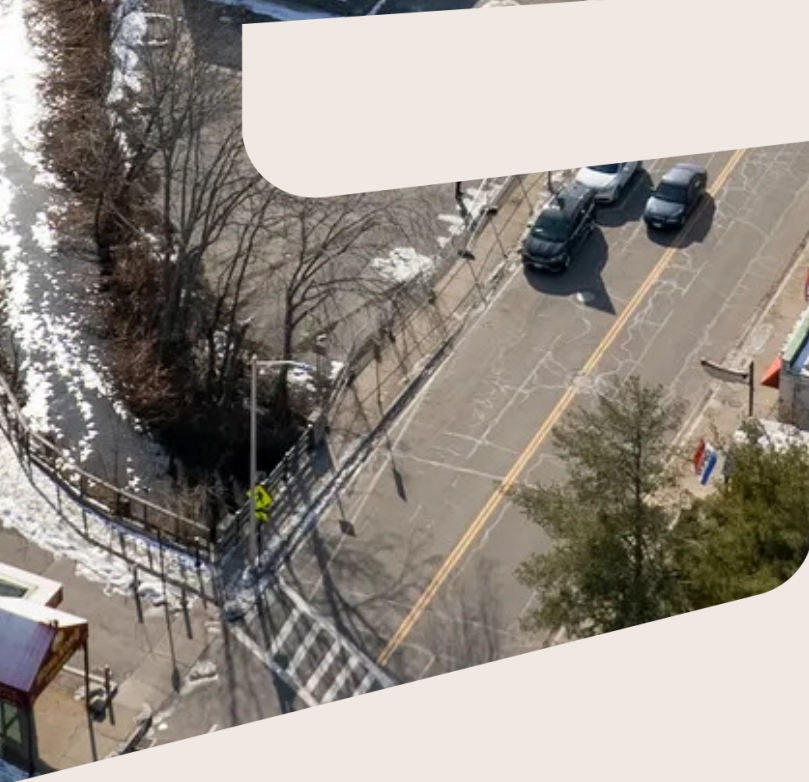


RETAIL BUILDING
FOR SALE



42 COUNTY ST , ATTLEBORO, MA 02703

DAVE ELLIS, SIOR

781.919.0800 x701
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DANIEL MORTON

781.919.0800 x715
Dmorton@ellisrealtyadvisors.com

EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|----------------|-----------------------|
| Sale Price: | \$1,850,000 |
| Building Size: | 7,500 SF |
| Available SF: | 5,700 - 7,500 SF |
| Lot Size: | 0.54 Acres |
| Price / SF: | \$246.67 |
| Zoning: | Central Business (CB) |

PROPERTY OVERVIEW

Located on Rt. 123 in Attleboro, this completely refurbished, turnkey automotive property features two buildings on a .57-acre lot. Building 1 includes three 14' drive-in bays, two 10' drive-in bays, and a modern office with three bathrooms. Building 2 features an office with one bathroom and two 10' drive-in bays. Licensed for auto sales and repair, the property comes with auto repair equipment and is lift-ready.

PROPERTY HIGHLIGHTS

- 5,700 SF and 1,800 SF Buildings
- Zoned Central Business (CB)
- Prime location in Attleboro
- High visibility for retail or vehicle-related business
- Spacious showroom and office space
- Large parking lot for customer convenience
- Excellent signage opportunities
- Easy access to major roadways
- Modern construction and design

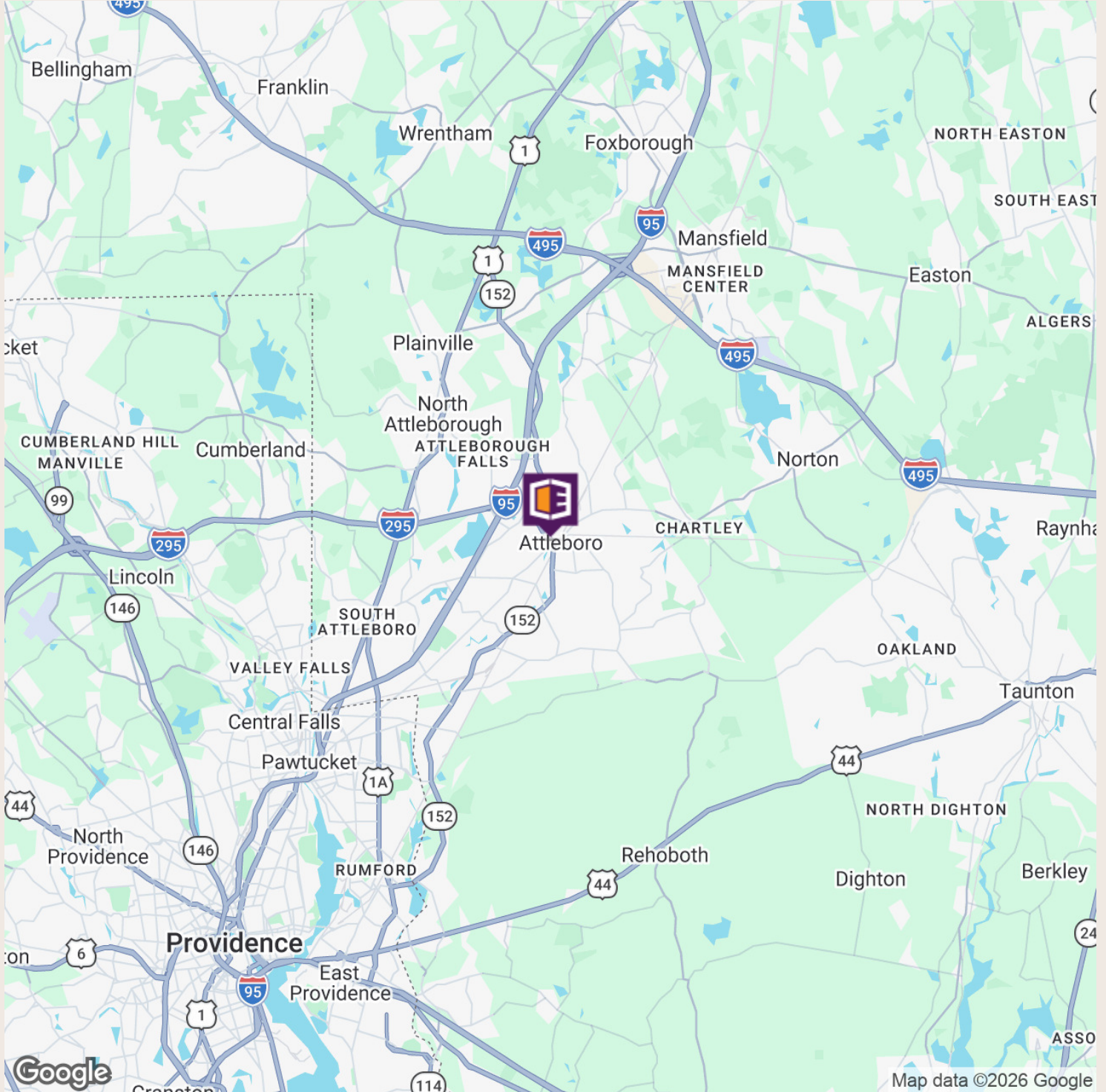


**ELLIS
REALTY
ADVISORS**

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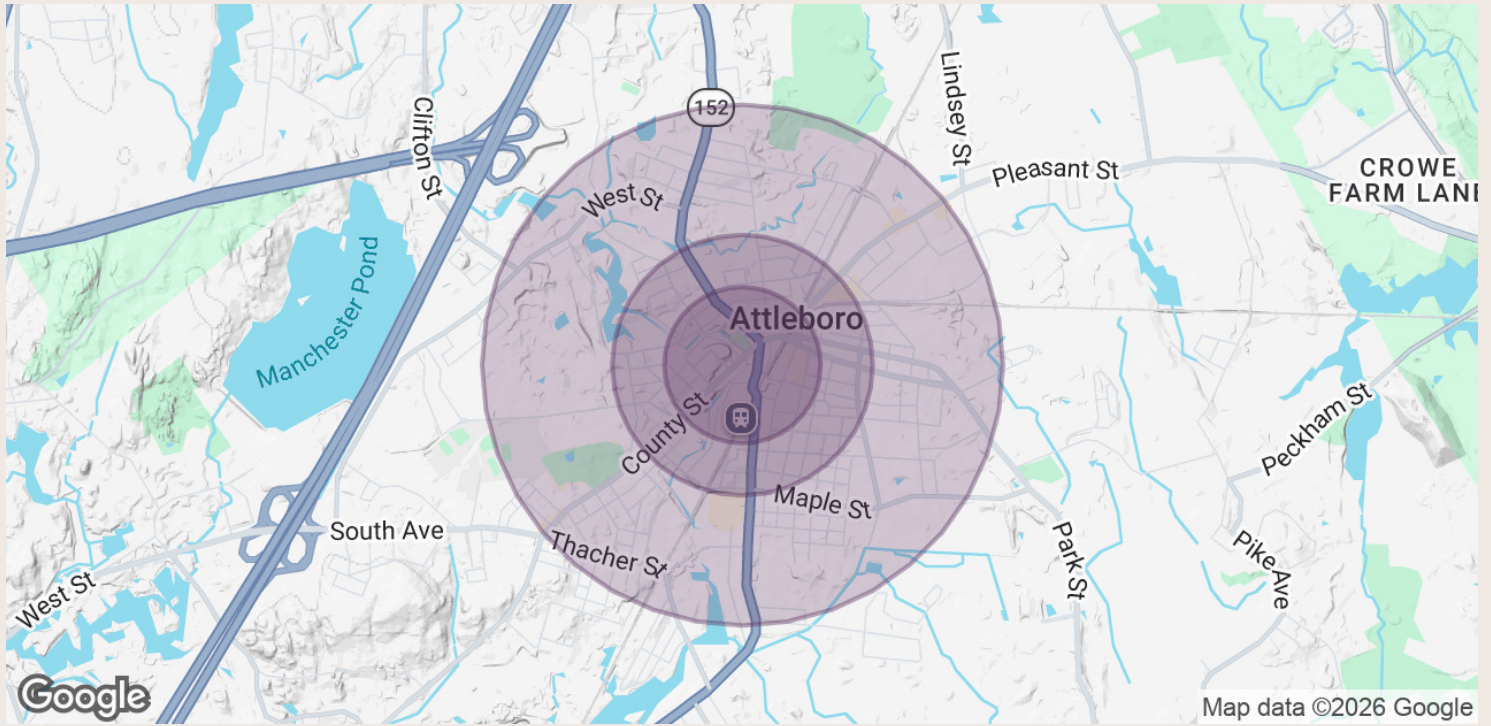
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 1,089 | 5,947 | 13,938 |
| Average Age | 41 | 40 | 41 |
| Average Age (Male) | 41 | 39 | 40 |
| Average Age (Female) | 42 | 40 | 42 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 523 | 2,573 | 5,773 |
| # of Persons per HH | 2.1 | 2.3 | 2.4 |
| Average HH Income | \$64,600 | \$73,007 | \$84,805 |
| Average House Value | \$366,162 | \$367,190 | \$403,903 |

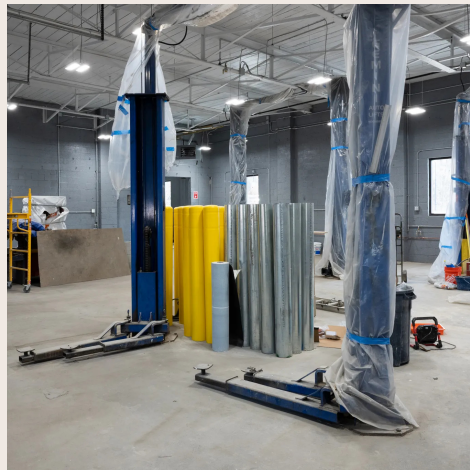
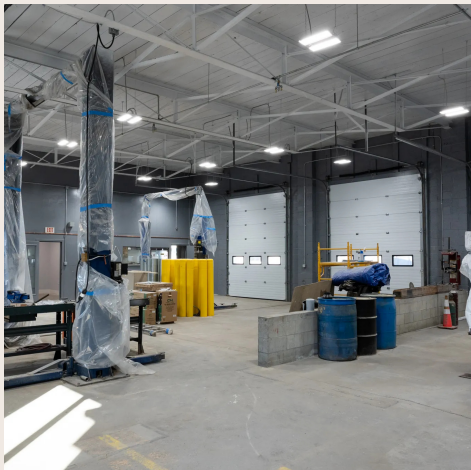
2020 American Community Survey (ACS)



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ADDITIONAL PHOTOS



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ADVISOR BIO 1



DAVE ELLIS, SIOR

President

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MA #9524572

PROFESSIONAL BACKGROUND

Ellis Realty Advisors has been providing creative real estate solutions since 2018. Prior to forming Ellis Realty Advisors, David Ellis was the top producing broker for Jack Conway Realtor for four consecutive years and has completed over \$250,000,000 worth of lease and sale transactions. Ellis Realty Advisors specializes in commercial leasing and sales, investment sales, development consulting, business brokerage and property management solutions.

EDUCATION

Marshfield High School (2002)

Bachelor's Degree - Babson College (2006)

MEMBERSHIPS

SIOR

GBREB

NAIOP

South Shore Economic Development Corporation

South Shore Chamber of Commerce

South Shore Health System President's Circle

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ADVISOR BIO 2



DANIEL MORTON

Commercial Advisor

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Direct: **781.919.0800 x715** | Cell: **781.738.9696**

PROFESSIONAL BACKGROUND

Daniel Morton serves as a Commercial Advisor at Ellis Realty Advisors, where he specializes in retail leasing and sales, with a focus on tenant and landlord representation throughout the South Shore market. Having grown up on the South Shore, Daniel provides clients with an in-depth understanding of the local market, paired with a commitment to delivering tailored real estate solutions. His market knowledge, client-focused approach, and dedication to achieving results have positioned him as a trusted advisor within the commercial real estate industry.

EDUCATION

University of Massachusetts Amherst (2024)

MEMBERSHIPS

South Shore Young Professionals

ICSC

Mark Wahlberg Youth Foundation

Pancreatic Cancer Action Network

Purple Stride Fundraiser- Team Leader

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