

OFFICE BUILDING
FOR LEASE



BRICK KILN PLACE

31 SCHOOSSETT ST,
PEMBROKE, MA 02359-1877

DAVE ELLIS, SIOR

781.919.0800 x701
dave@ellisrealtyadvisors.com

KERRICK PIERCE

781.919.0800 x710
kpierce@ellisrealtyadvisors.com

PROPERTY SUMMARY

BRICK KILN PLACE



PROPERTY DESCRIPTION

Brick Kiln Place is a professionally maintained, Multi-Tenant office/retail building. Ideal uses include office, medical or retail businesses. Great Signage opportunity and many nearby amenities for added convenience.

SPACES	LEASE RATE	SPACE SIZE
Suite 308	Negotiable	360 SF
Suite 504/505	\$18.00 SF/yr	850 - 1,938 SF

OFFERING SUMMARY

Lease Rate:	\$18 SF/yr (MG)
Number of Units:	5
Available SF:	360 - 1,938 SF
Lot Size:	2.72 Acres
Building Size:	27,265 SF
NOI:	\$0.00
Cap Rate:	0.0%

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	693	18,753	75,143
Total Population	1,959	53,167	207,005
Average HH Income	\$109,205	\$111,946	\$105,408



**ELLIS
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ADVISORS**

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COMPLETE HIGHLIGHTS

BRICK KILN PLACE



PROPERTY HIGHLIGHTS

- Prime intersection of Route 53 and 139
- High visibility with 15,000 cars passing daily
- Professional property management
- Ideal for diverse business professionals
- Ample parking for tenants and visitors
- Modern and well-maintained facilities
- Flexible leasing options available
- Proximity to dining and retail amenities
- State-of-the-art security features
- Bright and spacious office layouts
- Dedicated and responsive maintenance team



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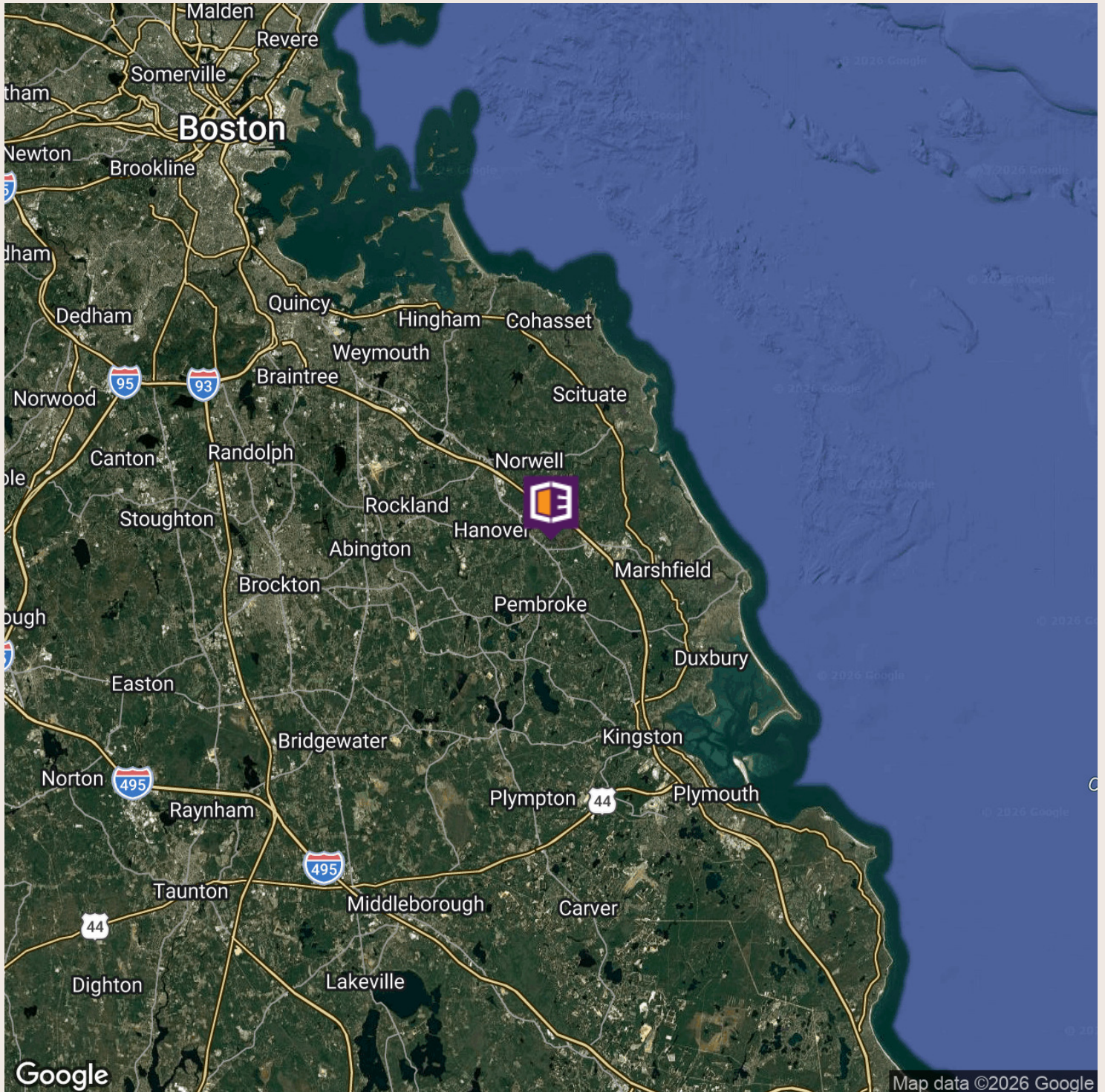
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AERIAL MAP

BRICK KILN PLACE



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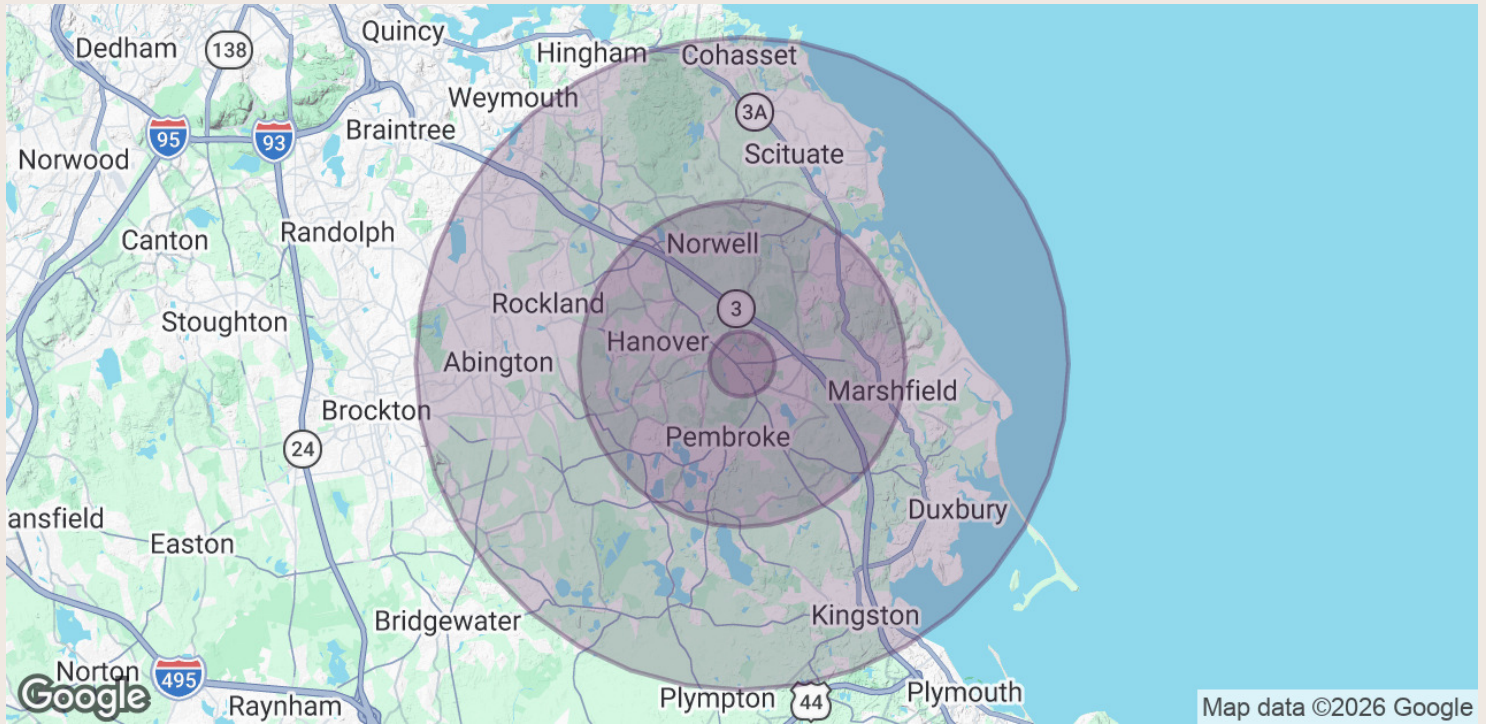
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BRICK KILN PLACE



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,959	53,167	207,005
Average Age	40.9	41.0	41.2
Average Age (Male)	40.7	40.1	40.0
Average Age (Female)	40.3	41.4	42.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	693	18,753	75,143
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$109,205	\$111,946	\$105,408
Average House Value	\$500,258	\$494,014	\$460,847

2020 American Community Survey (ACS)



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