

# 1 DERBY STREET

HINGHAM, MA 02043  
COMMERCIAL PROPERTY FOR LEASE

**2,481 S/F FOR LEASE**

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# 1

DERBY STREET,  
HINGHAM



## Opportunity Overview

We are pleased to present a prime leasing opportunity at 1 Derby Street, Hingham, MA 02043, offering 2,481 SF of available commercial space within one of the South Shore's most active retail and office corridors.

The property is part of a well-positioned Class B office / retail building totaling approximately 16,206 SF across two stories. Built in 2006, the building offers professional-quality space with convenient on-site parking, strong visibility, and immediate access to the Route 3 Corridor.

The available space is well-suited for office, medical, professional services, boutique retail, service-based retail, wellness, or specialty commercial users seeking a strong Hingham location with proximity to established retail demand drivers.

Tenants benefit from the property's strategic position near Derby Street Shops, one of the area's premier open-air lifestyle centers, along with convenient access to Route 3, affluent surrounding demographics, and a strong regional customer base.

This is an excellent opportunity to secure 2,481 SF of commercial space in a high-income South Shore market with strong visibility, accessibility, and nearby retail traffic.

# PROPERTY OVERVIEW

The property consists of a well-positioned office / retail building located at 1 Derby Street, Hingham, Massachusetts, within the established Route 3 Corridor submarket of Plymouth County.

The building totals approximately 16,206 SF across 2 stories and was built in 2006. The property offers 2,481 SF of available commercial space, suitable for office, medical, professional service, wellness, boutique retail, or specialty commercial users. The site benefits from convenient on-site parking, strong regional accessibility, and proximity to Derby Street Shops, one of the South Shore's premier lifestyle retail destinations. Nearby national retailers, strong household income, and immediate access to Route 3 support steady retail, office, and service-based demand.

This is an excellent opportunity to secure flexible commercial space in a high-income Hingham trade area with strong visibility, accessibility, and surrounding retail traffic.



# PROPERTY DETAILS

**Address** 1 Derby Street, Hingham, MA 02043

**County** Plymouth County, Massachusetts

**Property Type** Office / Retail

**Subtype** Office-Retail / Commercial Space

**Building Class** Class B

**Building Size** 16,206 SF

**Available Space** 2,481 SF

**Stories** 2 Stories

**Typical Floor Size** 8,103 SF

**Year Built** 2006

**Tenancy** Multiple

**Rental Rate** \$22.00/SF/YR

**Lease Term** Negotiable

**Space Use** Office

**Condition** Existing Condition

**Availability** Now

**Parking** 27 Surface Parking Spaces



# SITE PLAN



# PROPERTY PHOTOS



# PROPERTY PHOTOS





1 DERBY ST  
HINGHAM

STATE STREET  
UNISHIPPERS  
Bright Horizons

TARGET  
TD Bank  
CHASE  
Granite

ARBELLA  
MARRIOTT INSURANCE  
THE GODDARD SCHOOL  
Harvard Pilgrim HealthCare

Hampton  
HYATT PLACE  
HERBST Law Group  
Residence INN  
AMC THEATRES  
FedEx

ROTO-ROOTER  
FLOOR & DECOR  
COSTCO  
IKEA  
BJ's  
Jordan's  
Lineage  
amazon

ANDURIL  
WATSON  
KAM HAN FOOD  
1000 SOUTHERN ARTERY  
Senior Center  
MART  
ROCKLAND TRUST  
GENESIS

TRADER JOE'S  
TALBOTS  
SELA  
STOP & SHOP CHASE  
FRESH MARKET  
AVALON  
PATRIOT CINEMAS

Fidelity  
Bertucci's  
momentum  
PILGRIM  
QUEEN ANNE

coinstar  
ROCKLAND TRUST  
Kentucky Fried Chicken  
CVS pharmacy  
Eastern Bank  
McDonald's  
spas  
COMPANY THEATRE

MARKET BASKET  
Bank of America  
Chick-fil-e  
DICK'S  
TARGET  
TRADER JOE'S  
Michael's  
Wendy's

star

LOWE'S

ExtraSpace Storage

TARGET

Atrius Health

Boston Children's Hospital  
Atrius Health

Walmart

USPS.COM

THE RESIDENCE

STARBUCKS COFFEE  
DUNKIN'

Norwell High School

Grace Farrar Cole Elementary School

South Shore Health

Hanover High School

STOP & SHOP

STARBUCKS



Fore River Bridge

Hingham Rotary

SUNRISE

Hingham

Hingham High School



HINGHAM HIGH SCHOOL

MayInstitute

53

53

18

3

53

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3A

3A

3A

3A

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93



# DERBY STREET CORRIDOR RISING

## *A Premier South Shore Retail Destination*

1 Derby Street is positioned at the entrance of one of Hingham's strongest commercial corridors, directly benefiting from the activity generated by Derby Street Shops, the South Shore's premier open-air shopping and dining destination. Located just off Route 3, the surrounding area draws a strong mix of local residents, regional shoppers, office users, and daily service customers. Derby Street Shops features more than 60 stores and restaurants, anchored by major national brands including Whole Foods Market and Apple, creating consistent retail traffic and strong co-tenancy near the property. The center's walkable layout, dining mix, lifestyle retailers, and ongoing tenant activity continue to reinforce Derby Street as a major South Shore retail node.

The corridor also benefits from nearby healthcare and professional demand drivers. South Shore Health Outpatient Care Center at 2 Pond Park Road in Hingham offers surgical, orthopedic, pain management, imaging, and specialty medical services, while South Shore Hospital in nearby South Weymouth serves as one of the region's major healthcare anchors.

### **This location is supported by several major retail, healthcare, and regional demand drivers nearby:**

**Derby Street Shops:** A premier open-air lifestyle center with more than 60 shops and restaurants, anchored by Whole Foods Market and Apple.

**Whole Foods Market:** Located at 94 Derby Street, the grocer serves as a daily-need anchor and consistent customer traffic generator for the corridor.

**Route 3 Access:** Immediate access to the Route 3 corridor connects the property to Hingham, Weymouth, Rockland, Norwell, Hanover, and the broader South Shore trade area.

**South Shore Health Outpatient Care Center:** A nearby medical campus at 2 Pond Park Road that brings consistent patient, provider, and employee activity to the area.

**South Shore Hospital:** A major regional healthcare institution in South Weymouth, strengthening medical, office, and service-based demand near the Hingham/Weymouth corridor.

**Affluent Hingham Trade Area:** Strong household income, high home values, and a stable residential base support retail, food service, wellness, medical, and professional office users.



# MARKET OVERVIEW

Hingham, Massachusetts, is an affluent South Shore community located approximately 15 miles southeast of Boston within the Greater Boston metropolitan area. Strategically positioned with direct access to Route 3, Route 228, and surrounding South Shore communities, Hingham offers strong regional connectivity and a desirable location for retail, office, medical, and service-based tenants. Its proximity to Boston, Weymouth, Norwell, Hanover, and the broader South Shore trade area makes Hingham a sought-after commercial market supported by strong income levels, high home values, and stable consumer demand.

## Demographic and Economic Growth

Hingham benefits from a high-income residential base and strong purchasing power. The immediate trade area surrounding 1 Derby Street includes affluent households, established neighborhoods, and a growing base of daily shoppers, professionals, and service users. Within a five-mile radius, the property is supported by more than 130,000 residents, while the one-mile radius reflects a median household income of approximately \$177,586, reinforcing the strength of the local customer base.

## Commercial Real Estate Sectors

**OFFICE AND RETAIL SPACE:** Hingham's commercial market appeals to local and regional businesses seeking visibility, accessibility, and proximity to affluent customers. Properties such as 1 Derby Street are well-suited for professional offices, medical users, service providers, boutique retailers, and wellness concepts seeking a presence near one of the South Shore's strongest commercial corridors.

**RETAIL ACTIVITY:** The retail sector benefits from the property's location near Derby Street Shops, a premier open-air lifestyle center featuring national retailers, restaurants, and daily-needs anchors. The surrounding corridor draws consistent customer traffic from Hingham and nearby South Shore communities, supporting food service, specialty retail, fitness, healthcare, and service-oriented tenants.

**MEDICAL AND SERVICE DEMAND:** The area's strong household income, regional accessibility, and proximity to healthcare and professional service users create demand for medical office, wellness, therapy, dental, boutique fitness, and other appointment-based uses. The property's flexible commercial space and on-site parking make it adaptable for a wide range of tenant needs.

**ROUTE 3 CORRIDOR ADVANTAGE:** Located near Route 3, 1 Derby Street benefits from convenient regional access and strong connectivity to surrounding communities. The corridor's combination of retail traffic, commuter movement, affluent demographics, and nearby lifestyle amenities positions the property as a highly attractive location for office, retail, and service-based tenants.

# LOCATION OVERVIEW

The property at 1 Derby Street, Hingham, MA 02043 is prominently positioned within one of the South Shore's strongest commercial corridors, just off Route 3 and adjacent to the highly active Derby Street Shops retail district. Located in Plymouth County, the property benefits from strong regional connectivity to Hingham, Weymouth, Norwell, Hanover, Rockland, and the broader Greater Boston market.

## Accessibility and Transportation

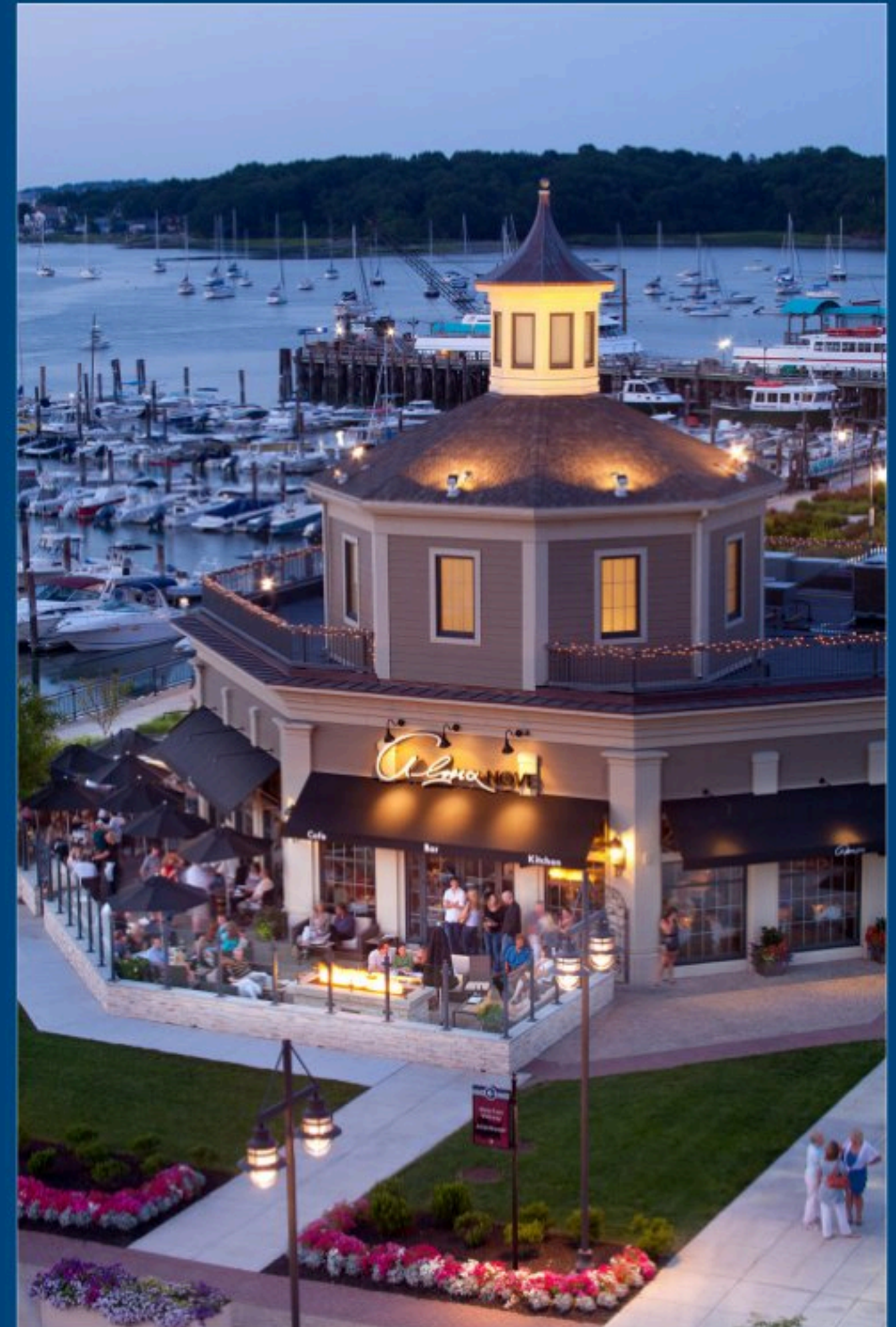
1 Derby Street offers convenient access to Route 3, one of the primary north-south commuter routes serving Boston and the South Shore. The property is located near the Derby Street interchange, allowing tenants, customers, and employees to easily reach the site from surrounding communities. The corridor benefits from strong vehicle traffic, regional shopper movement, and daily commuter activity, creating excellent exposure for office, medical, retail, wellness, and service-based tenants.

## Surrounding Amenities

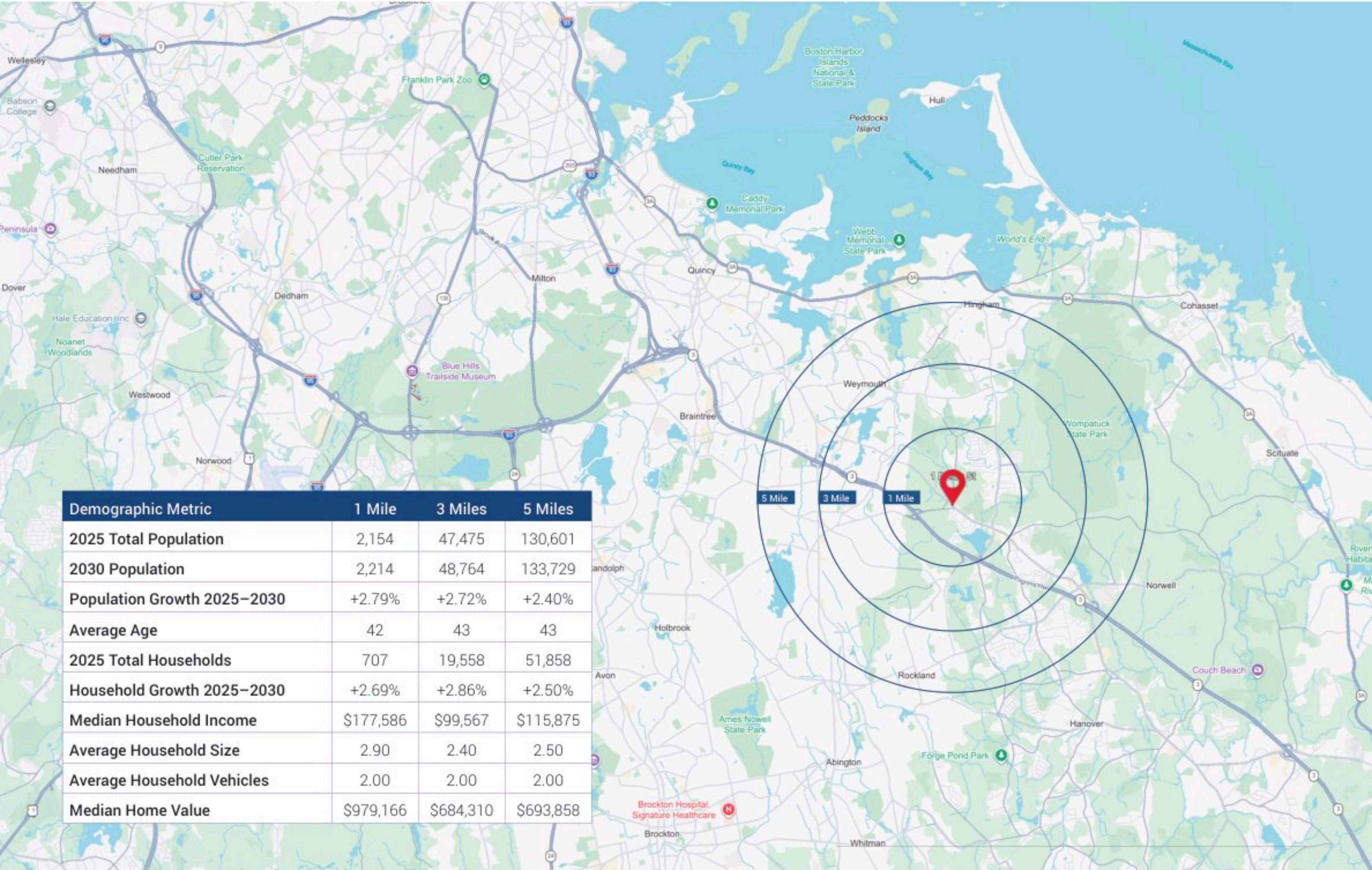
The property is located near Derby Street Shops, a premier open-air lifestyle center featuring national retailers, restaurants, cafés, fitness concepts, and daily-needs anchors. Nearby retailers and amenities include Whole Foods Market, Apple, Starbucks, Legal Sea Foods, Chase Bank, Bank of America, Rockland Trust, and other established national and local brands. This strong co-tenancy helps drive consistent customer activity throughout the area.

## Economic and Demographic Context

Hingham is an affluent South Shore community known for strong household income, high home values, and stable residential demand. The surrounding trade area includes established neighborhoods, professional households, and a broad regional customer base. With more than 130,000 residents within five miles and a median household income of approximately \$177,586 within one mile, the location provides strong support for retail, medical, professional office, wellness, and specialty commercial uses.



# DEMOGRAPHICS





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Sean Kenealy is president and owner of Key Realty, a family-run commercial real estate firm celebrating 50 years in business. The Quincy-based company offers commercial real estate sales, leasing, and consulting services on the South Shore and in greater Boston. As a sixteen-time CoStar Power Broker Award winner, Sean consistently ranks among the top local brokers for sales and leasing. Born in Boston and raised on the South Shore, Sean also has been actively involved in the Quincy Center redevelopment project since its inception.