

FOR LEASE

RETAIL & OFFICE BUILDING



# CROW POINT VILLAGE

185 LINCOLN STREET, HINGHAM, MA 02043

*For More Information*

**BILL KINGDON, SIOR**

603.560.2710

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# CROW POINT VILLAGE



## PROPERTY DESCRIPTION

Small office suites available for lease conveniently located in the Crow Point Neighborhood of Hingham. Easy access to Commuter Rail and Commuter Boat via Hingham Shipyard. Many nearby amenities including Trader Joe's, Fresh Market, Starbucks and Planet Fitness.

## PROPERTY HIGHLIGHTS

- Signalized Intersection
- High Traffic Area
- Strong Demographics
- Mix of Professional Office and Retail Tenants
- Elevator access and ample parking in the rear

## OFFERING SUMMARY

Lease Rate:	\$24 SF/yr (MG)
Number of Available Units:	3
Available SF:	1,103 - 1,876 SF
Lot Size:	1.4 Acres
Building Size:	26,233 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,690	12,989	36,920
Total Population	4,433	32,958	88,974
Average HH Income	\$149,661	\$115,689	\$93,326

# CROW POINT VILLAGE



## LEASE INFORMATION

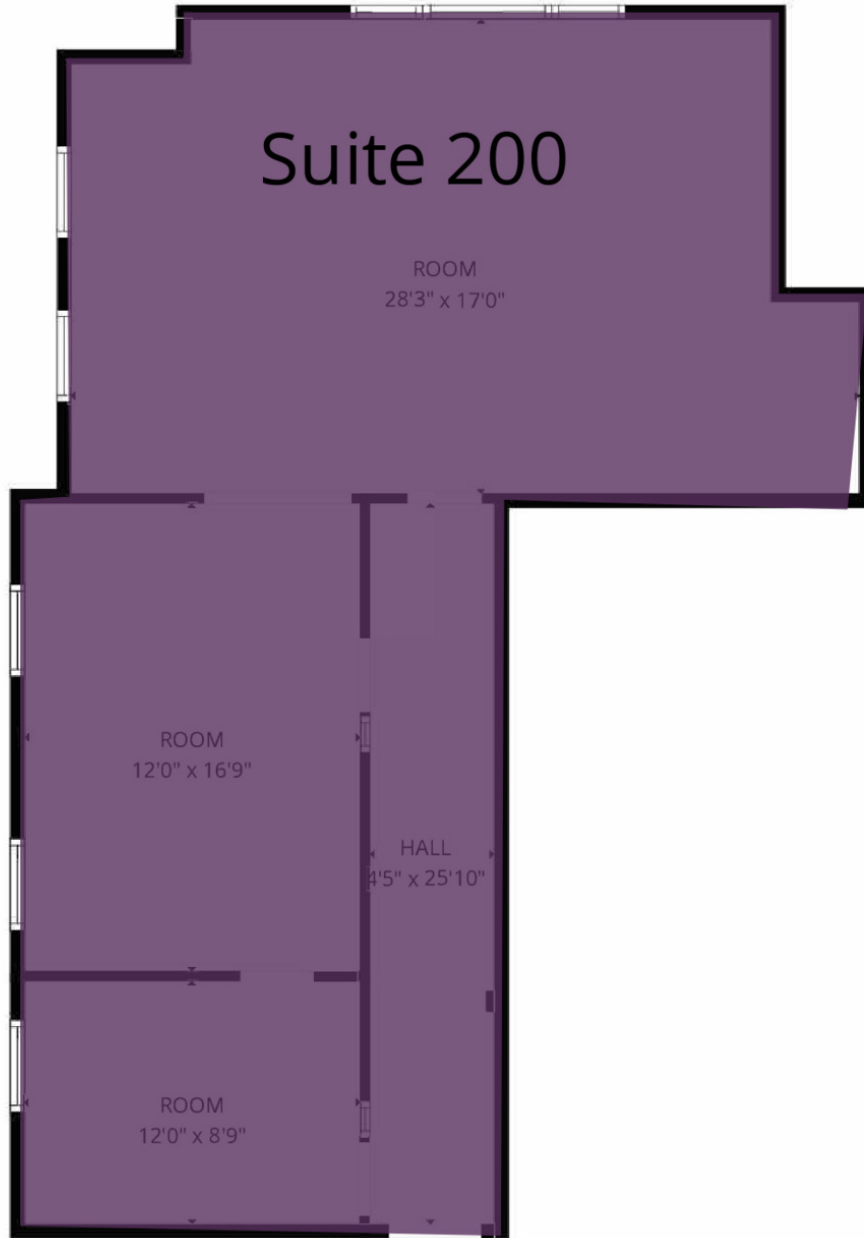
Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,103 - 1,876 SF	Lease Rate:	\$24 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 200 - Office	Available	1,103 SF	Modified Gross	\$24.00 SF/yr	-
Suite 210 - Office	Available	1,876 SF	Modified Gross	\$24.00 SF/yr	-
Suite 302 - Office	Available	1,188 SF	Modified Gross	\$24.00 SF/yr	-

# CROW POINT VILLAGE

(Not to Scale)



**LEGEND**

Available

**Rentable Square Feet: 1,103 SF**

**185 Lincoln Street, Suite 200**

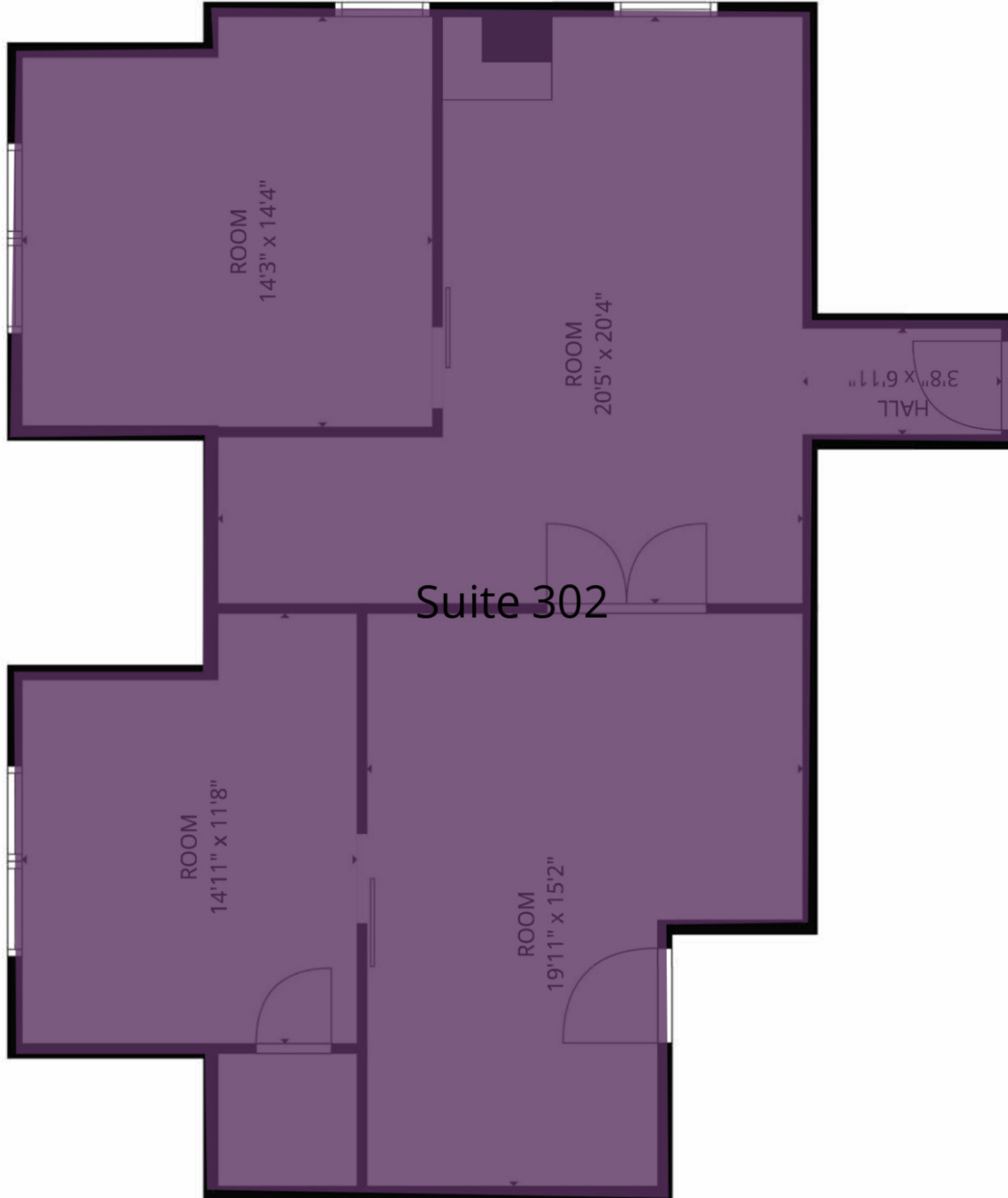


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(Not to Scale)



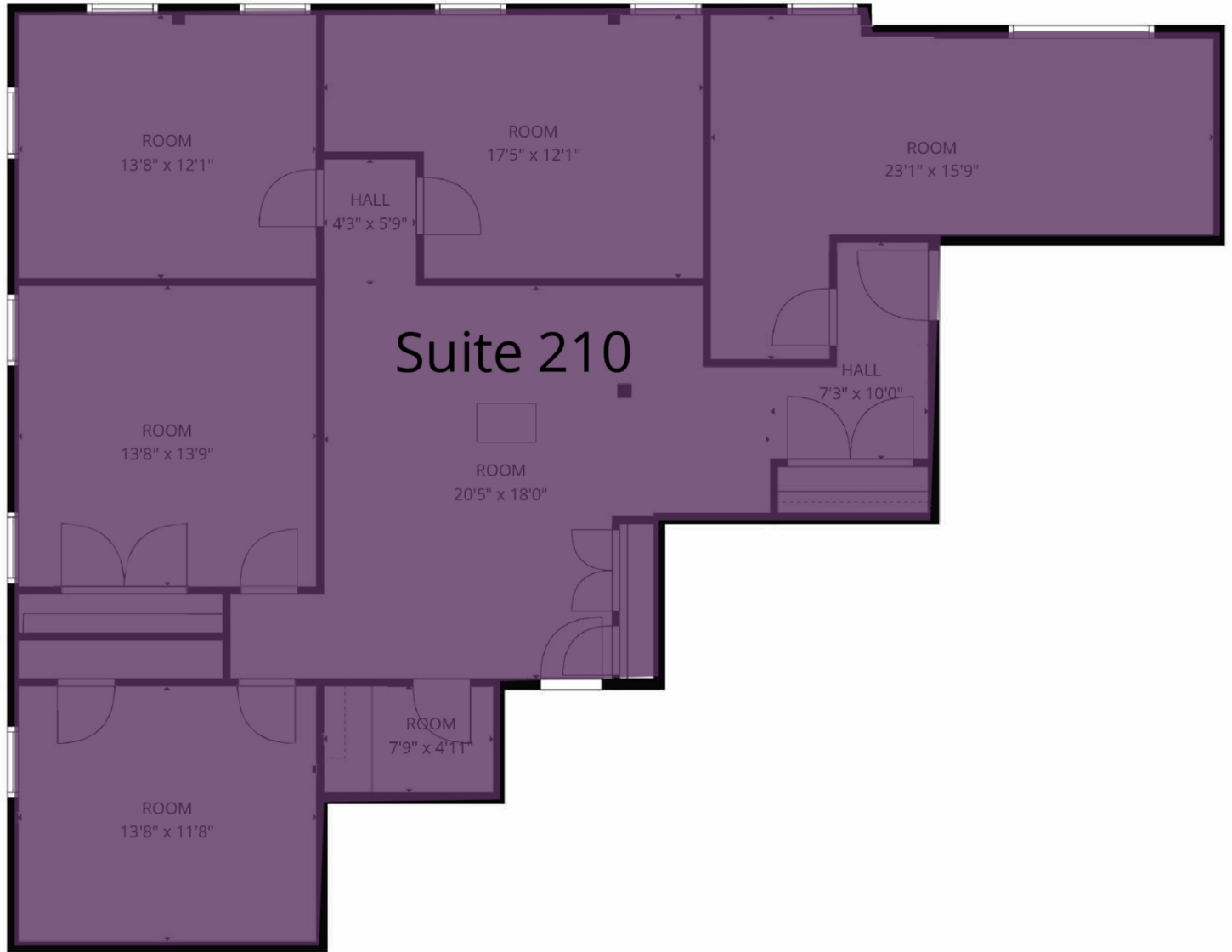
Rentable Square Feet: 1,188 SF  
185 Lincoln Street, Suite 302

### LEGEND

Available

# CROW POINT VILLAGE

(Not to Scale)



Rentable Square Feet: 1,876 SF

185 Lincoln Street, Suite 210

## LEGEND

Available



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ADDITIONAL PHOTOS

# CROW POINT VILLAGE



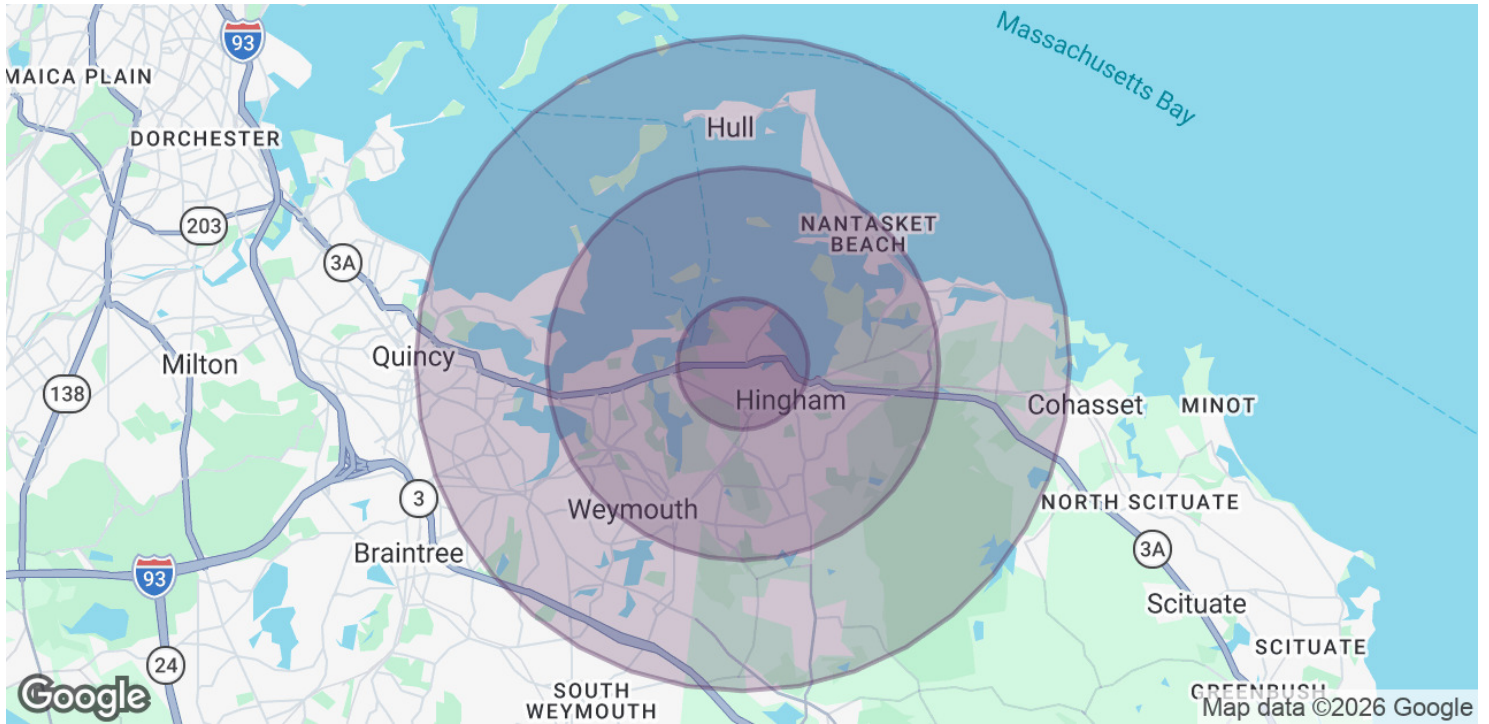
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,433	32,958	88,974
Average age	43.8	43.0	41.6
Average age (Male)	42.1	41.4	39.5
Average age (Female)	45.8	44.3	43.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,690	12,989	36,920
# of persons per HH	2.6	2.5	2.4
Average HH income	\$149,661	\$115,689	\$93,326
Average house value	\$671,815	\$591,382	\$501,284

\* Demographic data derived from 2020 ACS - US Census