

RETAIL BUILDING
FOR LEASE



SHOPS AT OCEAN'S GATE

1899 OCEAN ST , MARSHFIELD,
MA 02050

DAVE ELLIS, SIOR

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PROPERTY DESCRIPTION

40,000 Square Foot Lifestyle Center conveniently located at the intersection of Ocean Street and Webster Street in Marshfield Center. Adjacent to Webster Square, a 180,000 SF Grocery-Anchored Retail Center. Existing tenants include Verizon Wireless, Mattress Firm, Station 8, Katies Burger Bar, CycleTown and a variety of retail and restaurant tenants.

PROPERTY HIGHLIGHTS

- 40,000 +/- ADT
- Lifestyle Center Adjacent to Grocery Anchored Shopping Center
- Built Within Last 10 Years
- Strong Tenant Mix and Demographics
- Multiple Parking Areas and Frontage

OFFERING SUMMARY

Lease Rate:	\$30 SF/yr (NNN)
Available SF:	982 - 1,300 SF
Lot Size:	1.33 Acres
Building Size:	40,000 SF

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	17,680	57,343	145,855
Total Population	46,393	151,946	389,835
Average HH Income	\$174,456	\$174,533	\$154,736



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ADVISORS**

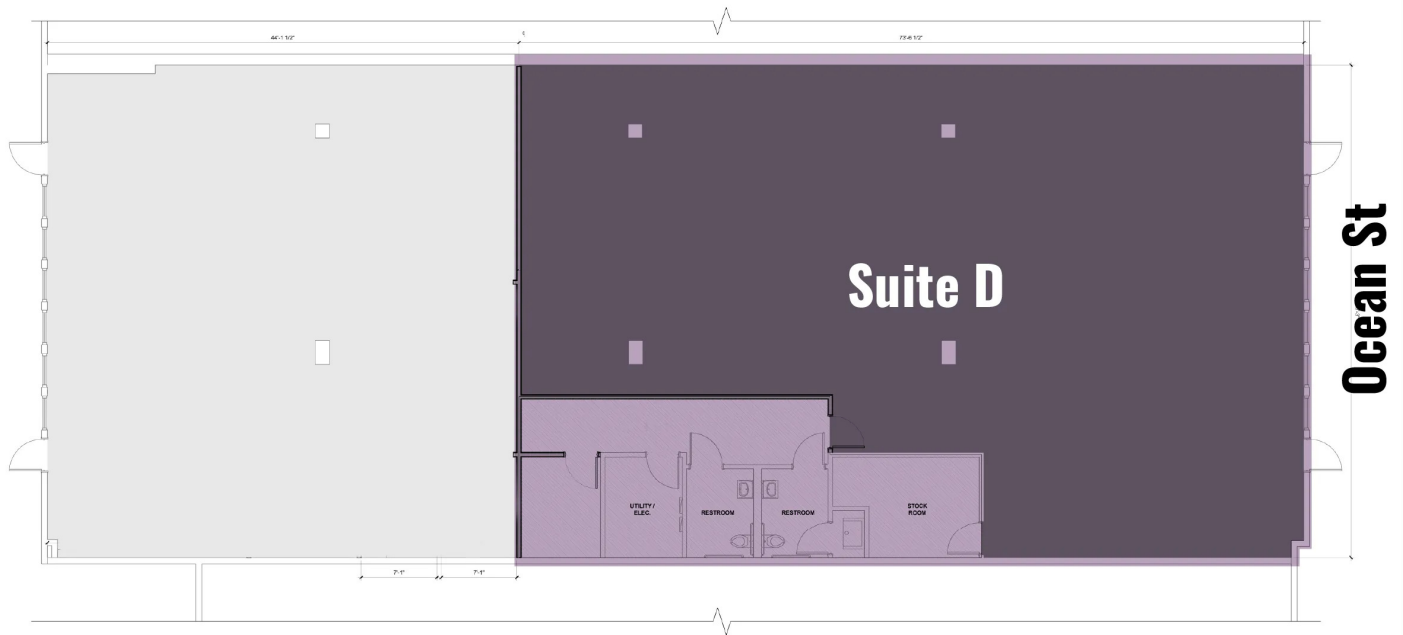
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FLOOR PLANS

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RETAILER MAP

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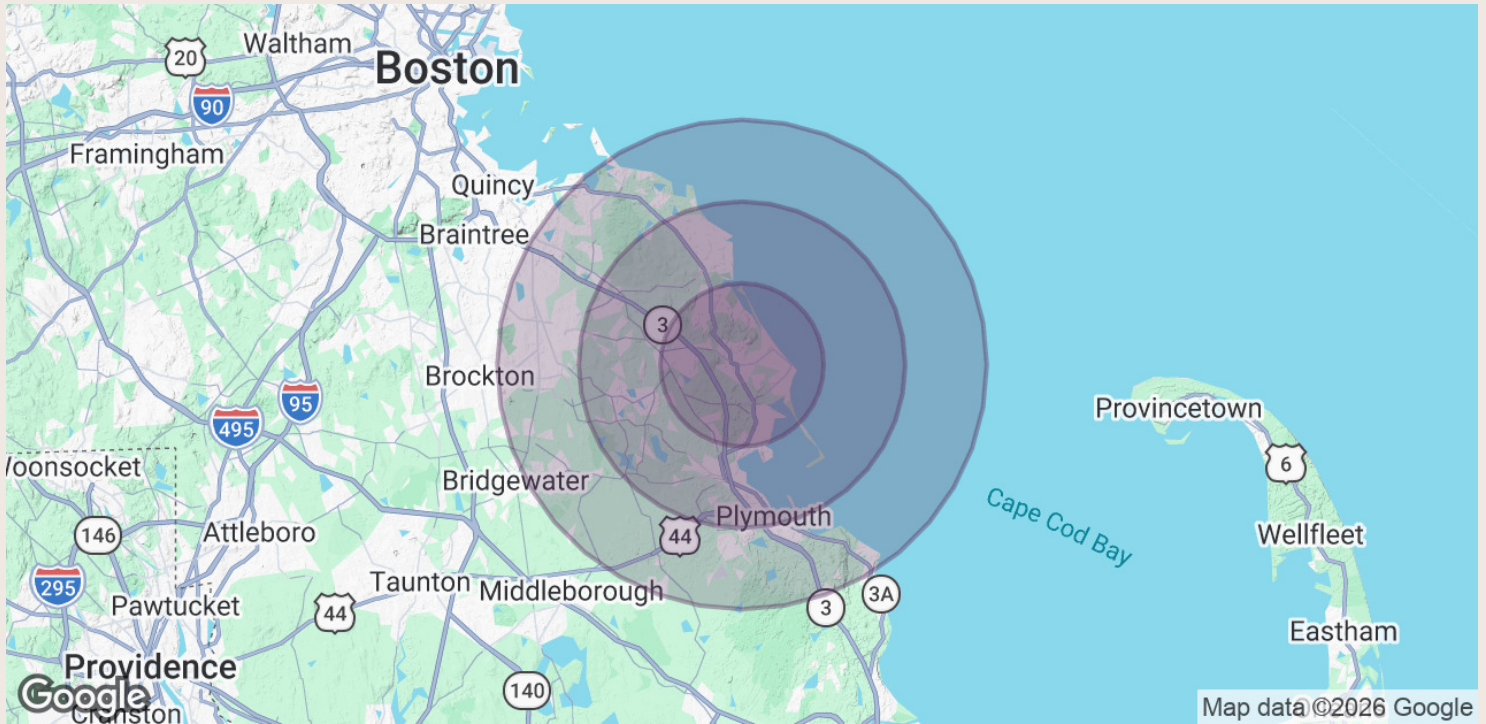
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	46,393	151,946	389,835
Average Age	44	43	42
Average Age (Male)	43	42	41
Average Age (Female)	45	45	44

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	17,680	57,343	145,855
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$174,456	\$174,533	\$154,736
Average House Value	\$760,973	\$710,774	\$645,948

2020 American Community Survey (ACS)



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