

MEDICAL/DENTAL SPACE
FOR LEASE



MARSHFIELD MEDICAL & DENTAL CENTER

435 FURNACE ST,
MARSHFIELD, MA 02050

DAVE ELLIS, SIOR

781.919.0800 x701
dave@ellisrealtyadvisors.com

HAILEY MINICUCCI

781.919.0800 x724
hminicucci@ellisrealtyadvisors.com

PROPERTY SUMMARY

MARSHFIELD MEDICAL & DENTAL CENTER



PROPERTY DESCRIPTION

Medical Office Space available for lease in Marshfield, MA. Formerly a dental office user, the space has several operatory spaces, waiting area, dental office, lab/sterilization area and back office/reception. Ample parking and directly across from Marshfield High School and Middle School campus.

PROPERTY HIGHLIGHTS

- Easy Access to Route 3
- Great Visibility Across from Marshfield Public Schools Campus
- Strong Demographics
- Ample Parking
- Medical Co-tenancy

OFFERING SUMMARY

Lease Rate:	\$22 - 27.27 SF/yr (NNN; MG)
Number of Units:	5
Available SF:	1,100 - 2,500 SF
Lot Size:	1.003 Acres
Building Size:	8,396 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	63	372	1,306
Total Population	142	861	3,065
Average HH Income	\$144,630	\$132,329	\$129,173



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ADVISORS**

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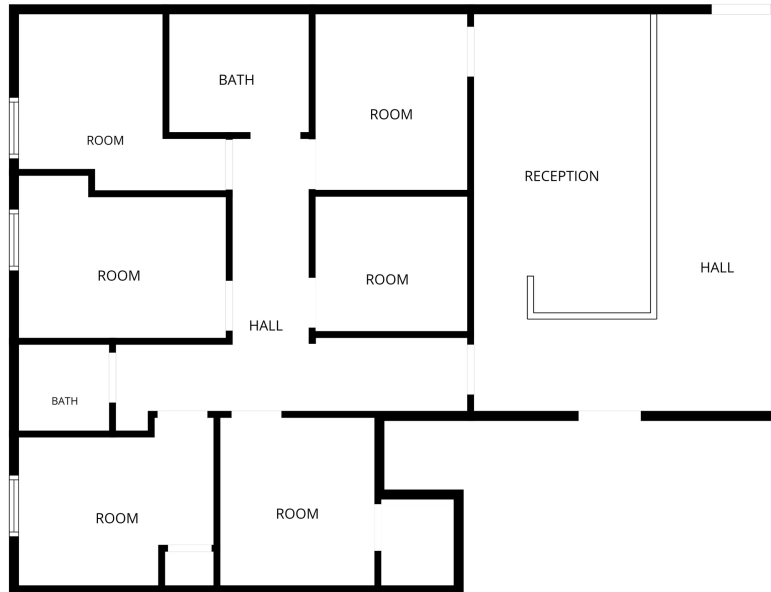
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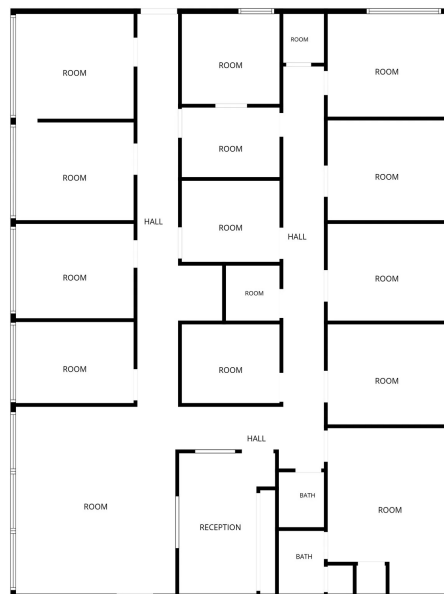
MARSHFIELD MEDICAL & DENTAL CENTER



(Not to Scale)

Suite C Floorplan

FLOOR PLAN CANNOT BE GUARANTEED. MEASUREMENTS OBTAINED FROM A VISUAL, NOT SURVEYED.



(Not to Scale)

Suite D Floorplan

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ADDITIONAL PHOTOS

MARSHFIELD MEDICAL & DENTAL CENTER



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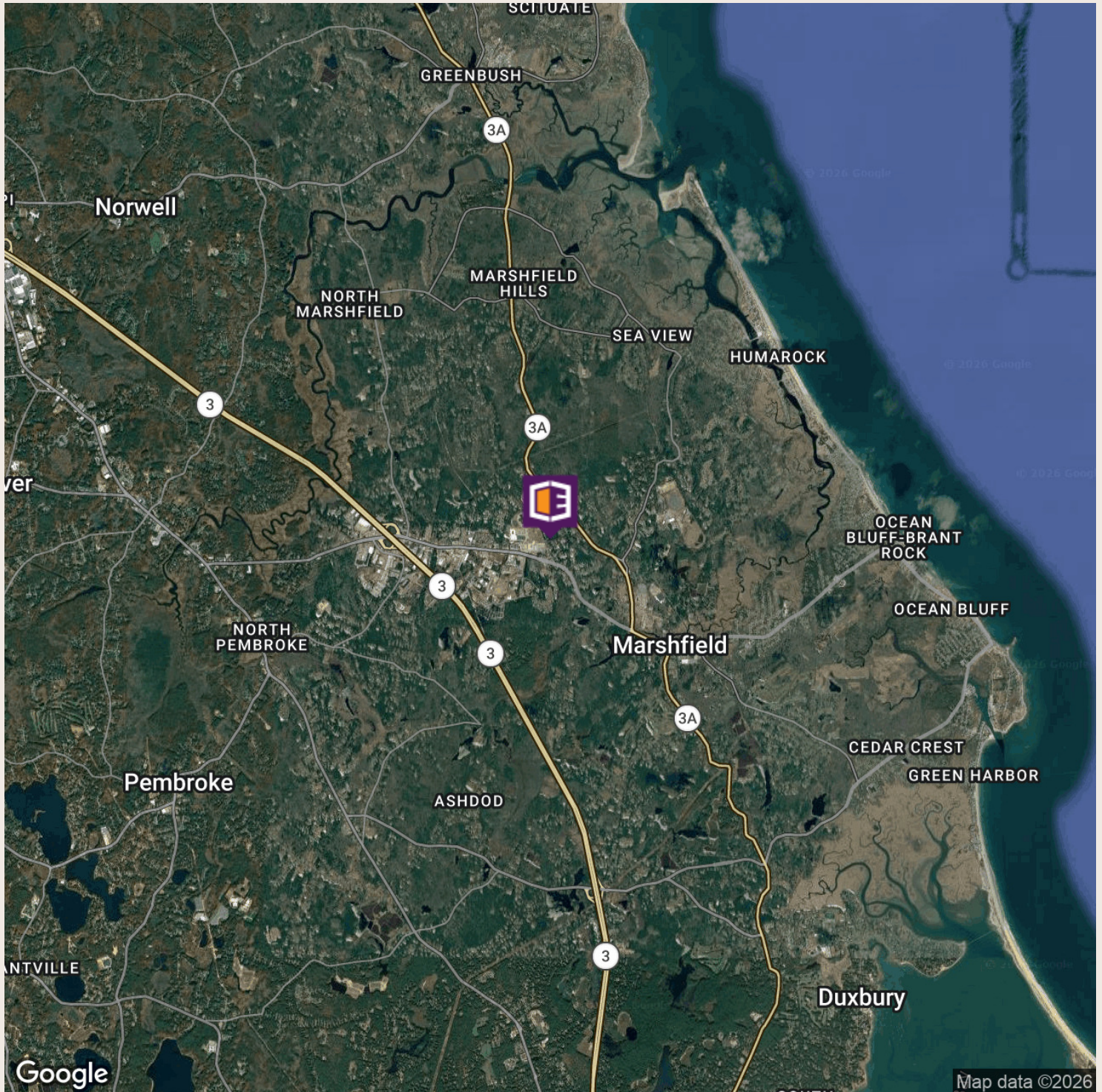
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AERIAL MAP

MARSHFIELD MEDICAL & DENTAL CENTER



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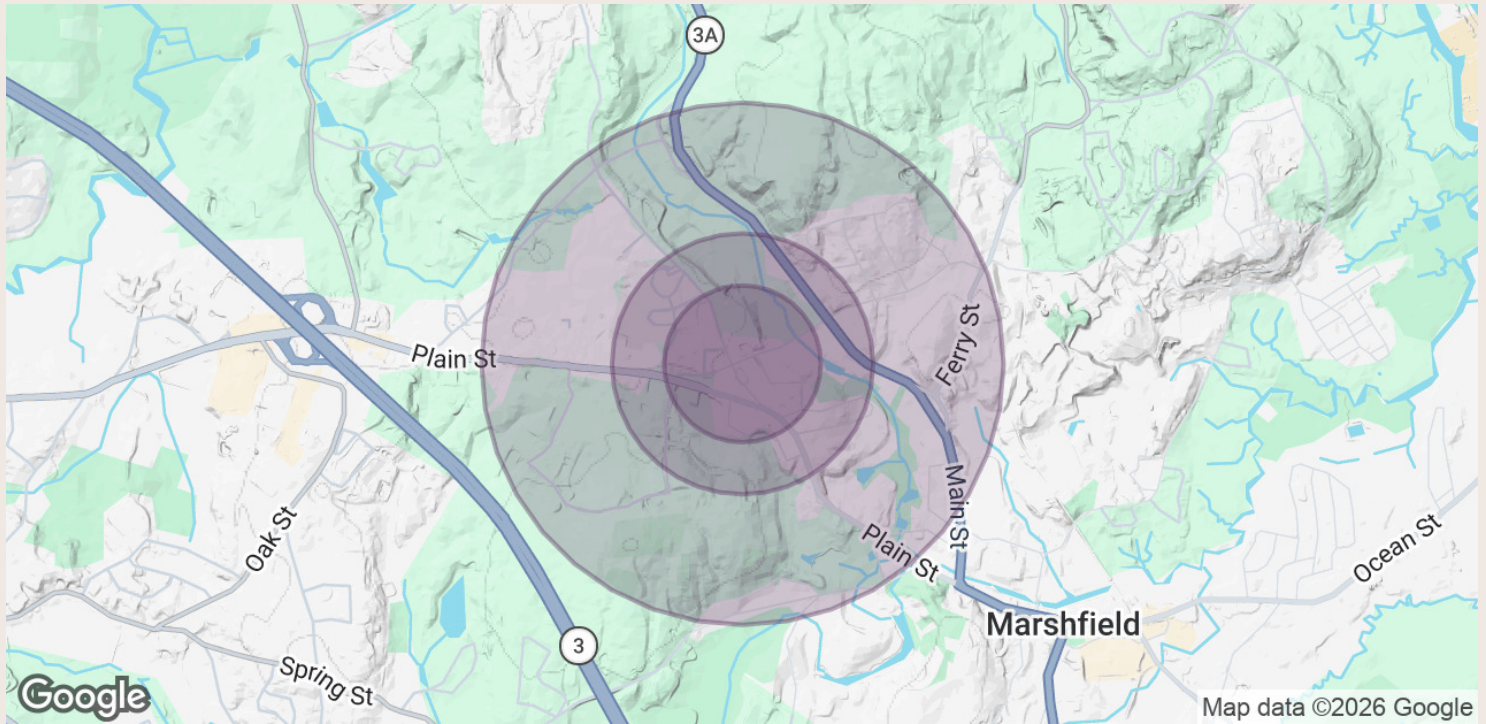
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	142	861	3,065
Average Age	48	45	45
Average Age (Male)	47	44	44
Average Age (Female)	50	46	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	63	372	1,306
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$144,630	\$132,329	\$129,173
Average House Value	\$676,427	\$623,000	\$627,294

2020 American Community Survey (ACS)



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