



HAYES & SHERRY

# 800 Washington Street Attleboro, MA

± 4 ACRE LAND PARCEL

FOR SALE OR LEASE



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HAYES & SHERRY

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[HAYESSHERRY.COM](https://www.hayessherry.com)



# 800 Washington Street

## Attleboro, MA

### PROPERTY HIGHLIGHTS

- ±4.0 ACRE PARCEL
- (8) 10' GARAGE BAYS
- CENTRALLY POSITIONED ON BUSY ROUTE 1 RETAIL CORRIDOR WITH SURROUNDING NATIONAL TENANTS
- GREAT RETAIL SYNERGY, ACCESS & VISIBILITY
  - ±350 FEET OF FRONTAGE ON U.S. ROUTE 1
- EASY ACCESS TO Rt 95
- ON THE RI / MA BORDER
- WASHINGTON ST. TRAFFIC COUNTS: 20,837

### AMENITIES

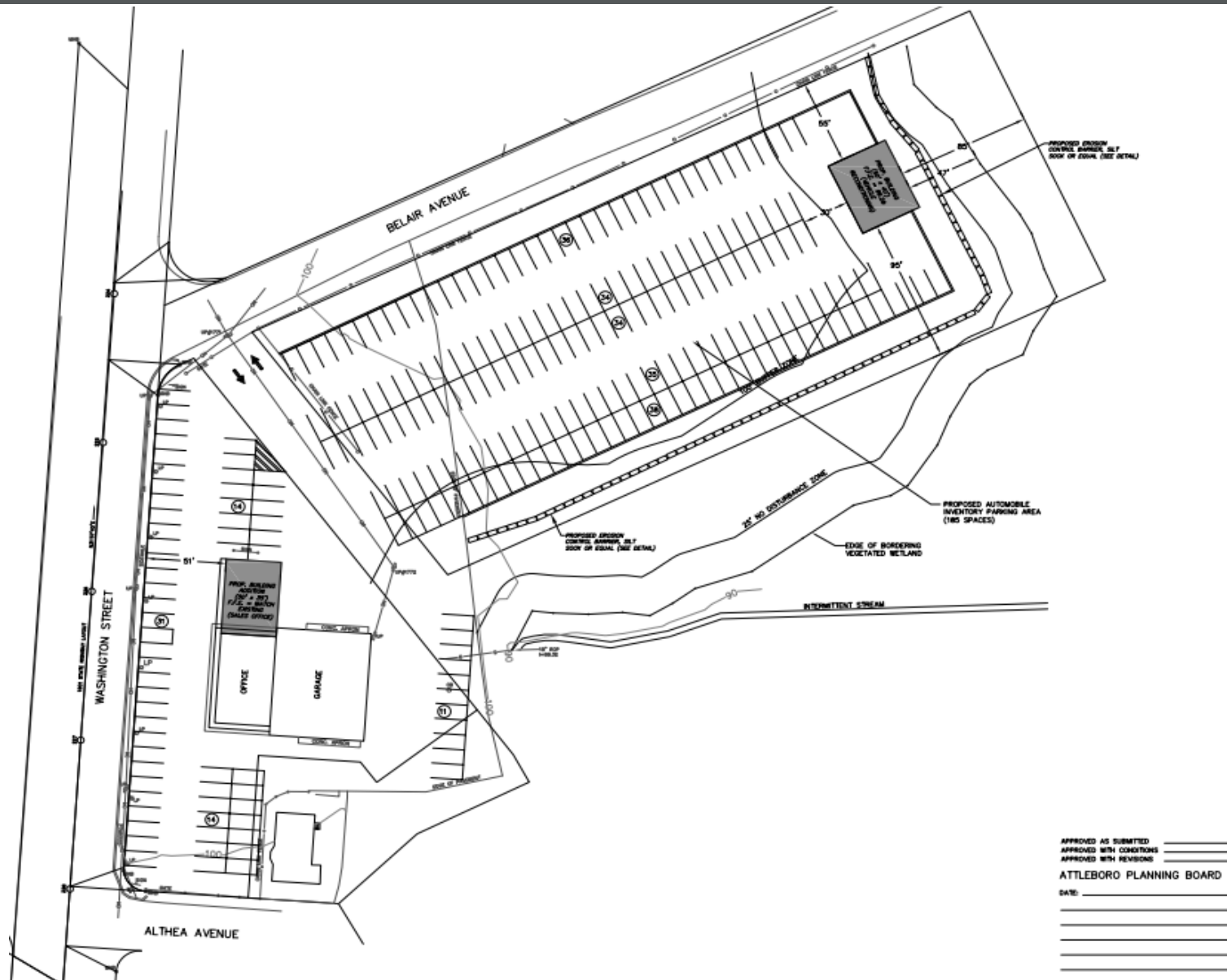
- NATIONAL TENANTS ALONG ROUTE 1 RETAIL CORRIDOR
- LEE'S POND PARK (SOUTH ATTLEBORO PARK), 1.5-ACRE PARK, IS LOCATED DIRECTLY ACROSS THE STREET
  - BASKETBALL COURTS, SOFTBALL FIELDS, FOOTBALL FIELD, SKATEBOARD AREA, HORSESHOE PIT, SAND VOLLEYBALL COURT, WALKING / JOGGING PATH

RETAIL & MULTIFAMILY REDEVELOPMENT  
OPPORTUNITY IN THE HEART OF THE TRADE AREA



DEMOS	1 Mi.	3 Mi.	5 Mi.
Population	3,640	45,816	138,296
Avg. HH \$	\$123,671	\$115,925	\$103,976
Total Business.	169	1,822	5,134
Total Employees	2,172	17,477	47,273

## Site Plan







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