



## PROPERTY DESCRIPTION

Presenting an exceptional opportunity for office condo investment in Marshfield, MA. This commanding 5,500 square foot condo offers a range of potential uses and provides a versatile space for businesses seeking a prime location in the Marshfield area. The strategic location ensures high visibility and accessibility, making it an attractive option for future tenants. With ample parking and a highly adaptable layout, this property is primed for commercial success and offers a solid investment opportunity in the thriving Marshfield area.

## PROPERTY HIGHLIGHTS

## OFFERING SUMMARY

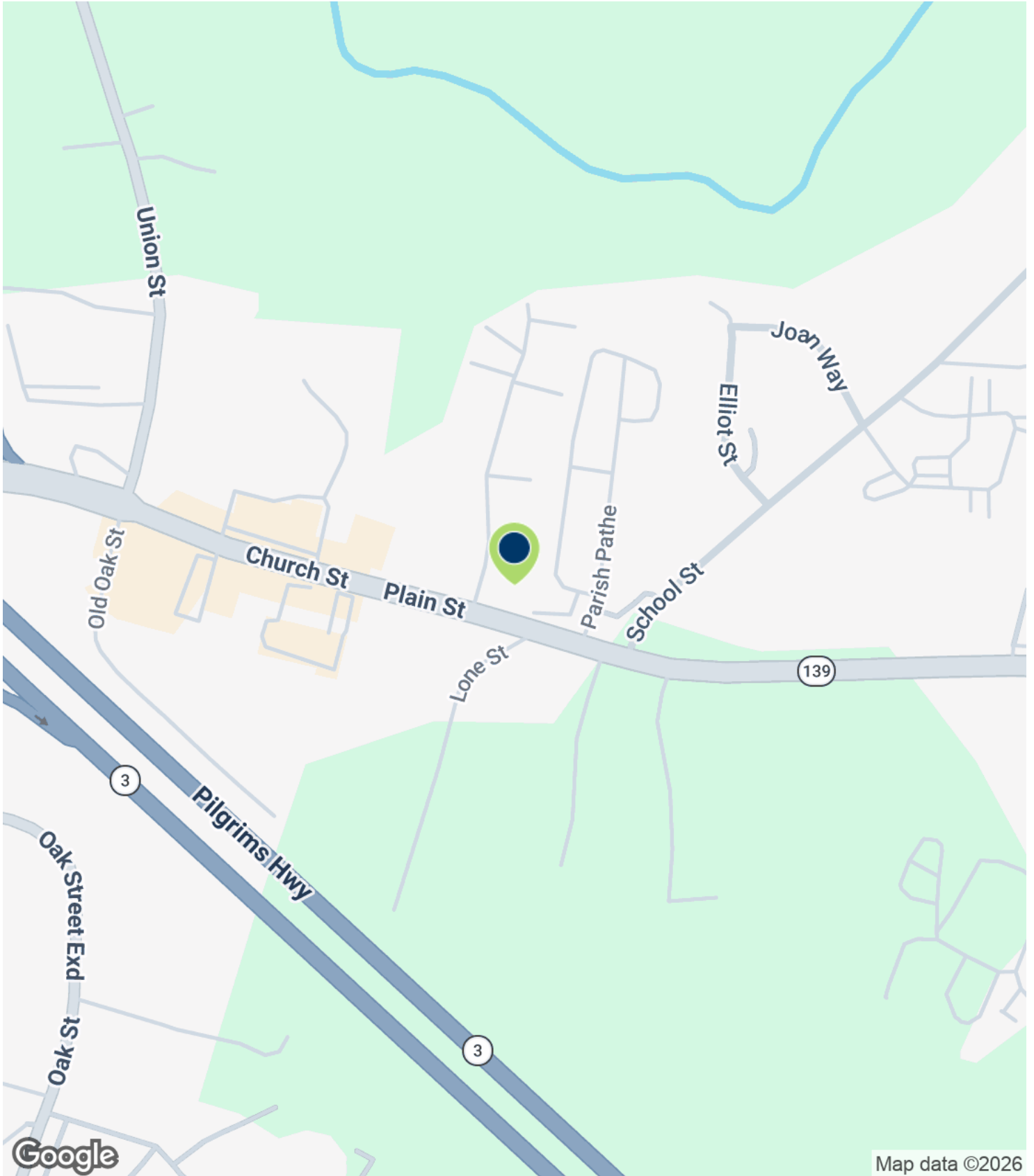
Sale Price:	\$1,275,000
Building Size:	5,500 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	72	299	1,204
Total Population	170	683	2,681
Average HH Income	\$147,473	\$144,488	\$141,661

## Megan Bettencourt

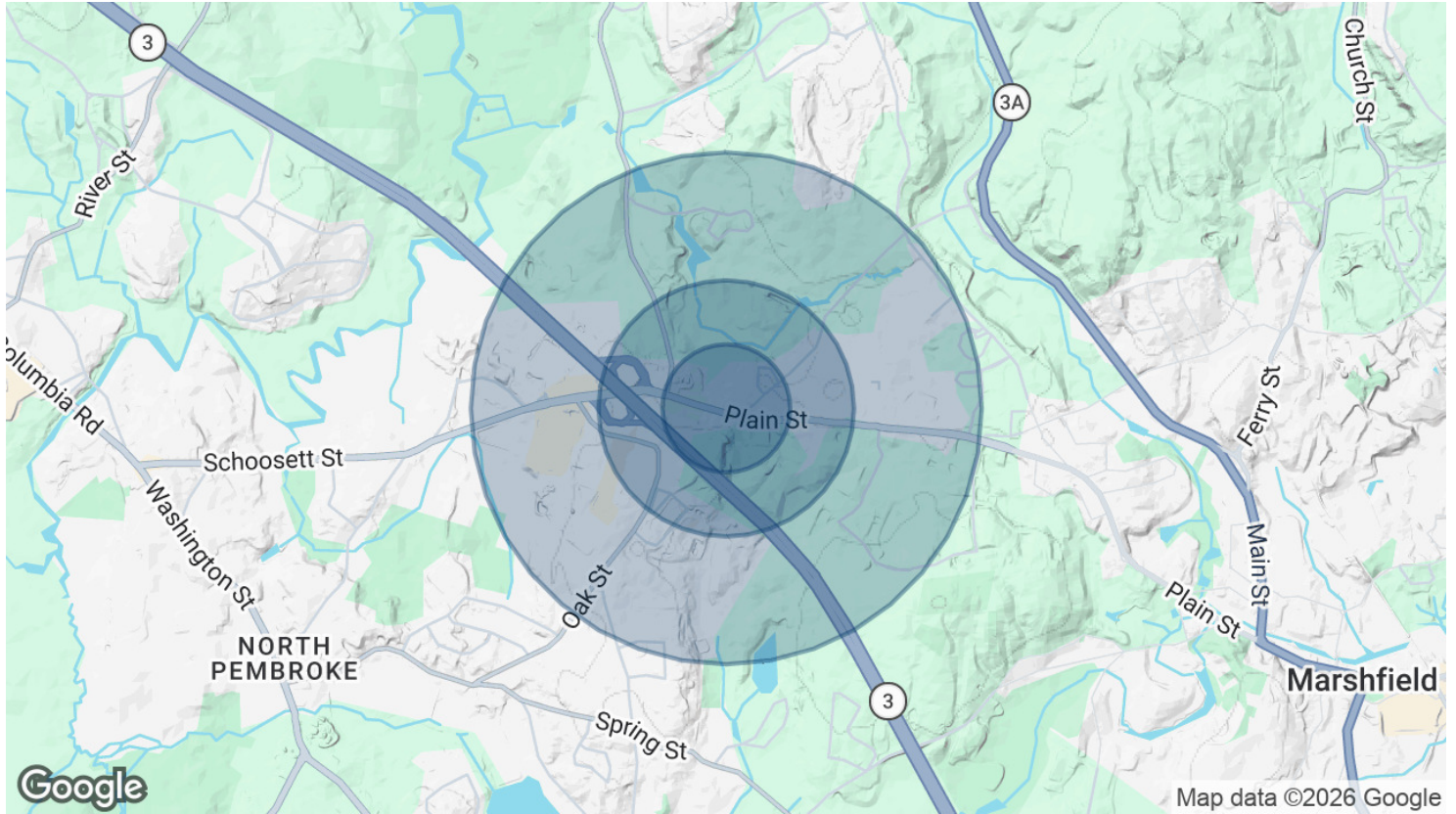
781.608.9681

mbettencourt@unicornrealty.com



**Megan Bettencourt**  
781.608.9681  
mbettencourt@unicornrealty.com





POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	170	683	2,681
Average Age	43.9	43.6	43.9
Average Age (Male)	39.6	40.0	41.7
Average Age (Female)	47.5	46.8	46.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	72	299	1,204
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$147,473	\$144,488	\$141,661
Average House Value	\$740,217	\$659,618	\$623,985

2023 American Community Survey (ACS)



1000 Plain St  
Marshfield, Massachusetts

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY AND SHOULD BE INDEPENDENTLY VERIFIED.

Building Name	1000 Plain Street
Property Type	Office
Property Subtype	Office Building
Building Size	5,500 SF
Lot Size	-
Building Class	C
Number of Floors	2
Parking Spaces	35

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