

RETAIL SPACE FOR LEASE



185 WASHINGTON STREET

Attleboro, MA 02703

DAN FEINER

Vice President
401.751.3200 x3310
dan@mgcommercial.com

MG COMMERCIAL

365 Eddy Street, Penthouse Suite
Providence, RI 02903
401.751.3200 | mgcommercial.com

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Join this busy shopping center strategically located on Route 1 in the heart of Southeastern MA's busiest retail trade area. The shopping center benefits from excellent visibility, convenient access, strong traffic counts, and both storefront and pylon signage. Available suites include a 5,205 SF end-cap space and a newly available 3,592 SF space.

PROPERTY HIGHLIGHTS

- End-cap unit available
- Open floor plan
- Strong pylon signage
- Situated in the heart of the Route 1 retail trade area
- Traffic count 32,000 +/- cars per day
- Tremendous visibility & accessibility
- 2 curb cuts
- Plenty of store-front parking

LOCATION DESCRIPTION

185 Washington Street is well located in the heart of the Route 1 retail corridor. It is a corner lot at the intersection of Washington Street and Como Drive. There are many traffic generators in close proximity, including Target, Best Buy, Walmart, Lowe's, Chick-fil-A, Ninety Nine Restaurant, Longhorn Steakhouse, and many other national retailers.

OFFERING SUMMARY

Unit 1 End-Cap:	5,205 SF/ \$18.00 SF/yr (NNN)
Unit 5:	3,592 SF/ \$14.50 SF/yr (NNN)

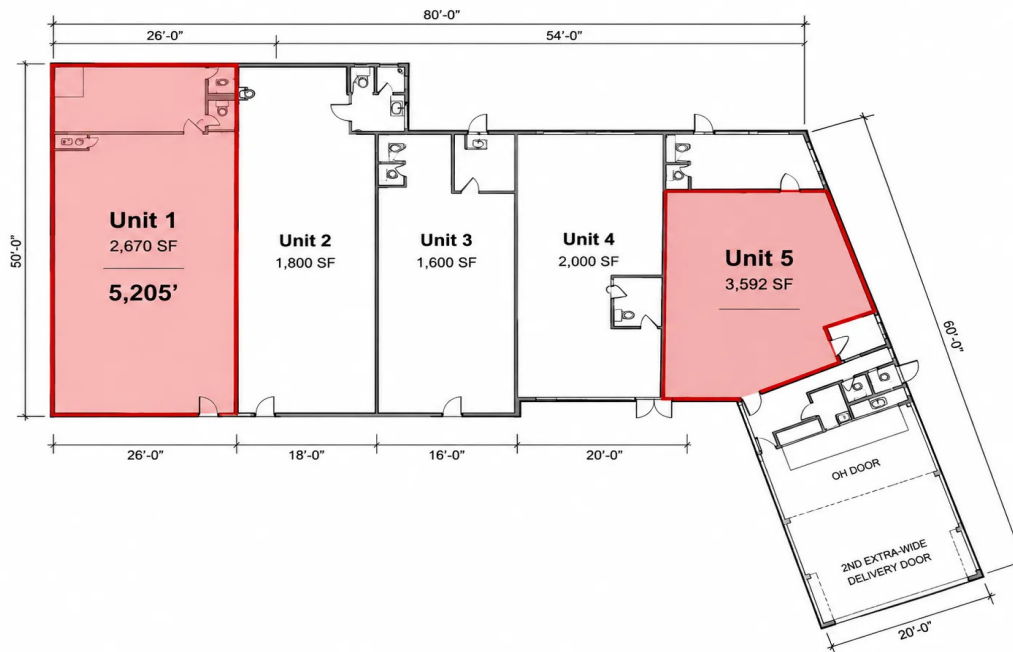
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,261	24,245	78,074
Total Population	3,799	61,486	195,387
Average HH Income	\$152,170	\$116,699	\$104,605

DAN FEINER
Vice President
401.751.3200 x3310
dan@mgcommercial.com

365 Eddy Street, Penthouse Suite
Providence, RI 02903
mgcommercial.com



INTERIOR PHOTO & FLOOR PLAN

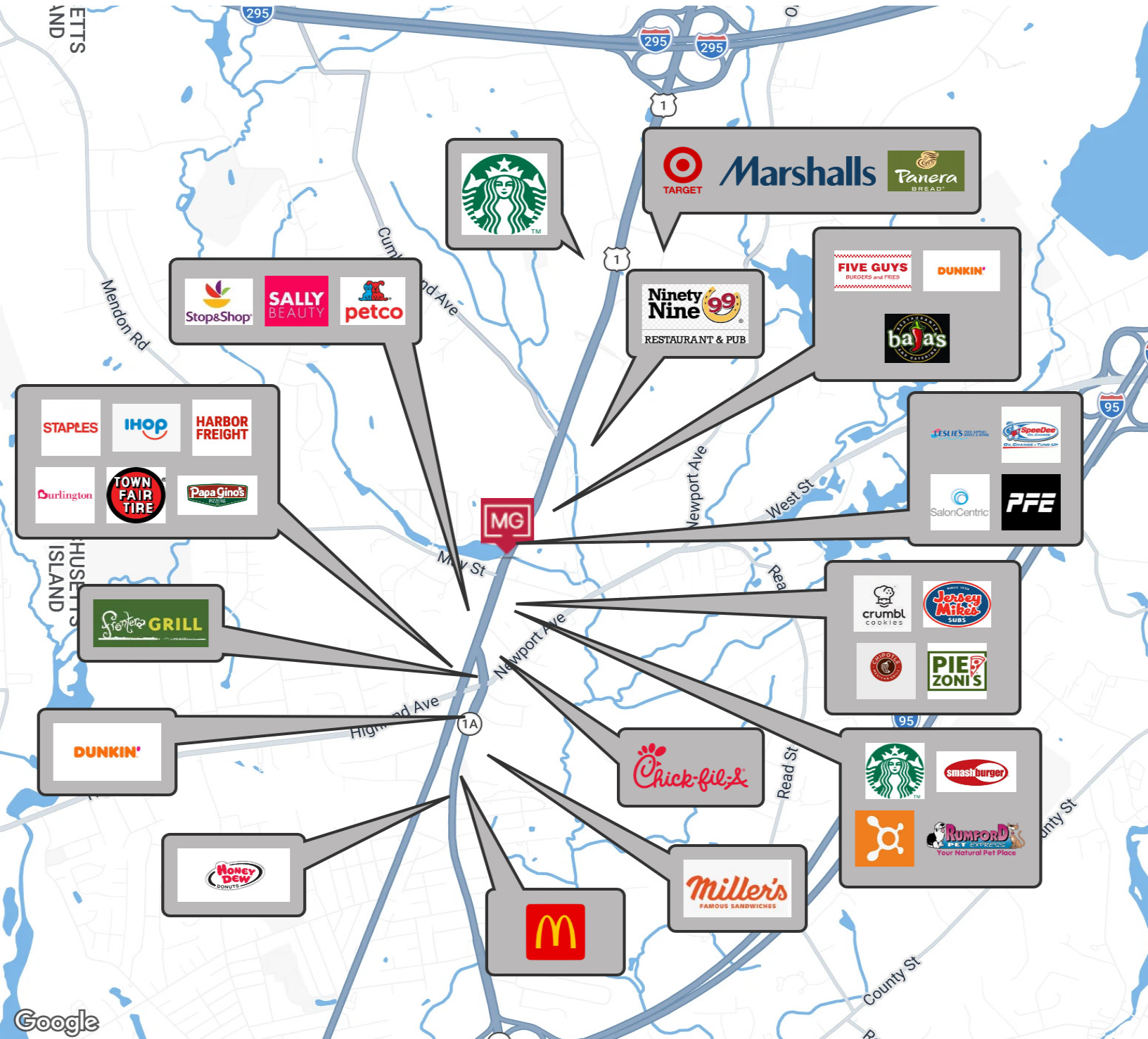


DAN FEINER
Vice President
401.751.3200 x3310
dan@mgcommercial.com

365 Eddy Street, Penthouse Suite
Providence, RI 02903
mgcommercial.com



AREA RETAILORS



DAN FEINER
Vice President
401.751.3200 x3310
dan@mgcommercial.com

365 Eddy Street, Penthouse Suite
Providence, RI 02903
mgcommercial.com

