

Swansea, MA - Swansea Center Retail

262 Swansea Mall Drive, Swansea, MA 02777

Retail Property For Lease



LOCATION DESCRIPTION

Retail space now available for lease at Swansea Center which is a 600,000 ± SF redevelopment of the former Swansea Mall into a mixed-use commercial center featuring retail, industrial, self-storage and residential uses. Swansea Center is anchored by a recently renovated 153,000 ± SF Walmart Supercenter which includes full grocery and is reported to see over 1.6 million visitors per year. Other operating businesses at Swansea Center include a 25,000 SF Crunch Fitness, a first class 123,000 ± SF climate controlled Prime Self-Storage facility, and His Providence Church. Swansea Center includes a total of approximately 110,000 SF of class-A retail space (not including Walmart GLA) with multiple storefronts with modern facades, brand-new parking lots and sidewalks. An abundance of parking creates a convenient shopping and dining environment for customers. Swansea is home to major retail businesses including Target, Marshalls, PetSmart, Tractor Supply, Get Air Trampoline, Five Guys, McDonald's, Wendy's, Taco Bell, Dollar Tree and many more. Retail spaces available at Swansea Center range from 1,750 to 196,948 ± square feet.

PROPERTY HIGHLIGHTS

- Major redevelopment recently completed at Swansea Center, transforming the former Swansea Mall into mixed-use center.
- Discover retail, industrial, office, and medical space available for lease.
- Anchored by a recently renovated 153,000-square-foot Walmart Supercenter, that is reported to have over 1.6 million visitors annually.

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Offering Summary

Property Type	Retail
Property Subtype	Neighborhood Center
Available Space	1,750 - 196,948 SF
Building Size (Total GLA)	600,000 SF
Zoning	Business (BB) within Mall Overlay District
Year Built	1974
Year Renovated	2023
Lease Rate	Negotiable

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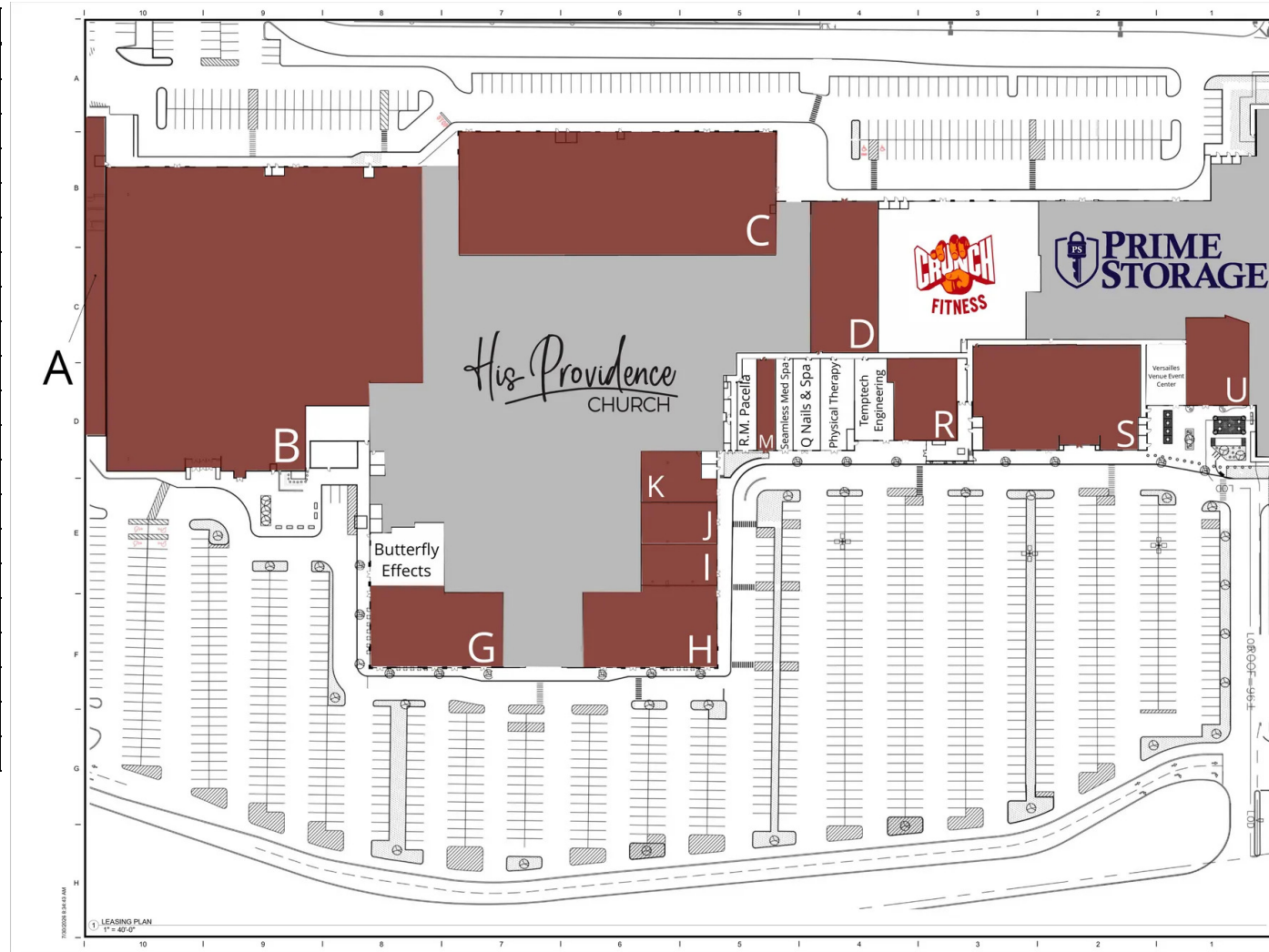
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SPACES

Suite	Tenant	Size
A	Available	106,000 - 196,948 SF
B	Available	90,948 SF
C	Available	39,320 SF
D	Available	10,460 - 25,014 SF
E	Crunch Fitness	25,000 SF
F	Butterfly Effects	4,285 SF
G	Available	10,675 SF
H	Available	10,810 SF
I	Available	3,150 SF
J	Available	3,222 SF
K	Available	3,500 SF
L	R.M. Pacella	1,808 SF
M	Available	1,750 SF
N	Seamless Med Spa	1,793 SF
O	Q Nails & Spa	2,445 SF
P	Physical Therapy	3,017 SF
Q	Temptech Engineering	3,097 SF
R	Available	5,679 SF
S	Available	17,965 SF
T	Versailles Venue Event Center	2,240 SF
U	Available	5,591 SF



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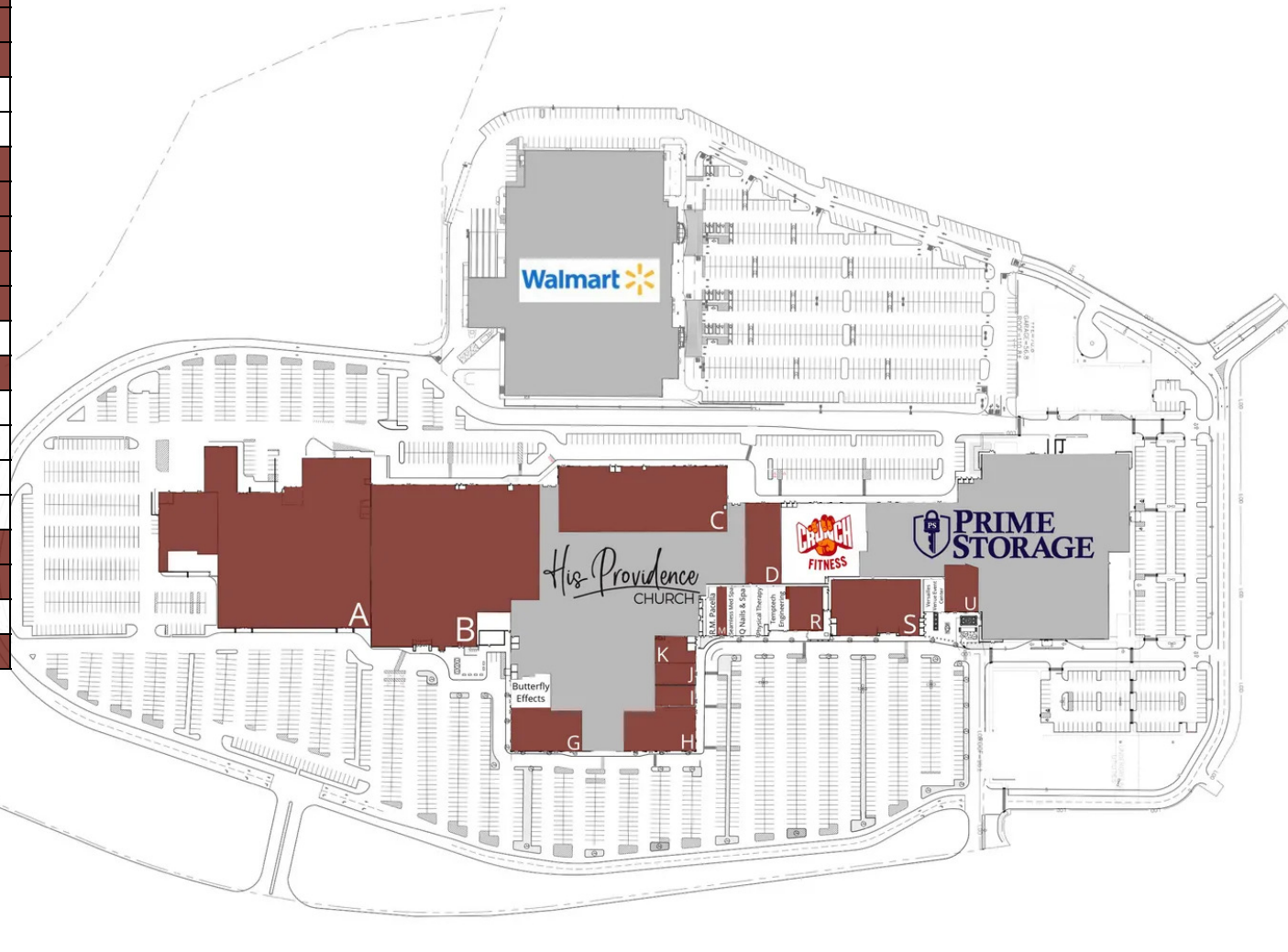
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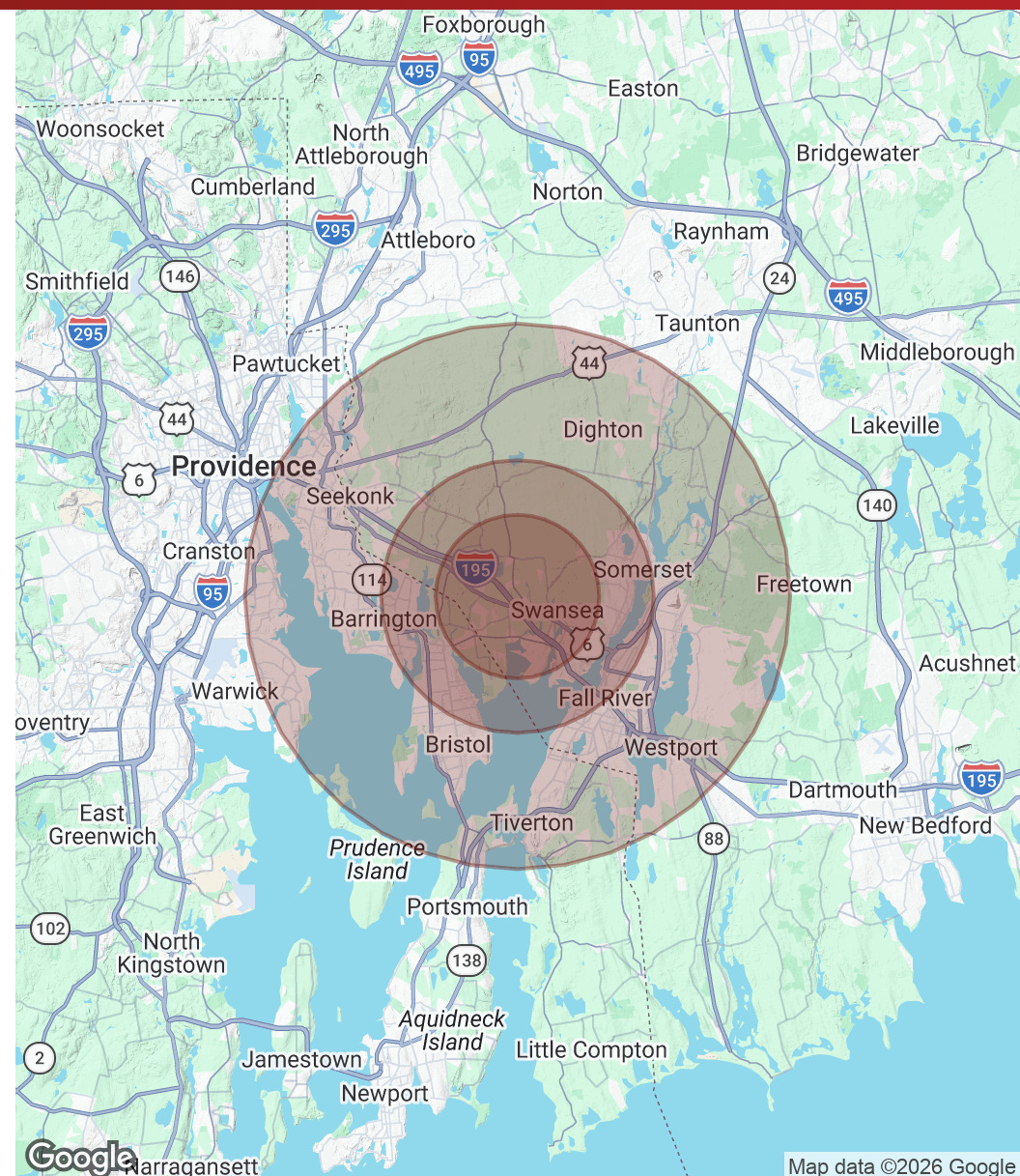
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Population	3 Miles	5 Miles	10 Miles
Total Population	19,133	89,882	335,981
Average Age	44.9	44.7	43.6
Average Age (Male)	42.2	43.1	42.1
Average Age (Female)	48.4	46.9	45.2

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	7,472	37,617	139,928
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$125,048	\$115,397	\$108,071
Average House Value	\$423,662	\$448,704	\$428,103

2023 American Community Survey (ACS)



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