

1074 Washington St

1074 Washington St, Attleboro, MA 02703



Presented by
Alfred Hess Pawlowski

Price: \$2,000,000



1074 Washington St

1074 Washington St, Attleboro, MA 02703



WHY:

Properties for sale or available for an absolute ground lease directly from the owner, who is also the listing real estate agent. No broker involved. Seller prefers a 1031 exchange; however, it is not a condition of the transaction.

Owner sold the adjacent corner lot in a prior transaction.

CONTEXT FOR VALUE

The owner sold the opposite corner property on the same side of Route One North in 2017 for \$1,000,000. in cash. The highest offer received at that time was \$1,750,000. with financing. In my opinion, the comps do not accurately reflect the true value of the subject properties.

Properties 1074 and 1078 are being offered as an assemblage, creating a larger combined parcel with 50% more parking spaces than the opposite

corner property. Property 1074 is a two-story mixed-use building, with office or residential use permitted on the upper level and commercial use on the ground level. The property is zoned General Business, is equipped with three-phase power, and offers the potential for a drive-thru configuration.

The area draws from a population base of 101,245 in Pawtucket, 71,847

Alfred Hess Pawlowski

al1lotto2@gmail.com

(508) 454-7765

Alfred Hess Pawlowski

66 W Flagler St, Suite 900

Miami, FL 33130



in Central Falls, and 19,398 in south Attleboro, with an estimated total population of 146,654 within a 3-mile radius. Interstate 95 South has an annual average daily traffic count of 50,173 vehicles at exit 1 onto Route 1 South (Broadway). The exit ramp provides direct access to the properties, with the potential for highway signage prior to the ramp. I-95 Primarily serves Route 1 South of the highway, where the properties are located. There is an on ramp to I-95 North from US route 1 just beyond the properties, as well as an exit ramp from I-95 South on US Route 1 (Washington Street) providing access to the properties. The combined lots exceed the minimum requirement for redevelopment, allowing for demolition of the existing structures and construction of a new building. The total combined lot size is 13,547 square feet, surpassing the 10,000 square feet zoning requirement. This supports a potential two-story development with commercial use on the ground floor and office or residential use above. The property also benefits from a designated GATRA bus stop and is within walking distance of the South Attleboro Train station and nearby amenities.

SPECIAL CONDITIONS

For sale "as is" or available for an Absolute Ground Lease directly from the owner.

PREVIOUS USES

- Offices/Residence
- Bakery/Wholesale catering for Vista donuts
- Car dealerships
- Grinder shop
- Restaurant
- Hostel
- Lodging house
- Ice Cream Parlor
- Paint and wallpaper store
- Textile manufacturing with looms.

Information obtained in public records for this listing, not responsible for the accuracy and completeness of this information, please verify accordingly.

Previously accessory parking, office, and bakery for Vista Donuts the #1 Sales Agent for the Massachusetts State Lottery ,Location, Location, Location
Corner Lot 4th Property On Right Side Over MA/RI State Line US Route 1 North At Signaled Intersection Headed To Interstate Highway 95 On Ramp
Corner Lot 2nd Property on Left Side On US Route 1 South at Signaled Intersection from Interstate 95 South Off Ramp Exit 1 Route 1 South State Line
Legalized Cannabis Dispensary Possibilities! Be The First Over The Massachusetts Border From Rhode Island
Mixed Use Hybrid in General Business Zone With 3 Phase Power
2 Story Building with Office /Residential On Second Floor and Commercial Use First Floor

1074 Washington St

1074 Washington St, Attleboro, MA 02703

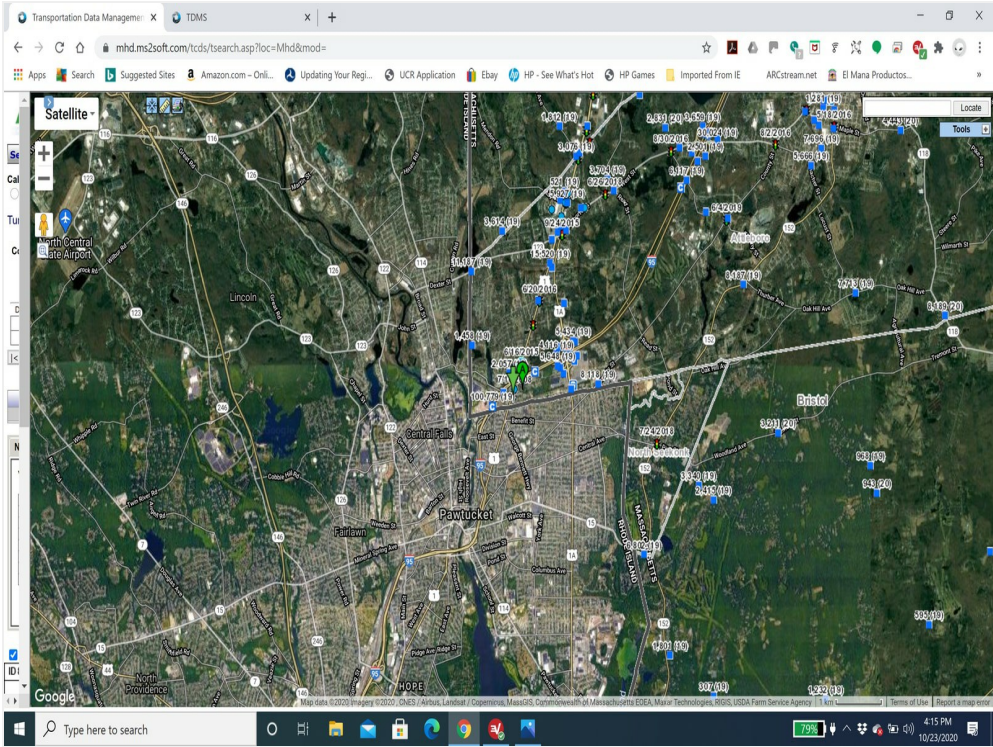
1074 Washington St

1074 Washington St, Attleboro, MA 02703

Property Photos



Building Photo



Density: 101,245-Pawtucket 71,847,Central Falls 19,398, South Attleboro 10,000

1074 Washington St

1074 Washington St, Attleboro, MA 02703

Property Photos



Front Left Profile



Front Profile

1074 Washington St

1074 Washington St, Attleboro, MA 02703

Property Photos



Front Right Profile



Right Side Profile

1074 Washington St

1074 Washington St, Attleboro, MA 02703

Property Photos



Right Rear



Front

1074 Washington St

1074 Washington St, Attleboro, MA 02703

Property Photos



Left Rear

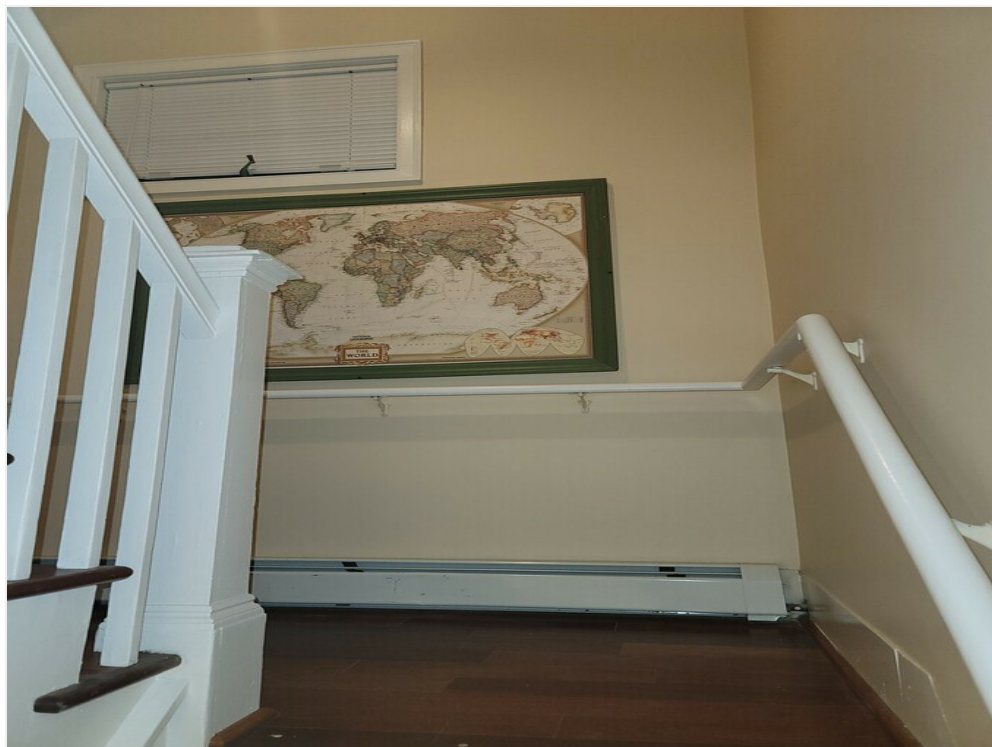


2nd Floor Rear Entrance

1074 Washington St

1074 Washington St, Attleboro, MA 02703

Property Photos



2nd Floor Hallway



2nd Floor

1074 Washington St

1074 Washington St, Attleboro, MA 02703

Property Photos



Kitchen- Living Room

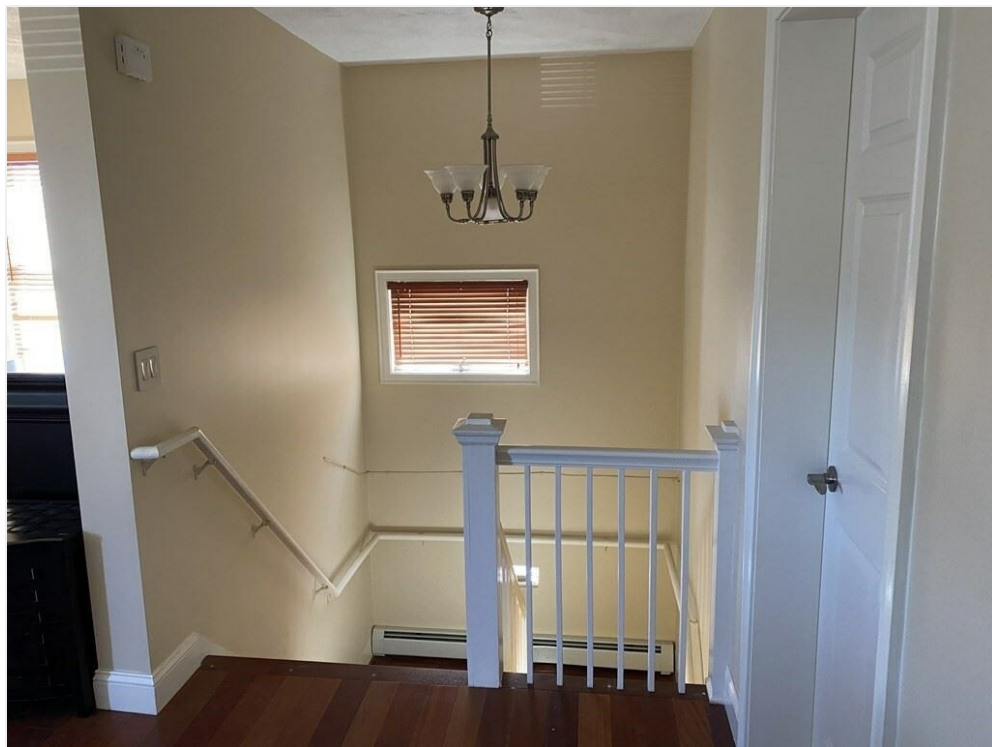


Interior Photo

1074 Washington St

1074 Washington St, Attleboro, MA 02703

Property Photos



Hallway



Bathroom

1074 Washington St

1074 Washington St, Attleboro, MA 02703

Property Photos



Bathroom



Washer- Dryer Hookup

1074 Washington St

1074 Washington St, Attleboro, MA 02703

Property Photos



Kitchen



2 Bedroom or Offices

1074 Washington St

1074 Washington St, Attleboro, MA 02703

Property Photos



Hallway



Front Office/Sales Area

1074 Washington St

1074 Washington St, Attleboro, MA 02703

Property Photos



Kitchen/Bakery



Kitchen/Bakery

1074 Washington St

1074 Washington St, Attleboro, MA 02703

Property Photos



Kitchen/Bakery

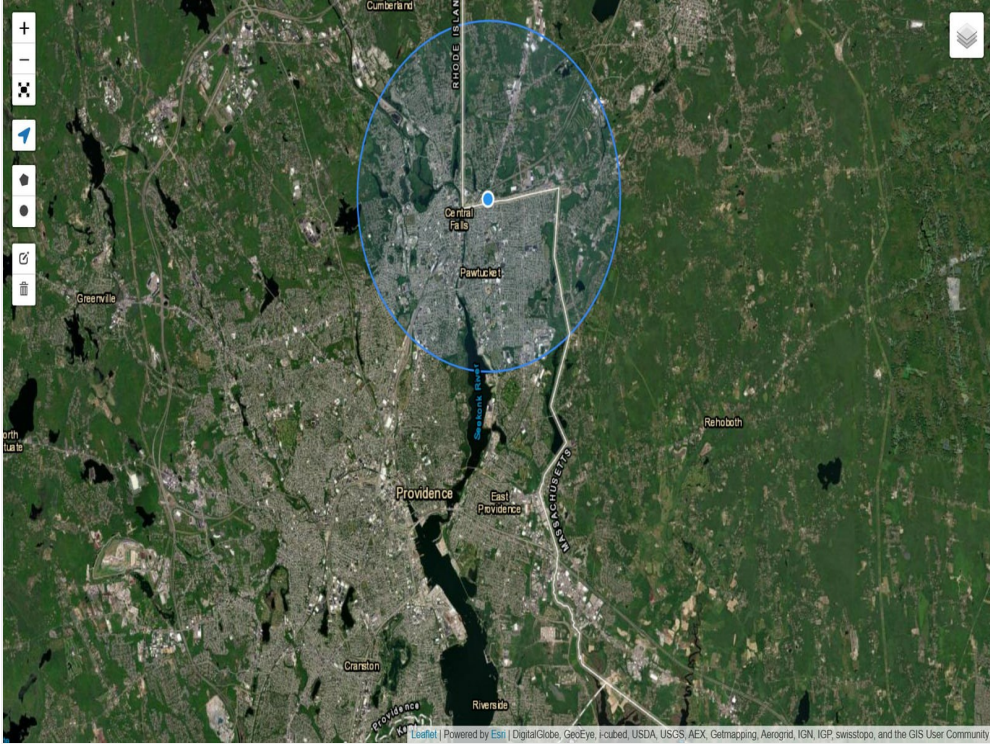


Front Office/Sales Area

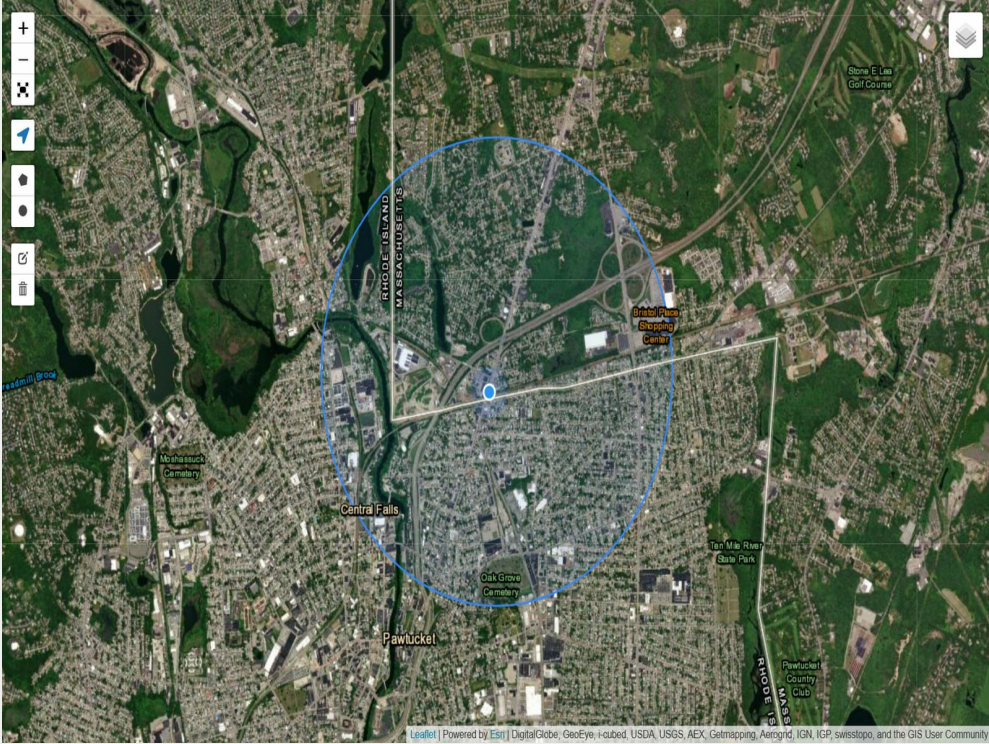
1074 Washington St

1074 Washington St, Attleboro, MA 02703

Property Photos



Density 1 Mile - 20,411

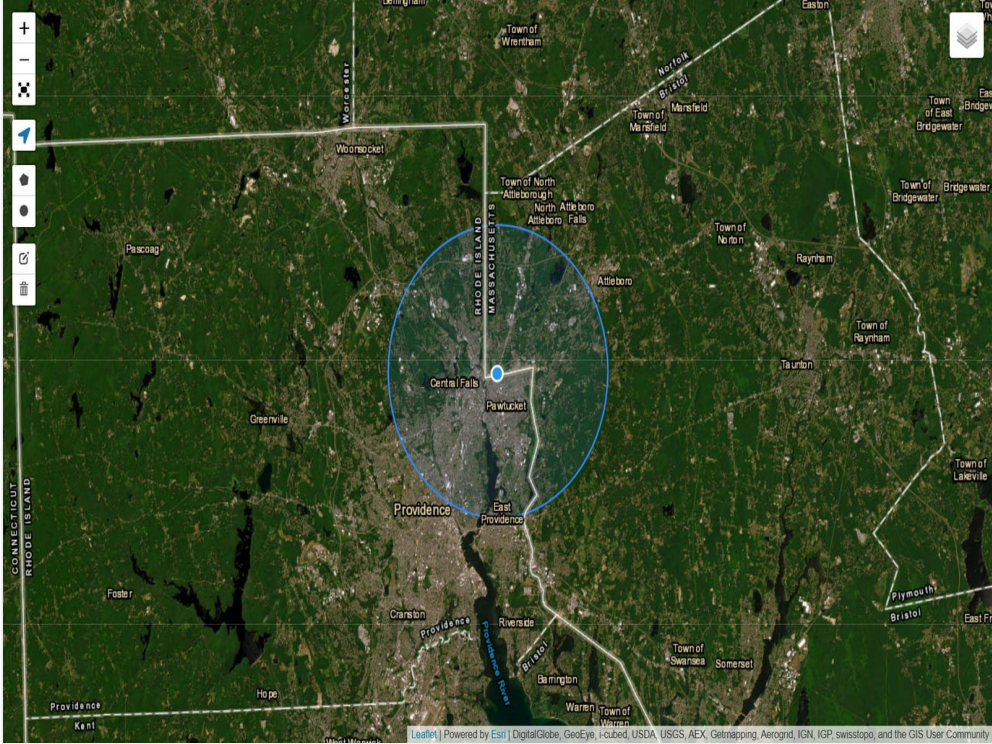


Density 3 Miles - 126,093

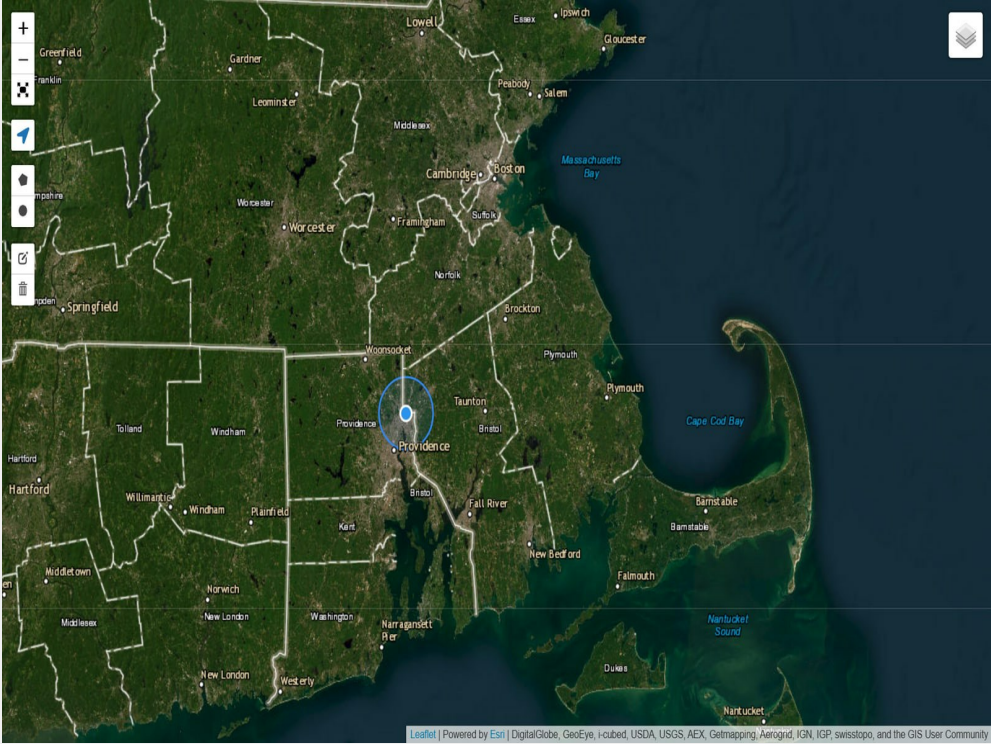
1074 Washington St

1074 Washington St, Attleboro, MA 02703

Property Photos



Density 5 Miles 231,221



Centrally Located

1074 Washington St

1074 Washington St, Attleboro, MA 02703

Property Photos

Transportation Data Manager - mhd.ms2soft.com/tcds/search.asp?loc=Mhd&mod=

5:15 PM	57	161	1	2	219	221	0	56	0	84	2	1101	29	0	226	2	2	3	0	6	535	
5:30 PM	52	144	0	1	186	221	5	44	0	76	2	1102	18	0	242	4	2	0	0	0	6	490
5:45 PM	72	132	1	0	206	325	0	55	0	90	2	1158	34	0	184	2	3	1	0	6	495	
Total	259	588	2	1	849	122	16	200	0	344	7	324	115	0	846	11	9	4	0	24	2063	
PHF	0.033	0.1	0.09	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	
HV %	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

Hide Diagram

Cars Trucks Pedestrians Bikes

ID 8023114: Peak Hr Traffic by Movement 6/29/2016 5:00 PM to 6:00 PM

Diagram showing traffic flow at the intersection of RTE 1 & BACON ST. Movements include EB, WB, NB, SB, and various turning movements with vehicle counts.

Notes: All Motor Vehicles & Peds & Bikes

RTE. 1 BACON STREET INTERSECTION PEAK (1 HOUR 5-6 PM)

Transportation Data Manager - TDMs - mhd.ms2soft.com/tcds/search.asp?loc=Mhd&mod=

Record	1	of 1	Go to Record	go
Location ID	R12501	MPO ID		
Type	SPOT	HPMS ID		
On NHS		On HPMS	No	
LRs ID	R12501	LRs Loc Pt.	0.075	
SF Group	U4-7	Route Type	R	
AF Group	U4-7	Route	12501	
GF Group	U4-7	Active	Yes	
Class Dist Grp	U4-7	Category		
Seas Class Grp	HP-ID Statewide			
WM Group				
QC Group	Default			
FrctI Class	(4) Minor Arterial	Milepost		
Located On	RAMP-RT 1 NB TO RT 95 NB			
Loc On Alias	Route 1 On-Ramp			

More Detail

STATION DATA

Directions: RAMP

AADT							
Year	AADT	DHV-30	K %	D %	PA	BC	Src
2019	3,418 ¹				3,173 (93%)	245 (7%)	Groom from 2015
2018	3,432 ²				3,243 (94%)	189 (6%)	Groom from 2017
2017	3,422 ²				3,284 (96%)	158 (5%)	Groom from 2016
2016	3,385						
2008	3,111						

Travel Demand Model									
Model Year	Model AADT	AM PHV	AM PPV	MD PHV	MD PPV	PM PHV	PM PPV	NT PHV	NT PPV

VOLUME COUNT				VOLUME TREND	
Date	Int	Total	Year	Annual Growth	
Wed 4/13/2016	15	3,599	2019	0%	
Tue 4/12/2016	15	3,590	2018	0%	
Mon 4/11/2016	15	3,578	2017	2%	
			2016	1%	

Location ID: R12501
Located On: RAMP-RT 1 NB TO RT 95 NB
Route 1 On-Ramp
Direction: RAMP
AADT: 3418 (2019)
[View Detail in a New Search](#)

ROUTE 1 NORTH RAMP 95 NORTH BOUND TOTALS 3,418 VEHICLES

1074 Washington St

1074 Washogto St, Attleboro, MA 02703

Property Photos

Location ID: R12556
 Type: SPOT
 On NHS: No
 LRS ID: R12556
 SF Group: U4-7
 AF Group: U4-7
 GF Group: U4-7
 Class Dist Grp: M-D Statewide
 WM Group: Default
 QC Group: Perm
 Frctt Class: (1) Interstate
 Located On: INTERSTATE 95
 Loc On Alias: BTWN RTES.1 & 1A

Location ID: R12556
 RAMP-RT 95 SB TO RT 1 SB
 Located On: Exit 1 Route 1 South Broadway Pawtucket
 Direction: RAMP
 AADT: 2057 (2019)

Year	AADT	DHV-30	K %	D %	PA	BC	Src
2019	2,057 ³	251	12		1,909 (93%)	148 (7%)	Grown from 2018
2018	2,065 ³		12		1,952 (95%)	113 (5%)	Grown from 2017
2017	2,059 ³		12		1,965 (95%)	94 (5%)	Grown from 2016
2016	2,025	247	12		1,914 (95%)	111 (5%)	
2008	1,715						

95 SOUTH BOUND EXIT 1 ROUTE 1 BROADWAY RAMP TOTALS 2,057 VEHICLES

Location ID: 6089
 Type: SPOT
 On NHS: Yes
 LRS ID: 95 NB
 SF Group: U1-Southeast
 AF Group: U1-Southeast
 GF Group: U1-Southeast
 Class Dist Grp: M-D Statewide
 WM Group: Perm
 QC Group: (1) Interstate
 Frctt Class: INTERSTATE 95
 Located On: BTWN RTES.1 & 1A

Location ID: 6089
 INTERSTATE 95 BTWN RTES.1 & 1A
 Direction: 2-WAY
 AADT: 103149 (2019)
 NB Count: 52768 (2019)
 SB Count: 50173 (2019)

Year	AADT	DHV-30	K %	D %	PA	BC	Src
2019	103,149	7,806	8	52	100,980 (98%)	2,169 (2%)	
2018	104,942	8,611	8	54	102,108 (97%)	2,834 (3%)	
2017	101,035	7,698	8	51	96,287 (95%)	4,748 (5%)	
2016	99,837	7,662	8	51	95,744 (96%)	4,093 (4%)	
2015	97,330	7,531	8	52			

95 HIGHWAY TRAFFIC SOUTH BOUND TOTALS 50,173 VEHICLES

1074 Washington St

1074 Washington St, Attleboro, MA 02703

Property Photos

Transportation Data Management System (TDCS) interface showing intersection data for location 8023113. The data includes:

Intersection Data	
Int ID:	8023113
Synchro ID:	Community: BRISTOL
Road 1:	RTE. 1
Road 2:	MENDON RD
Road 3:	Community 4:
Road 4:	Community 4:
Jurisdiction:	MHD
On Master Schedule?:	NO
Maintaining Agency:	PR #:
Synchro Zone:	Milepoint:
Signalized?:	YES
Ctrl Type:	Ctrl Section:
Spot #:	Latitude: 41.9008875815936
Int Owner:	mhd
	Longitude: -71.3679614336684

TMC Counts	
Done:	YES
By:	pa10
Date:	6/16/2015
Weather:	RAIN

Map Data Popup:

- Location: 8023113
- TMC Date: 6/16/2015
- Road 1: RTE. 1
- Road 2: MENDON RD
- Device: Signal
- Departing Volume
- MB Total: 835
- EB Total: 65
- SB Total: 1185
- MB Total: 388
- TMC Total: 2473

RTE.1 MENDON SIGNAL OTHER SIDE OF BRID, TRAFFIC IS LESS THAN HALF OF 1074 & 1078 SIGNALLED INTERSECTION

1074 Washington St

1074 Washington St, Attleboro, MA 02703

Location

