

RETAIL PROPERTY FOR SALE OR LEASE



749 SOUTH WASHINGTON STREET

North Attleboro, MA 02760

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MG COMMERCIAL

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EXECUTIVE SUMMARY



PROPERTY DESCRIPTION

21,440' (which includes stairwell and elevator space) free standing former fitness center facility for sale or lease. 10,720' first floor space is fully leased. The 10,000' second floor space is available. This turn-key opportunity offers easy highway access, tremendous visibility and strong pylon signage directly on Route 1. (Map 22; Lot 70)

LOCATION DESCRIPTION

This property is located on South Washington Street (Route 1) on a 4 lane road. It is ¼ mile from the on/off ramps to Route 295 N/S, in close proximity to Simon Properties Emerald Square Mall and across from the Showcase Cinema. Very busy trade area from Route 95 to Route 295.

PROPERTY HIGHLIGHTS

- Turn-key fitness center (less equipment)
- Locker rooms including showers, sauna, steam room
- Elevator from covered parking field to all levels
- Aerobics room, racquet ball courts, day care, track
- 88 on-site parking spaces

OFFERING SUMMARY

Sale Price:	\$3,000,000
Lease Rate:	\$10.00 SF/yr (NNN)
Available Space:	10,000 SF (2nd Floor)
Lot Size:	2.2 Acres
Building Size:	21,440 SF (2nd Floor Available-10,000')
Zoning:	C30 (Commercial up to 30,000 SF)
Taxes:	\$16,900

DEMOGRAPHICS

	2 MILES	3 MILES	5 MILES
Total Households	6,625	17,541	51,315
Total Population	16,510	43,570	124,582
Average HH Income	\$117,343	\$111,775	\$96,157

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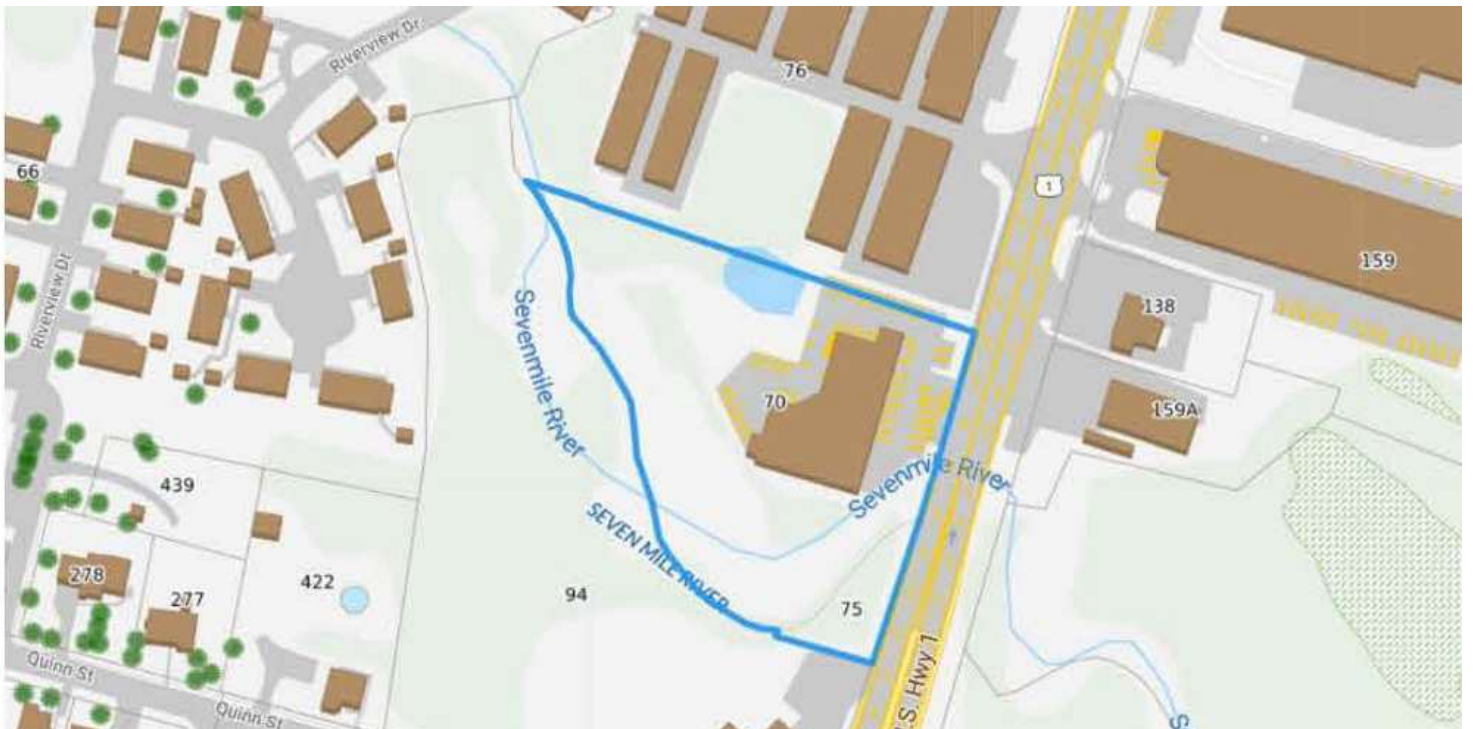
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ADDITIONAL PHOTOS



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RETAILER MAP



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