

Sharon Marketplace

700-800 SOUTH MAIN STREET · SHARON, MA

FOR LEASE 1,000 – 2,500 SF Pad | Shaw's-Anchored Neighborhood Center



PROPERTY OVERVIEW

Sharon Marketplace is a newly renovated, Shaw's-anchored neighborhood shopping center offering an abundance of convenient amenities to the local community — including a liquor store, dollar store, fitness and grocery shopping. Positioned at the **I-95 / South Main Street interchange**, the center draws strong retail traffic and serves trade-area households averaging **\$151,000** in income. Anchor retailers include Shaw's, Liquor World, KinderCare, Citizens Bank, Dunkin' and Dollar Tree. The property is adjacent to Sharon Gallery, the future Costco-anchored mixed-use development.

PROPERTY DETAILS

GROSS LEASING AREA	108,420 SF
AVAILABILITY	1,000-2,500 SF Outparcel building
AVERAGE DAILY TRAFFIC	110,620 VPD Route 95 · 15,070 VPD Route 20
PARKING RATIO	5.20 / 1,000 GLA

CO-TENANCY



1.3M+ ANNUAL CUSTOMER VISITS RECORDED ACROSS THE CENTER IN 2025

DEMOGRAPHICS

TRADE AREA	1 MILE	3 MILES	5 MILES	10 MILES
POPULATION	4,367	26,589	80,956	384,567
HOUSEHOLDS	1,437	9,869	29,821	142,549
AVG. HH INCOME	\$113,756	\$142,391	\$151,281	\$141,018
MEDIAN HH INCOME	\$76,048	\$115,667	\$124,334	\$114,351

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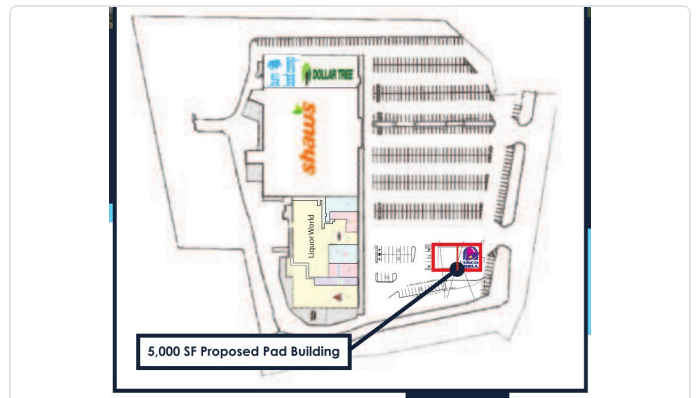


AVAILABLE PAD



OUTPARCEL BUILDING · UP TO 2,500 SF, DIVISIBLE TO ~1,000 SF

SITE PLAN



5,000 SF PROPOSED PAD BUILDING · SIGNALIZED INTERSECTION

PROPERTY HIGHLIGHTS

- ◆ Up to **2,500 SF** available, subdividable to approximately 1,000 SF
- ◆ **Excellent co-tenancy** anchored by Shaw's and national brands
- ◆ Costco-anchored **Sharon Gallery** mixed-use development directly across
- ◆ **Strong demographics** across a dense, affluent trade area
- ◆ **Signalized intersection** at South Main Street
- ◆ Over **400 residential apartments** at completion within adjacent Sharon Gallery

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