

RETAIL PROPERTY  
FOR LEASE

# WAWASET PLAZA



## OFFERING SUMMARY

Lease Rate:	\$18.50 SF/yr (MG)
Building Size:	28,000 SF
Available SF:	1,000 - 2,446 SF

## PROPERTY OVERVIEW

Wawaset Plaza is a neighborhood retail and office center with a total of 28,000 SF. The center features units that front widely traveled Greenhill Ave between Lancaster Ave and Pennsylvania Ave. Units in the center range from 800 SF to 5,250 SF. The existing tenant base of a wine and spirits store, St. Francis obstetrics, and a very high end day spa provides great foot traffic.

SPACES	LEASE RATE	SPACE SIZE
504	\$18.50 SF/yr	2,361 SF
514	\$18.50 SF/yr	1,197 SF
520	\$18.50 SF/yr	1,000 SF
522	\$18.50 SF/yr	2,150 SF
516	\$18.50 SF/yr	2,446 SF

## CONTACT

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## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
504	Available	2,361 SF	Modified Gross	\$18.50 SF/yr	2,361 SF of retail space at the front and center unit of Wawaset Plaza. The space was formerly occupied by Cafe Scalessa, and currently has a restaurant layout. Space can be converted to a traditional retail space with ease.

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## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
516	2,446 SF	Modified Gross	\$18.50 SF/yr	Fully fitout salon space ready for a new user. The space is host to wash bowls, stylist stations, break room, and laundry area.

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# 516-534 GREENHILL AVE



## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
520	1,000 SF	Modified Gross	\$18.50 SF/yr	Small office suite with four private offices. The back portion of the space features great natural light through a sliding glass door leading out to shared balcony space.

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## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
522	2,150 SF	Modified Gross	\$18.50 SF/yr	Beautifully appointed space with a good mix of private offices and open space. This office features a naturally lit entrance perfect for a reception area. The entrance leads to a generous space suitable for open office, training, or cube space. Walking through the open area takes you to a private office with two areas for executive suites with access to a shared balcony fronting Greenhill Ave.

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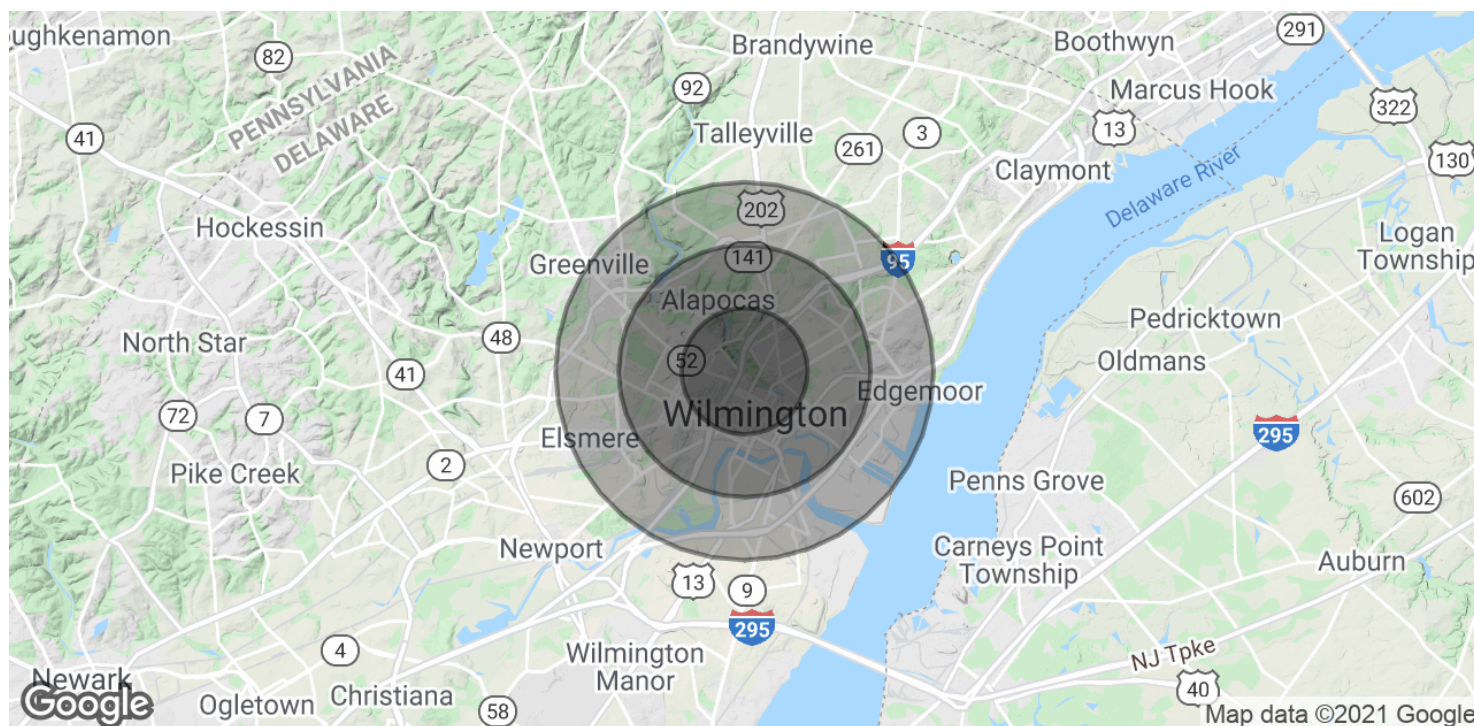
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## POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	21,613	70,959	113,241
Average age	35.7	35.7	36.1
Average age (Male)	35.0	34.3	34.5
Average age (Female)	36.9	38.0	38.2

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	8,726	29,444	45,825
# of persons per HH	2.5	2.4	2.5
Average HH income	\$73,660	\$67,446	\$67,551
Average house value	\$353,914	\$330,814	\$285,498

\* Demographic data derived from 2010 US Census

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