

31-35 Main Street

DOWNTOWN - HINGHAM, MA



+/- **3,100 SF**

EASTERN
LAND COMPANY

FORLEASEHINGHAM.COM
617.286.3830

31-35 Main Street
DOWNTOWN - HINGHAM, MA

RARE BRANDING OPPORTUNITY

**STRONG LOCATION IN THE
HEART OF DOWNTOWN HINGHAM**

- ✓ **PROMINENT LOCATION**
- ✓ **STREET-GRADE ENTRANCE**
- ✓ **DESIRABLE DEMOGRAPHICS**
- ✓ **FULL BASEMENT INCLUDED**
- ✓ **AMPLE MUNICIPAL PARKING**



+/- 3,100 SF

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35' OF FRONTAGE



+/- **3,100 SF**

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3A

Richdale FOOD SHOPS

LOCALÉS TACOS Y TEQUILA

crow point pizzeria

STARS GIM HINGHAM HATERS

TOSCA

Santander

MARKET PLACE

planet fitness

BRUEGGER'S BAGELS

elliott PHYSICAL THERAPY

MASS MVMNT

COMELLA'S Homemade Italian Food

Walgreens

STARBUCKS COFFEE

HINGHAM Physical Therapy

G GLOSSY NAIL + BEAUTY SPA

SARA CAMPBELL

WILLIAM RAVEIS ASSEMBLY A RETAIL SHOP FOR MEN AND WOMEN

TALBOTS

SALTY DAYS FISH CO.

PEEL EST. 2013 PIZZA COMPANY

SHERWIN WILLIAMS

kloTH

bl ACQUIRE GOOD

BOBBLES & LACE

W. Hingham Station
MBTA COMMUTER RAIL
2,700 ADR
GREENBUSH LINE

South Shore Bank

the bar method

CVS pharmacy KRIGSMAN YOGA

HCC

aisons

HINGHAM INSTITUTION FOR SAVINGS

COLDWELL BANKER REALTY

CYCLETOWN

Chel Belh BOUTIQUE

Nona's Homemade

BREWED AWAKENINGS

J. McLaughlin

zonda MAHI MAHI GOLD THE SQUARE CAFE

La Petite Maison

31-35 Main Street

DOWNTOWN - HINGHAM, MA

ANCHOR PLAZA
211 Lincoln Street - Route 3A
40,000 SF Neighborhood Center



BRUEGGER'S BAGELS, MASS MVMNT, COMELLA'S, planet fitness

HINGHAM SHIPYARD
18 Shipyards Drive
210,000 SF Outdoor Lifestyle Center + Marina



TRADER JOE'S, THE FRESH MARKET, wahlburgers, OLD NAVY, pure barre, Orangetheory FITNESS, PATRIOT CINEMAS, TALBOTS OUTLET

LINCOLN PLAZA
400 Lincoln Street - Route 3A
120,000 SF Neighborhood Center



STOP & SHOP, Bank of America, ROCKLAND TRUST, Jersey Mike's SUBS, Evergrin DENTAL, WeightWatchers, Marshalls

184 LINCOLN STREET
Route 3A
20,000 SF Neighborhood Strip Center



STARBUCKS COFFEE, HINGHAM Physical Therapy, GLOSSY NAIL + BEAUTY SPA, Walgreens

DERBY STREET SHOPS
92-98 Derby Street
435,000 SF Outdoor Lifestyle Center



WHOLE FOODS MARKET, Apple, Nike, GAP, Madewell, vineyard vines, Crate&Barrel, REI, BARNES & NOBLE, WILLIAMS-SONOMA, TALBOTS, SEPHORA, BURTONS, CAVA, CHIPOTLE, KOHL'S, SHAKE SHACK

CROW POINT



LIBERTY BAY CREDIT UNION, Richdale FOOD SHOPS, Gulf, LOCALÉS TACOS Y TEQUILA, crow point pizzeria



DOWNTOWN HINGHAM
Established in 1635
Historic Downtown, Marinas, Public Beach



MARKET PLACE, HINGHAM INSTITUTION FOR SAVINGS, Santander, Sara Campbell, South Shore Bank, J. McLaughlin, WILLIAM RAVEIS, CYCLE TOWN, KRIGSMAN YOGA, STARS, CVS pharmacy, THE SQUARE CAFE

- Route 3A TRAFFIC COUNT
22,000 ADT 2022
- Lincoln Street TRAFFIC COUNT
4,600 ADT 2022
- Route 53 TRAFFIC COUNT
13,000 ADT 2022
- Route 228 TRAFFIC COUNT
33,000 ADT 2022
- Route 3 TRAFFIC COUNT
95,000 ADT 2023

QUEEN ANNE'S CORNER
Intersection of Route 53 x Route 228



TD Bank, Bank of America, SUPERCUTS, 7 ELEVEN, Verizon, SCARLET OAK TAVERN, Firestone



TOWN OF HINGHAM DEMOGRAPHICS



POPULATION: 24,000



MEDIAN HH INCOME: \$175,000



POP COLLEGE EDUCATED: 77%



AVG HOME VALUE: \$1.07M



DEMOGRAPHICS
US CENSUS BUREAU 2022



TRAFFIC COUNTS
MA DOT + MBTA

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