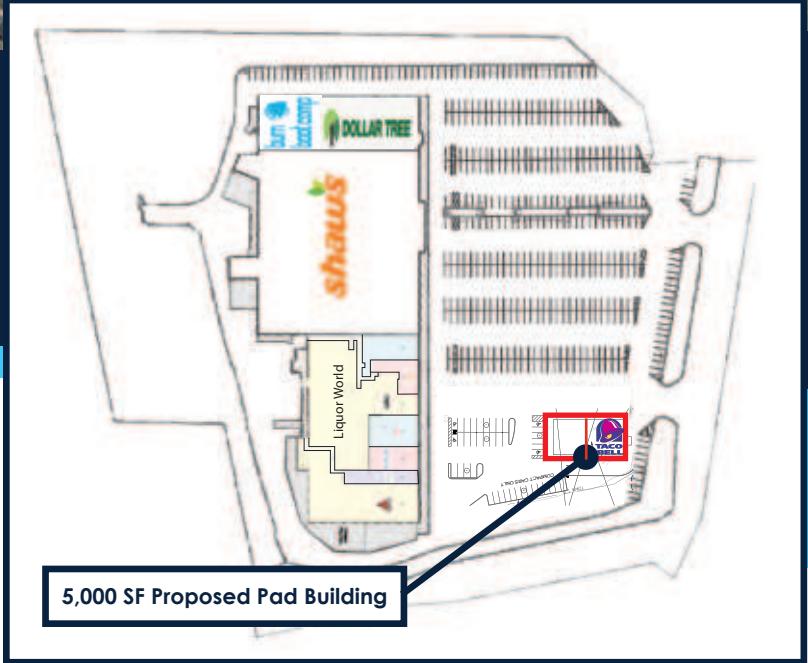
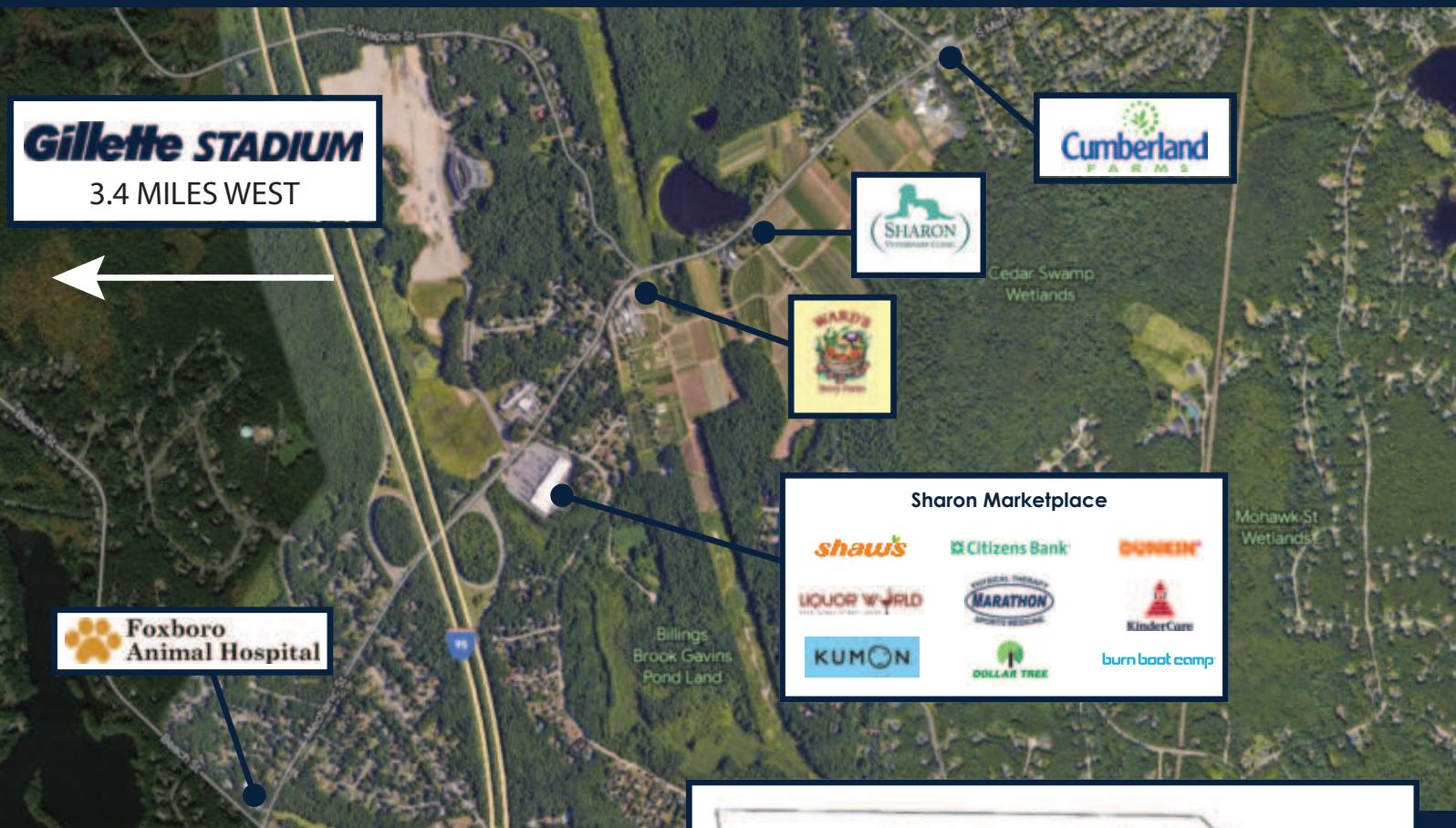
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Property Highlights

- Up to 2,500 SF available subdividable to approx. 1,000 SF
- Strong Demographics
- Excellent co-tenancy
- Signalized Intersection
- Costco Anchored Sharon Gallery mixed-use development across from Property Over
- 400 residential apartments (total at completion) within adjacent Sharon Gallery