

OFFICE BUILDING  
FOR LEASE



## BRICK KILN PLACE

31 SCHOOSETT ST,  
PEMBROKE, MA 02359-1877

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## PROPERTY SUMMARY

# BRICK KILN PLACE



### PROPERTY DESCRIPTION

Brick Kiln Place is a professionally maintained, Multi-Tenant office/retail building. Ideal uses include office, medical or retail businesses. Great Signage opportunity and many nearby amenities for added convenience.

| SPACES        | LEASE RATE    | SPACE SIZE     |
|---------------|---------------|----------------|
| Suite 308     | Negotiable    | 360 SF         |
| Suite 504/505 | \$18.00 SF/yr | 850 - 1,938 SF |

### OFFERING SUMMARY

|                  |                 |
|------------------|-----------------|
| Lease Rate:      | \$18 SF/yr (MG) |
| Number of Units: | 5               |
| Available SF:    | 360 - 1,938 SF  |
| Lot Size:        | 2.72 Acres      |
| Building Size:   | 27,265 SF       |
| NOI:             | \$0.00          |
| Cap Rate:        | 0.0%            |

| DEMOGRAPHICS      | 1 MILE    | 5 MILES   | 10 MILES  |
|-------------------|-----------|-----------|-----------|
| Total Households  | 693       | 18,753    | 75,143    |
| Total Population  | 1,959     | 53,167    | 207,005   |
| Average HH Income | \$109,205 | \$111,946 | \$105,408 |



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## COMPLETE HIGHLIGHTS

# BRICK KILN PLACE



## PROPERTY HIGHLIGHTS

- Prime intersection of Route 53 and 139
- High visibility with 15,000 cars passing daily
- Professional property management
- Ideal for diverse business professionals
- Ample parking for tenants and visitors
- Modern and well-maintained facilities
- Flexible leasing options available
- Proximity to dining and retail amenities
- State-of-the-art security features
- Bright and spacious office layouts
- Dedicated and responsive maintenance team



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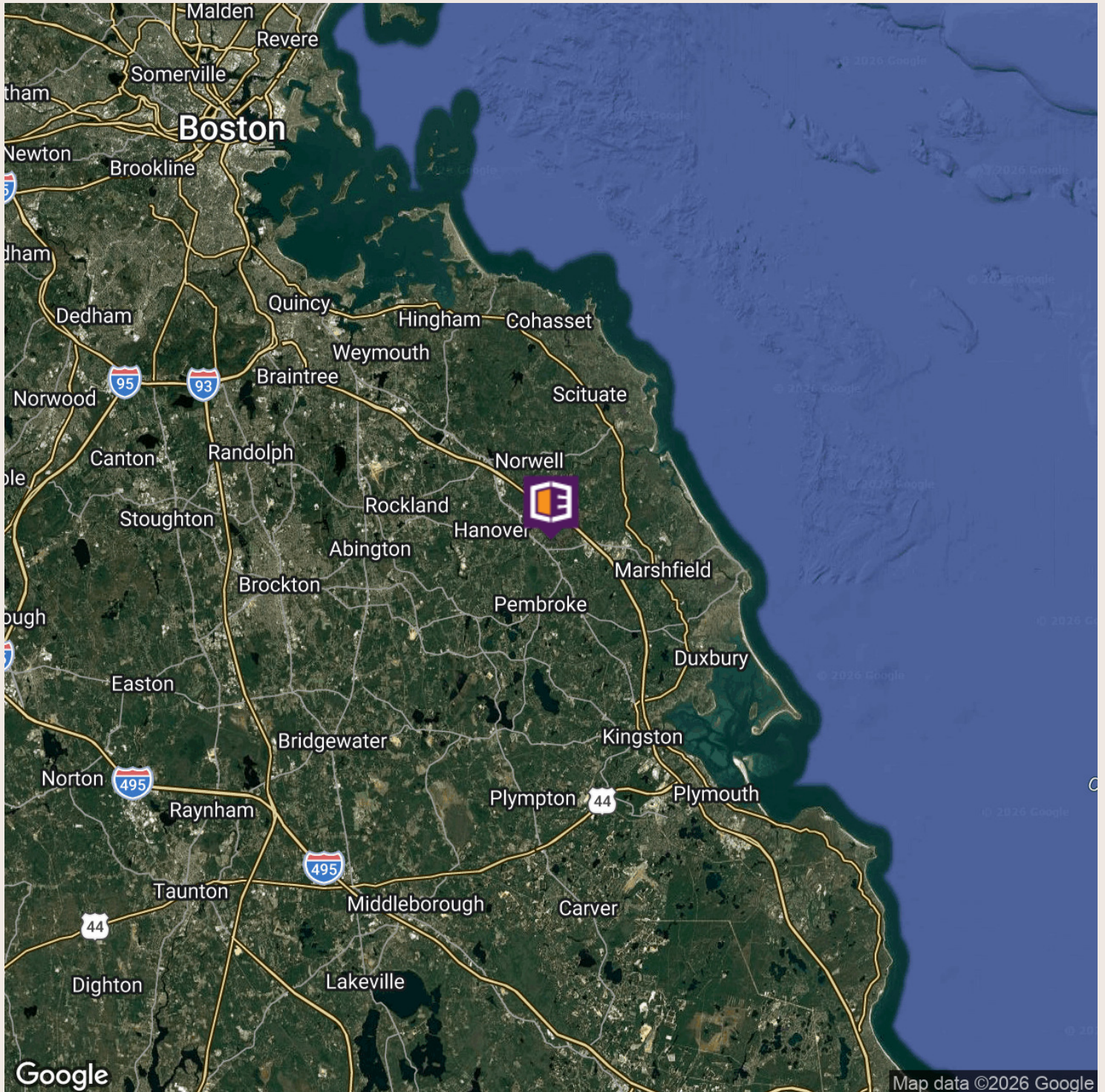
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AERIAL MAP

# BRICK KILN PLACE



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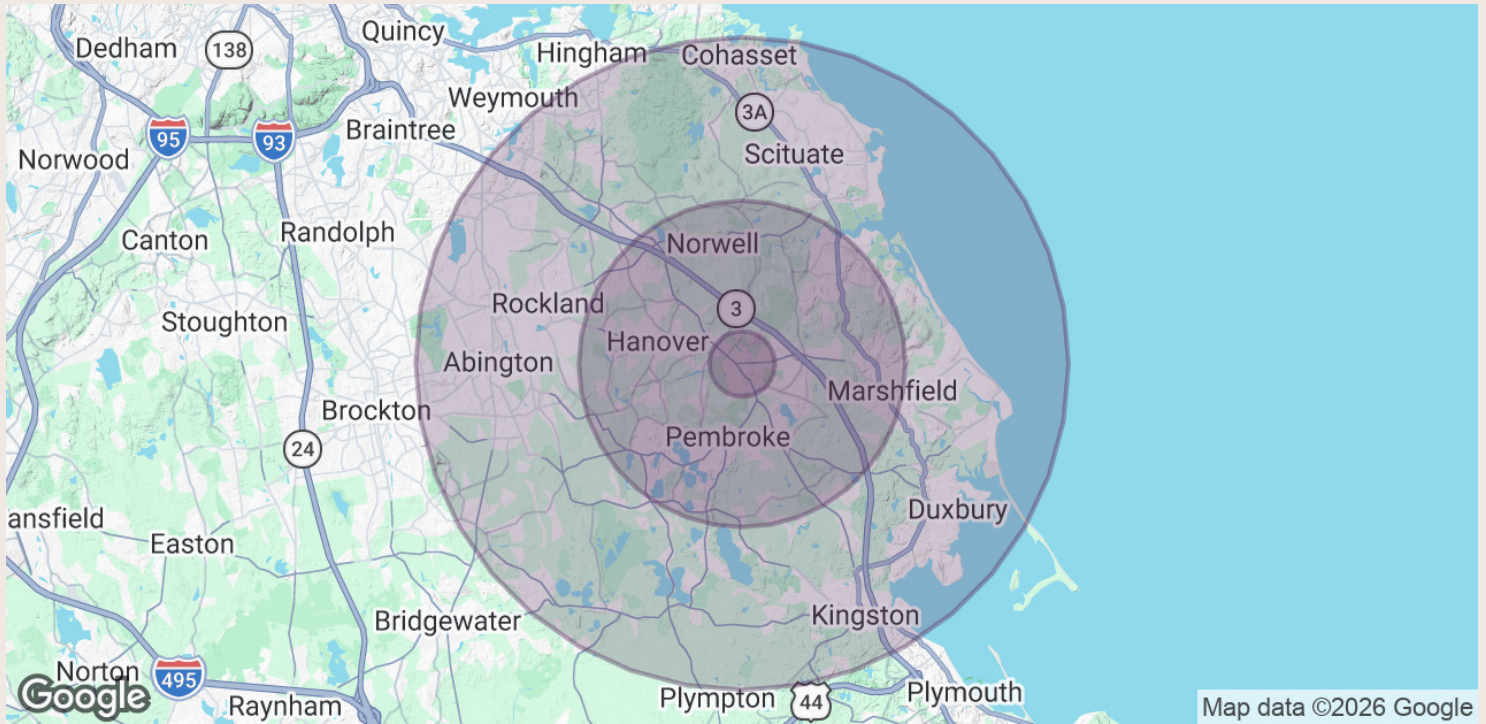
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# BRICK KILN PLACE



| POPULATION           | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 1,959  | 53,167  | 207,005  |
| Average Age          | 40.9   | 41.0    | 41.2     |
| Average Age (Male)   | 40.7   | 40.1    | 40.0     |
| Average Age (Female) | 40.3   | 41.4    | 42.1     |

| HOUSEHOLDS & INCOME | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 693       | 18,753    | 75,143    |
| # of Persons per HH | 2.8       | 2.8       | 2.8       |
| Average HH Income   | \$109,205 | \$111,946 | \$105,408 |
| Average House Value | \$500,258 | \$494,014 | \$460,847 |

2020 American Community Survey (ACS)



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