

# Retail & Medical Space Available For Lease

## Wareham Plaza

127 Marion Road (Route 6), Wareham, MA



### Property Information

<b>Address:</b>	127 Marion Road Wareham, MA	<b>Traffic Count:</b>	8,898 ± VPD
<b>Available:</b>	5,733 ± SF (freestanding pad building)	<b>Frontage:</b>	725' ±
<b>Total SF:</b>	100,890 ± SF	<b>Water:</b>	Municipal
<b>Land Area:</b>	12.42 ± Acres	<b>Sewer:</b>	Municipal
<b>Parking Spaces:</b>	358 ± Spaces	<b>Gas:</b>	National Grid
<b>Parking Ratio:</b>	3.55 / 1,000 GLA ±	<b>Zoning:</b>	CS – Commercial Strip
		<b>Year Built:</b>	1962 to 2005

### Trade Area Demographics

	3 Miles	5 Miles	10 Miles
<b>Population:</b>	18,118	31,772	86,176
<b>Households:</b>	7,219	12,810	33,307
<b>Average HH Income:</b>	\$90,163	\$98,122	\$102,018

\*Numbers are year-round only and do not reflect the significant seasonal population swell



Wareham Plaza is a grocery-anchored shopping center strategically located on busy Route 6 (Marion Road). Situated at a signalized entrance, Wareham Plaza has direct vehicle access to the Route 6 commercial corridor at the intersection of Gibbs Road. This route is the primary commercial and transportation corridor that connects the towns of southeastern Massachusetts to Cape Cod. Wareham Plaza draws shoppers from a wide trade area, including wealthy oceanfront communities. Current tenants include Shaw's Supermarket, Aubuchon Hardware, Walgreens, Salon Red and more. This property features ample parking, pylon signage and strong visibility to Route 6. This site would be an ideal location for retailers, service businesses, medical tenants, and restaurants.

### For Leasing Information

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