

397 - 405 Washington Street

Attleboro, MA

RETAIL/OFFICE BUILDINGS / $\pm$ 9,500 SF / $\pm$ 1.77 ACRES

FOR SALE \$2,250,000



Pete Hayes / Phayes@hayessherry.com / +1 401-273-7426
Matt Fair / Mfair@hayessherry.com / +1 401-273-2053
Holden Wilson / Hwilson@hayessherry.com / +1 401-273-1981



HAYES & SHERRY

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HAYESSHERRY.COM

405 Washington Street



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397- 405 WASHINGTON ST, ATTLEBORO, MA / FOR SALE \$2,250,000

HIGHLIGHTS

Well-located along Washington Street offering excellent visibility and EASY access to I-95. Situated in a high-traffic TRADE AREAS surrounded by retail and residential neighborhoods. The property benefits from strong frontage and close proximity to major commuter routes and regional amenities.

SALE PRICE

\$2,250,000.00

NEIGHBORS

Dunkin, McDonald's, Burger King, Taco Bell, Chick-Fil-A, Starbucks, Chipotle, BJs, Stop Shop, TJ-Maxx, Burlington, Citizens Bank, Shell



ADDRESS	397 WASHINGTON STREET (SAFELITE BUILDING)	405 WASHINGTON STREET (AAA BUILDING)
PARCEL ID	012-115-00A	012-003-000
AVAILABILITY	OCCUPIED	VACANT (SUBJECT TO SELLER RELOCATION)
BUILDING SIZE / LAND AREA	±2,504 SF / ±0.46 ACRES	±7,056 SF / ±1.31 ACRES
BUILDING AGE	BUILT IN 2006	BUILT IN 1989
ZONING	GENERAL BUSINESS	
PARKING SPACES	45 SPACES (4.7/1,000 SF)	

SAFELITE LEASE INFORMATION (397 WASHINGTON)

OPTION TERM	YEARLY INCOME	LEASE STRUCTURE
FEBRUARY 1, 2026 – JANUARY 31, 2027	\$43,464	NNN (LANDLORD PAYS EXTERIOR MAINTENANCE COSTS)
FEBRUARY 1, 2027 – JANUARY 31, 2028	\$44,544	NNN (LANDLORD PAYS EXTERIOR MAINTENANCE COSTS)
FEBRUARY 1, 2028 – JANUARY 31, 2029	\$45,660	NNN (LANDLORD PAYS EXTERIOR MAINTENANCE COSTS)
FEBRUARY 1, 2029 – JANUARY 31, 2030	\$46,800	NNN (LANDLORD PAYS EXTERIOR MAINTENANCE COSTS)
FEBRUARY 1, 2030 – JANUARY 31, 2031	\$47,976	NNN (LANDLORD PAYS EXTERIOR MAINTENANCE COSTS)

IMAGES (SAFELITE)

397 WASHINGTON STREET, ATTLEBORO, MA



IMAGES (AAA)

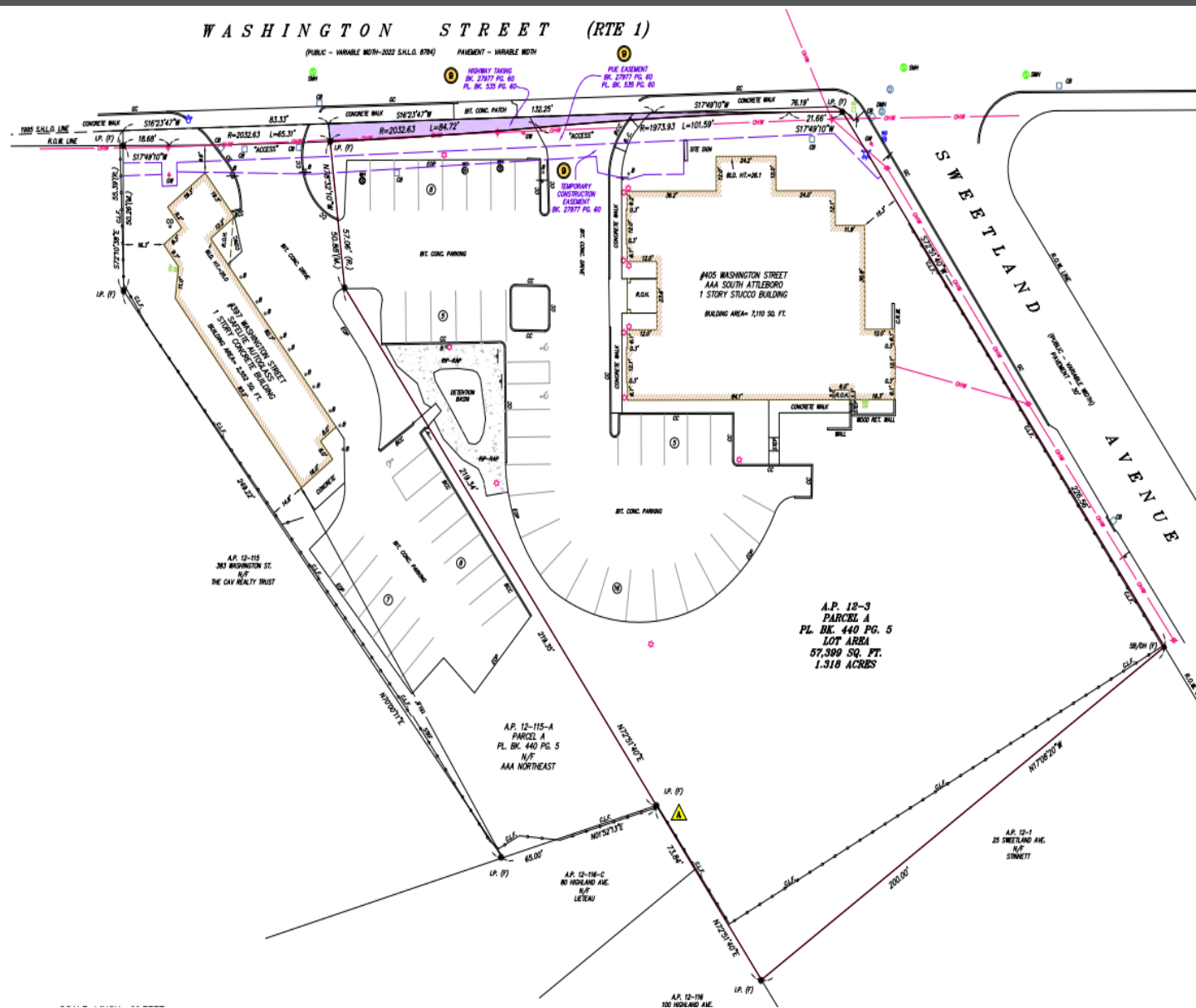
405 WASHINGTON STREET, ATTLEBORO, MA





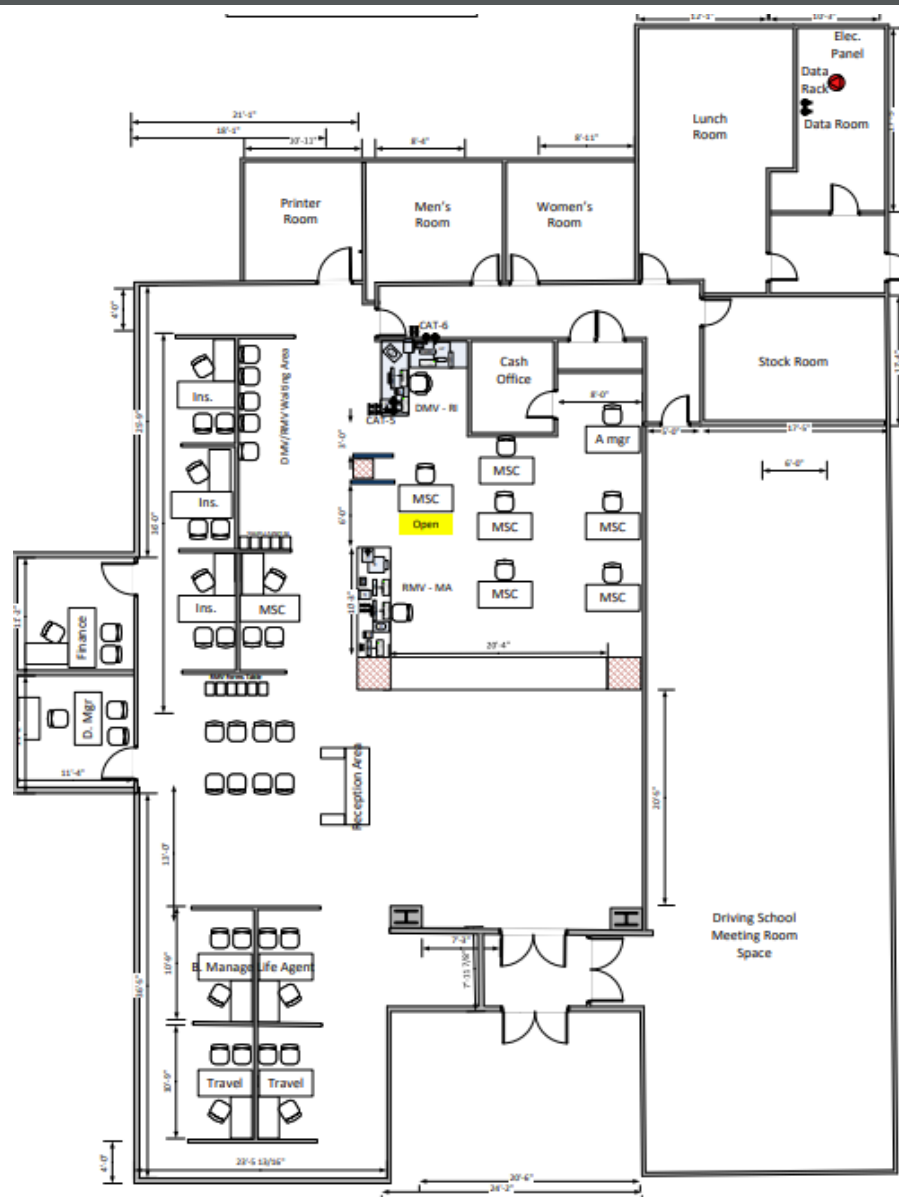
397 WASHINGTON STREET, ATTLEBORO, MA

SITE PLAN



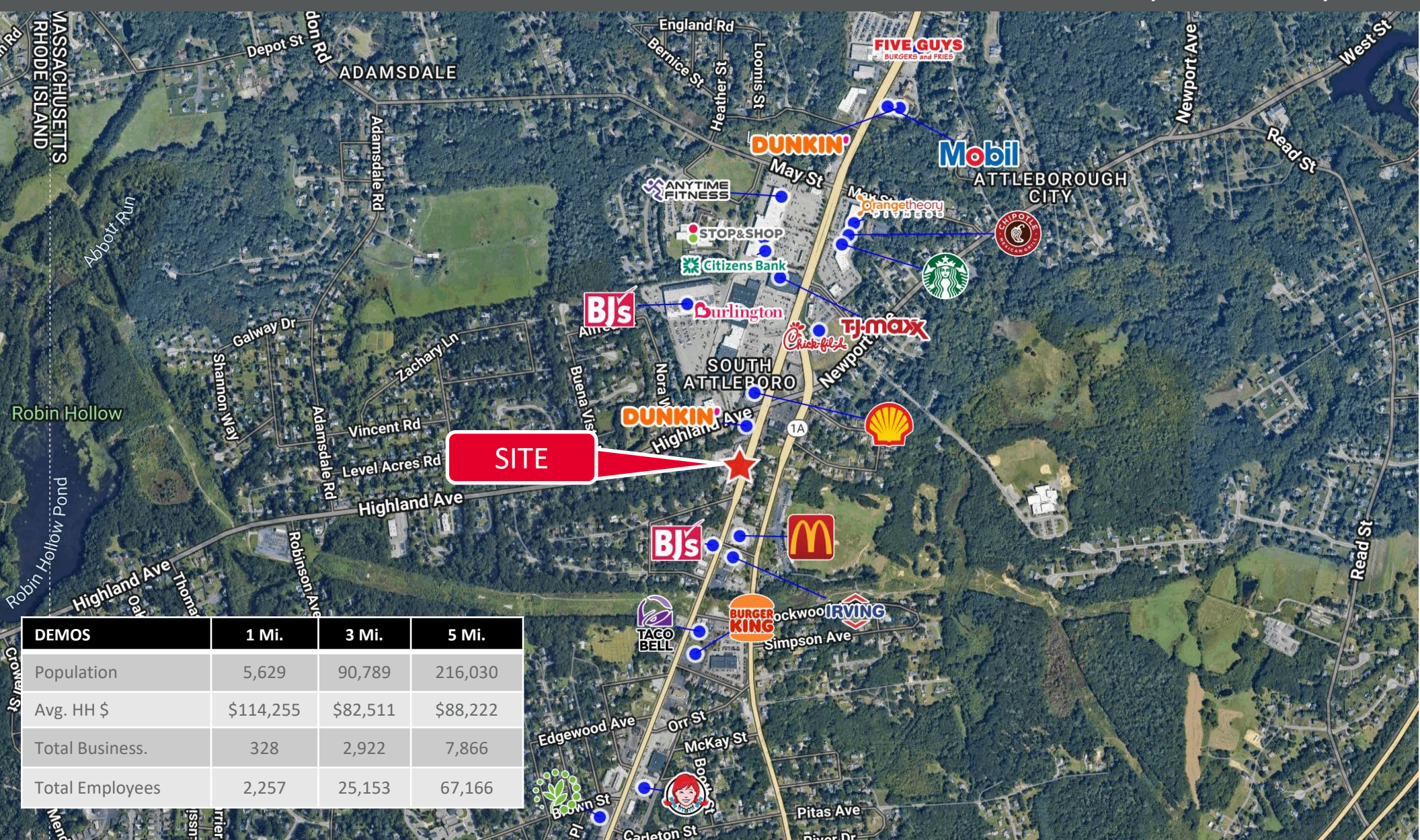
FLOOR PLAN

405 WASHINGTON STREET, ATTLEBORO, MA



NEIGHBORHOOD MAP

397-405 WASHINGTON STREET, ATTLEBORO, MA



DEMOS	1 Mi.	3 Mi.	5 Mi.
Population	5,629	90,789	216,030
Avg. HH \$	\$114,255	\$82,511	\$88,222
Total Business.	328	2,922	7,866
Total Employees	2,257	25,153	67,166