

FOR LEASE: 11,213 SF RETAIL SPACE

**59 NEW STATE HIGHWAY, ROUTE 44,
RAYNHAM, MA 02767**



59 New State Highway, Route 44, In Raynham, MA is a 59,436 s.f. Shopping Center on the very busy Route 44.

TRAFFIC COUNT: Over 26,000 vehicles per day

AMPLE PARKING: 245 Total Spaces

ACCESSIBILITY: Close proximity to Routes 24 & 495

TENANTS:

- Pep Boys Auto Service
- Hibachi Super Buffet
- Tractor Supply
- Lovely Nails

DEMOGRAPHICS:

DISTANCE	1 Mile	3 Miles	5 Miles
Population	3,145	51,121	82,702
Households	1,198	20,537	32,272
Avg HH Income (\$)	\$110,234	\$70,315	\$83,472

Exclusively Marketed by:

The Stratton Group LLC

81 John Alden Road, Plymouth, MA 02360

Commercial Investment Real Estate Retail Leasing and Sales Specialist

Philip F. McGuinness

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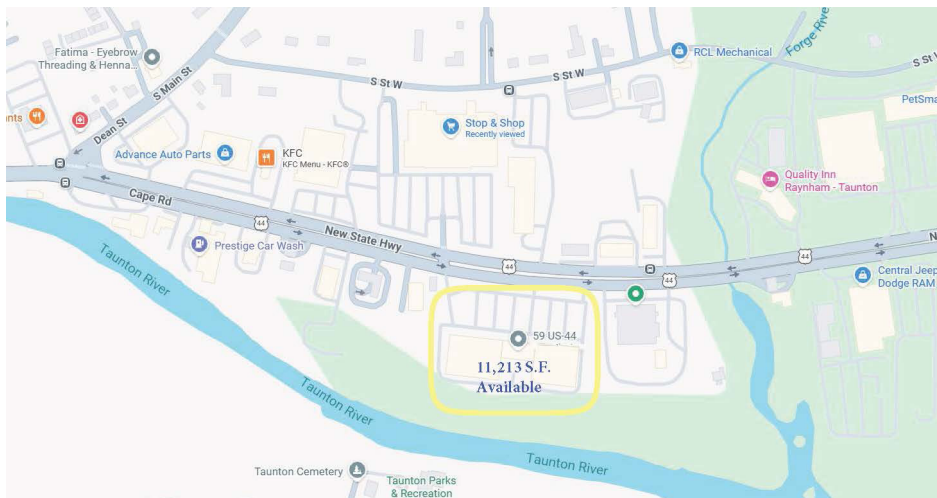


**59 New State Highway
Route 44
Raynham, MA**

**RETAIL SPACE
FOR LEASE**

PROPERTY FEATURES:

- Unit 2: 11,213 square feet
- Vast, open-plan layout offering abundant room for flexible use
- Previously occupied by Pep Boys Retail Center
- 14'-2" clear ceiling height
- Competitive rent of \$21.50/SF/YR NNN
- Private Restroom facilities



NEIGHBORS INCLUDE:

- Shaws
- Walmart
- Lowes
- Quality Inn
- Bernie & Phylls
- McDonalds
- Starbucks
- Rockland Trust
- Dunkin'
- Toyota
- GMC
- Firestone
- Jersey Mikes
- American Red Cross
- Bank of America
- CVS
- **AND MANY MORE!**

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