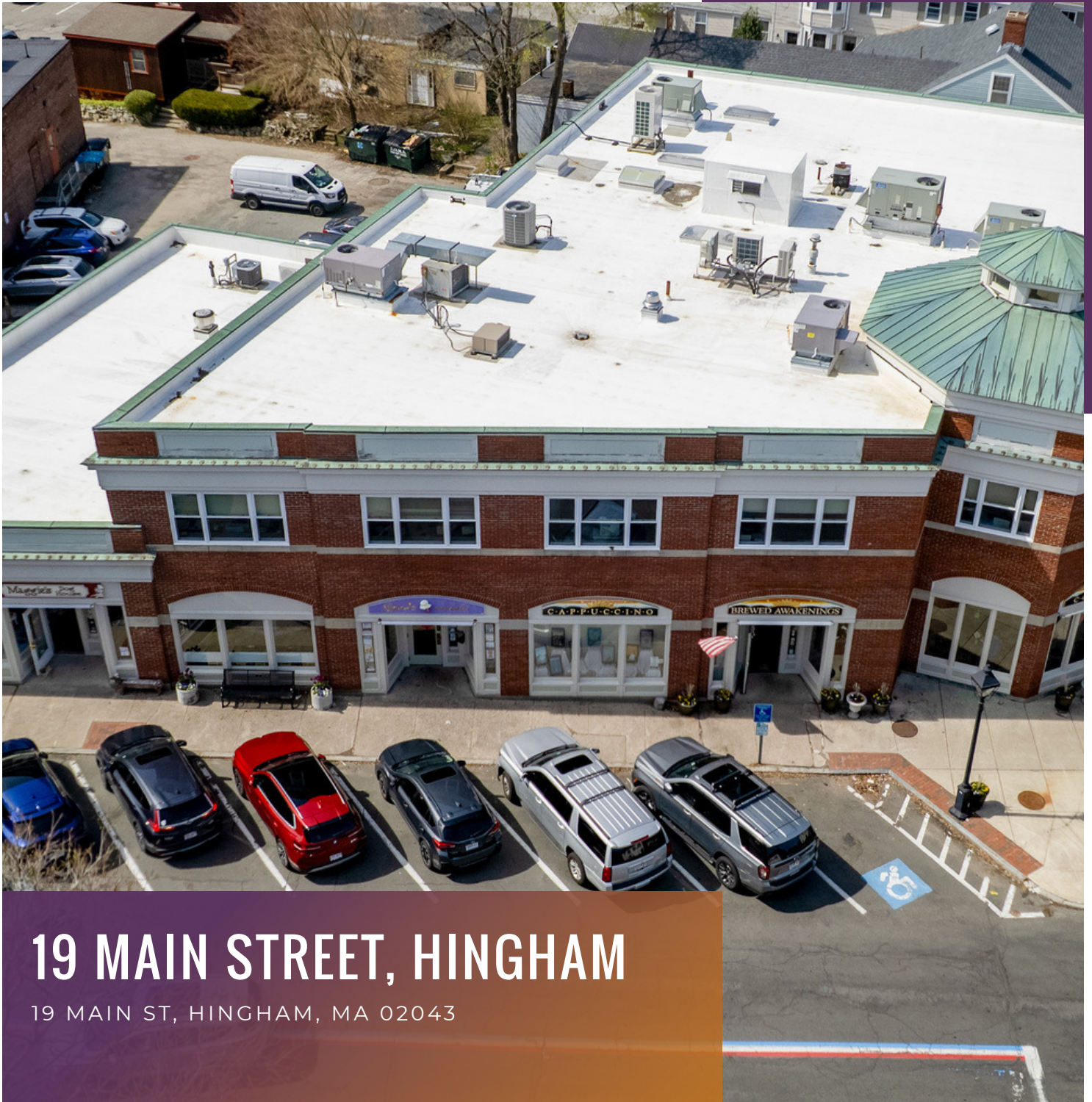


FOR LEASE

RETAIL PROPERTY



19 MAIN STREET, HINGHAM

19 MAIN ST, HINGHAM, MA 02043

DAVE ELLIS, SIOR

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For More Information



19 MAIN STREET, HINGHAM



PROPERTY DESCRIPTION

First-floor retail and second-floor turnkey office space available at this well-positioned Downtown Hingham property. Ideally situated in the heart of the downtown district, the offering benefits from strong visibility, consistent foot traffic, and proximity to surrounding shops, restaurants, and amenities.

The first-floor retail space, formerly home to a successful ice cream shop, is thoughtfully outfitted for food or specialty retail use, featuring a four-bay sink and walk-in freezer infrastructure already in place.

The second-floor office suite offers a functional and inviting layout, including a welcoming front entry area and a spacious open workspace—ideal for a variety of professional uses.

PROPERTY HIGHLIGHTS

- Prime Downtown Hingham location
- Great retail tenant mix highlighted by Coldwell Banker & Brewed Awakenings, a popular local coffee shop
- 1st floor boasts a highly functional retail layout with existing infrastructure ideal for food, beverage, or specialty concepts
- 2nd floor welcomes professional office users, creative studios, or boutique businesses looking for turnkey space
- The office space is open space concept with a flexible layout
- 6,000+ daily traffic count at Main Street and South Street intersection

OFFERING SUMMARY

| | |
|---------------|---------------------------|
| Lease Rate: | \$30 - 40 SF/yr (MG; NNN) |
| Available SF: | 1,407 - 1,477 SF |

| DEMOGRAPHICS | 0.5 MILES | 1 MILE | 2 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 616 | 1,840 | 5,798 |
| Total Population | 1,669 | 4,975 | 15,520 |
| Average HH Income | \$254,686 | \$261,486 | \$260,049 |



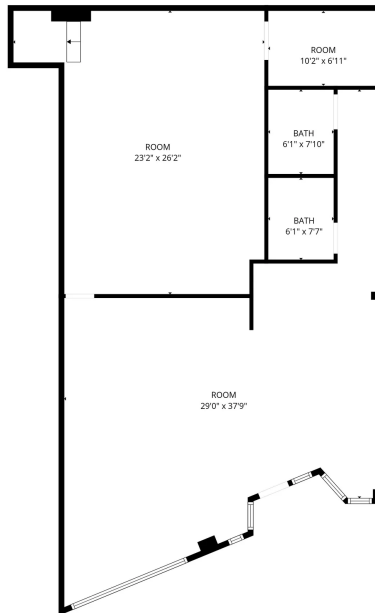
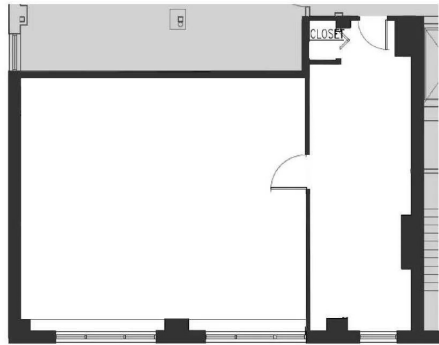
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19 MAIN STREET, HINGHAM

EXHIBIT A

1,407 RSF 2nd Floor Office Suite
19 Main Street
Hingham, Massachusetts

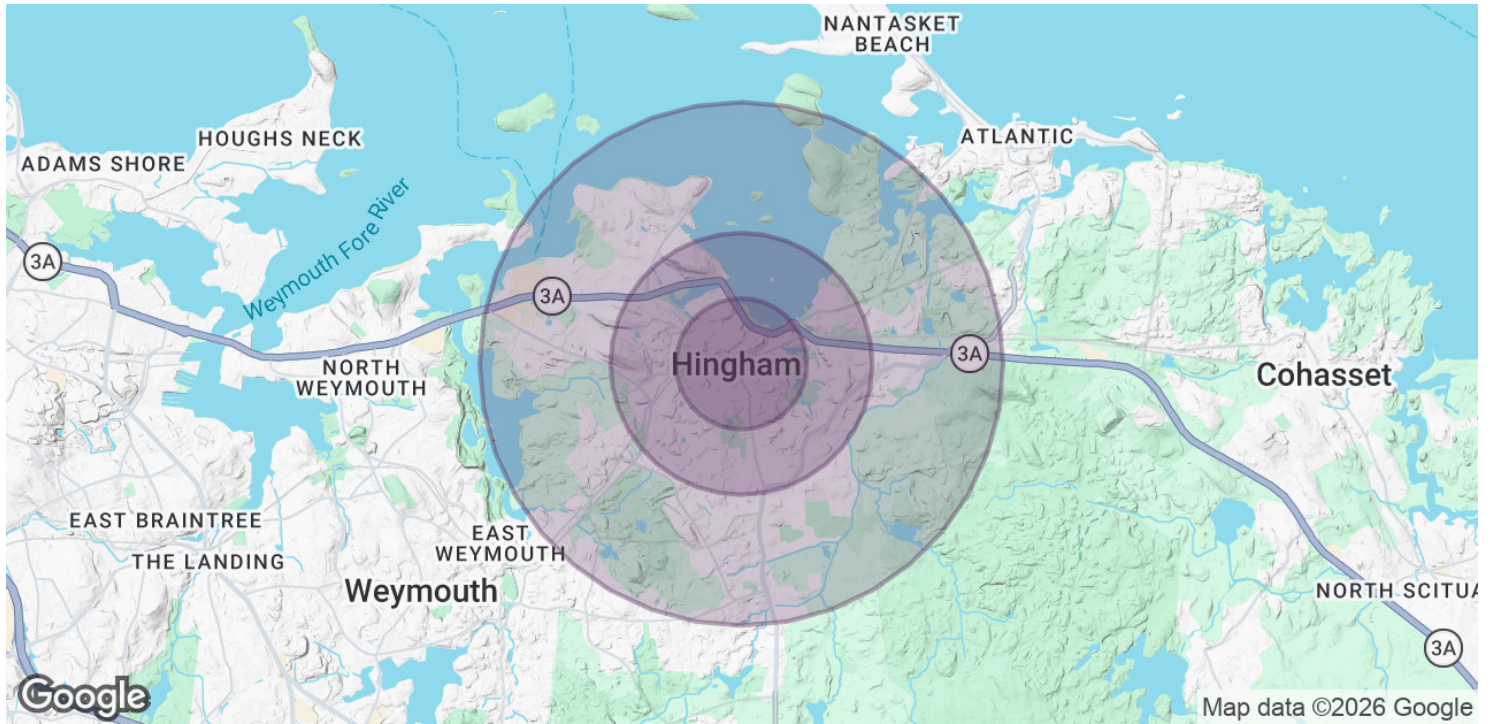


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

19 MAIN STREET, HINGHAM



19 MAIN STREET, HINGHAM



| POPULATION | 0.5 MILES | 1 MILE | 2 MILES |
|----------------------|-----------|--------|---------|
| Total Population | 1,669 | 4,975 | 15,520 |
| Average Age | 41 | 41 | 42 |
| Average Age (Male) | 38 | 39 | 40 |
| Average Age (Female) | 42 | 43 | 43 |

| HOUSEHOLDS & INCOME | 0.5 MILES | 1 MILE | 2 MILES |
|---------------------|-------------|-------------|-------------|
| Total Households | 616 | 1,840 | 5,798 |
| # of Persons per HH | 2.7 | 2.7 | 2.7 |
| Average HH Income | \$254,686 | \$261,486 | \$260,049 |
| Average House Value | \$1,393,917 | \$1,371,303 | \$1,267,080 |

2020 American Community Survey (ACS)



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