

RETAIL BUILDING
FOR SALE



**700 WASHINGTON
STREET, HANOVER,
MA 02339**

DAVE ELLIS, SIOR

781.919.0800 x701
dave@ellisrealtyadvisors.com

HAILEY MINICUCCI

781.919.0800 x724
hminicucci@ellisrealtyadvisors.com

EXECUTIVE SUMMARY

700 WASHINGTON STREET



OFFERING SUMMARY

Sale Price:	Subject To Offer
Building Size:	7,580 SF
Lot Size:	0.68 Acres
Number of Units:	1
Price / SF:	-
Year Built:	1968
Zoning:	Commercial District
Market:	Boston
Submarket:	Route 3 Corridor

PROPERTY OVERVIEW

700 Washington Street in Hanover has been home to a successful consignment store for the past 25 years. This highly visible stand-alone property is located on route 53, along one of the busiest commercial corridors in southeastern MA. The property has multiple levels, ample storage space, and the potential for a loading door in the back of the property. This well positioned property is a perfect opportunity for a local business looking to plant their flag in Hanover while taking advantage of the high traffic counts and signage opportunity.

PROPERTY HIGHLIGHTS

- Route 53 Hanover Location
- ADT ~20,000 cars per day
- Stand-alone Retail or Office property
- Great signage and dedicated parking



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ADDITIONAL PHOTOS

700 WASHINGTON STREET



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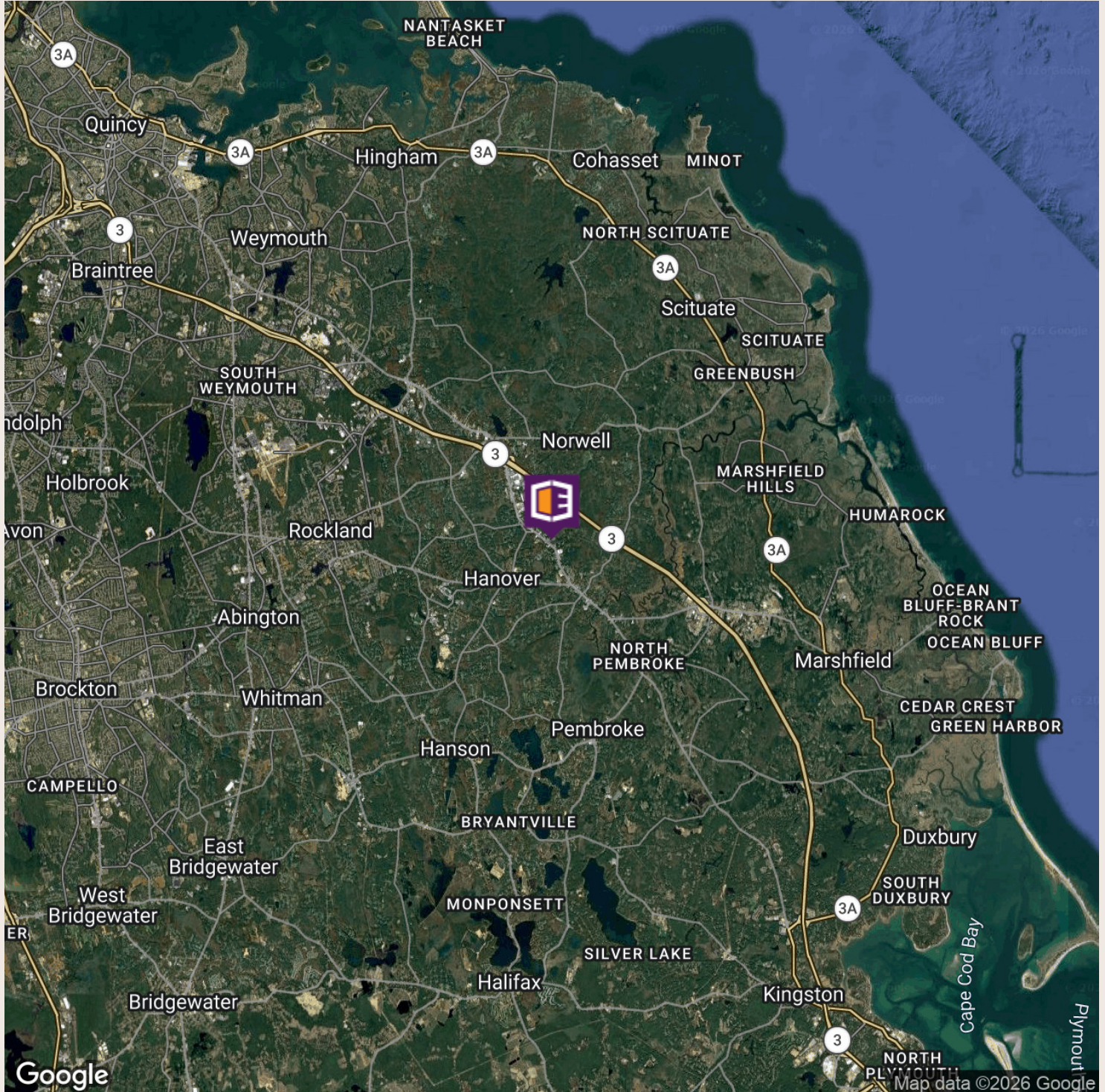
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LOCATION MAP

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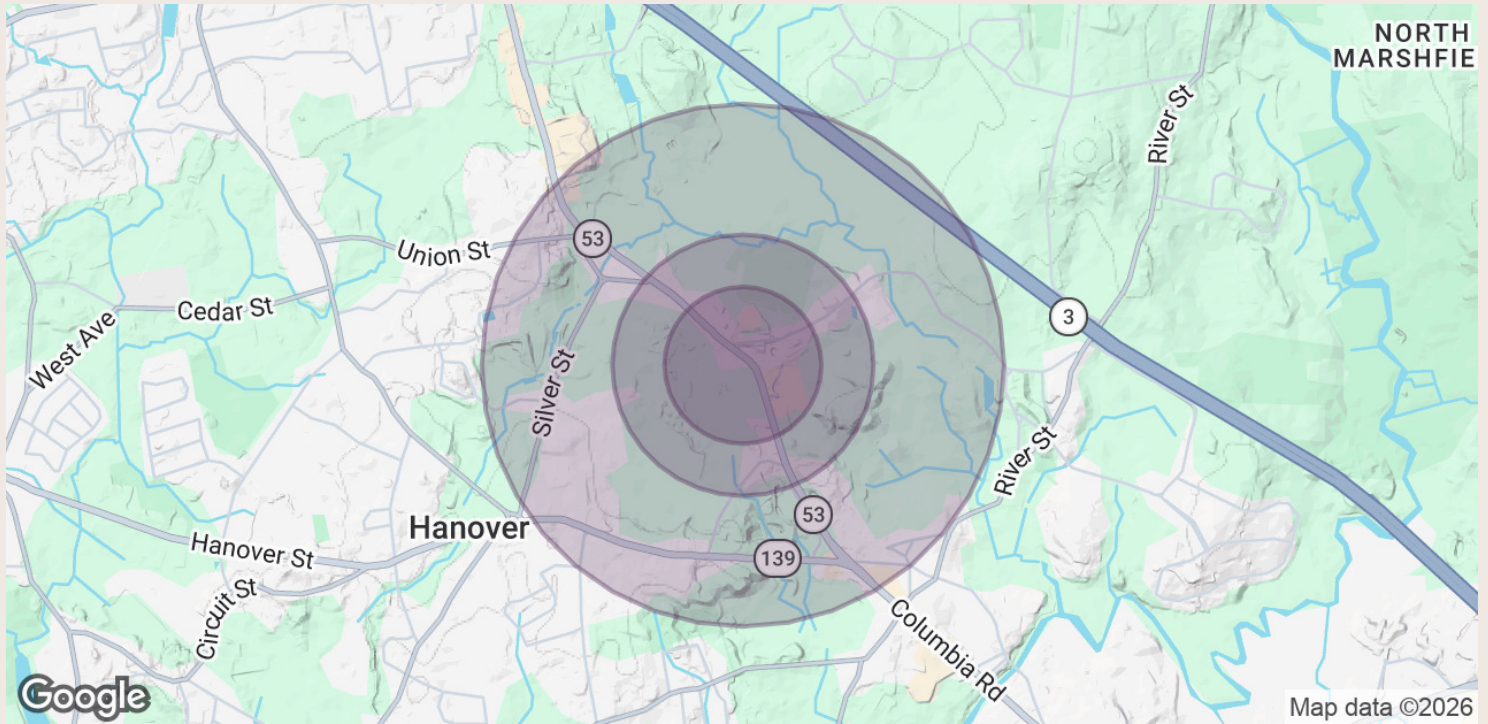
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DEMOGRAPHICS MAP & REPORT

700 WASHINGTON STREET



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	229	625	2,471
Average Age	42.5	42.8	42.8
Average Age (Male)	39.4	39.0	36.8
Average Age (Female)	40.6	41.3	42.4

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	76	214	852
# of Persons per HH	3.0	2.9	2.9
Average HH Income	\$211,439	\$203,582	\$193,955
Average House Value	\$777,205	\$769,186	\$766,794

2023 American Community Survey (ACS)



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