

OFFICE BUILDING
FOR LEASE



**571 MAIN ST,
WEYMOUTH, MA
02190**

BILL KINGDON, SIOR

603.560.2710

bill@ellisrealtyadvisors.com

PROPERTY SUMMARY



PROPERTY DESCRIPTION

571 Main Street presents an excellent opportunity for a medical practice to lease turn-key space with excellent proximity to South Shore Hospital. The first floor suite is currently laid out with an ample reception/waiting area, a billing office, doctor's office, 6 exam rooms, a lab space, a blood draw room, kitchen/break area, and 3 private bathrooms.

PROPERTY HIGHLIGHTS

- Less than 1 mile from South Shore Hospital
- Turn-key medical space
- Recently renovated

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	2
Available SF:	2,552 SF
Lot Size:	17,337 SF
Building Size:	5,568 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	193	1,287	4,126
Total Population	497	2,681	9,278
Average HH Income	\$128,762	\$108,838	\$114,430



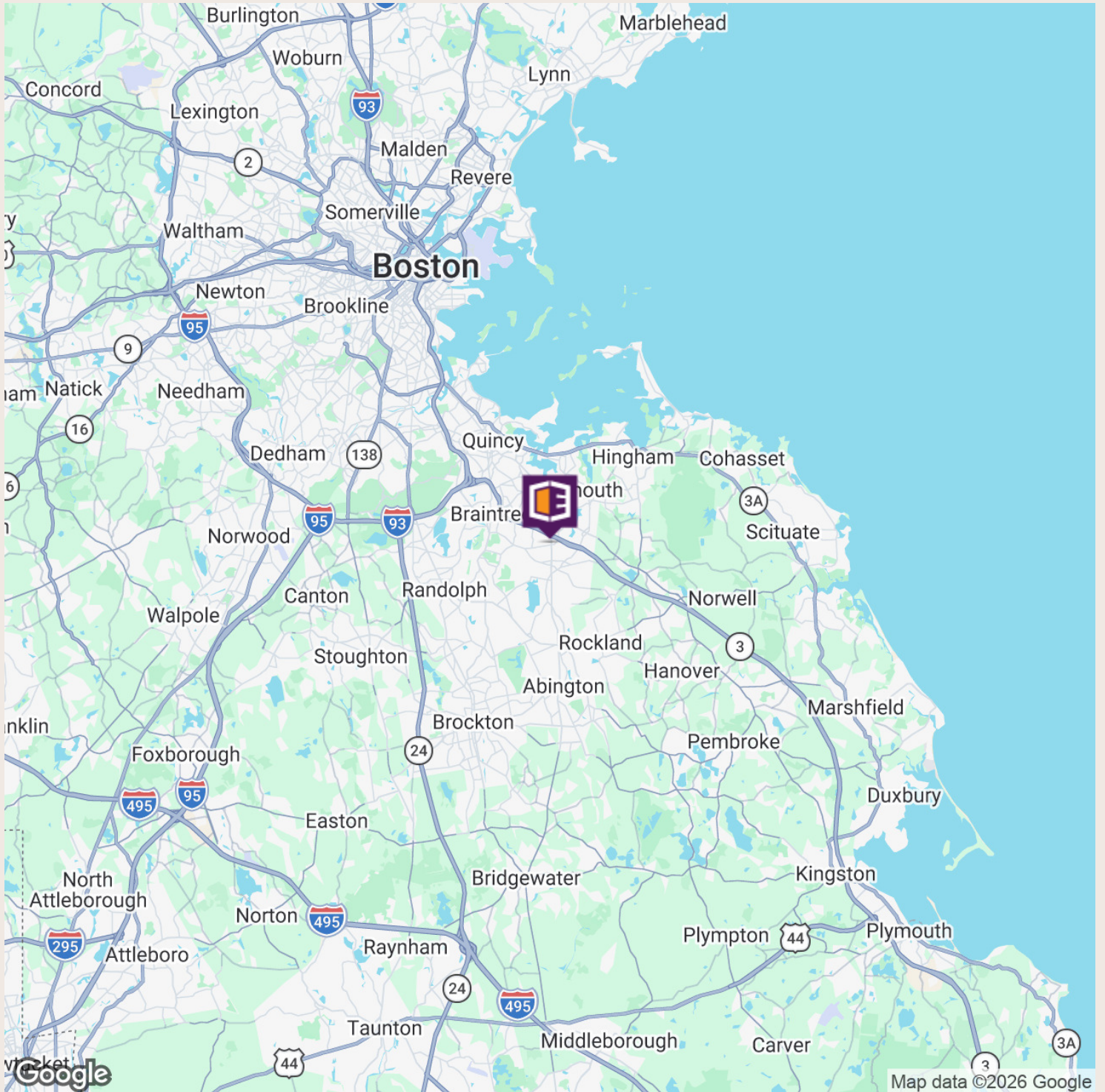
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AERIAL MAP



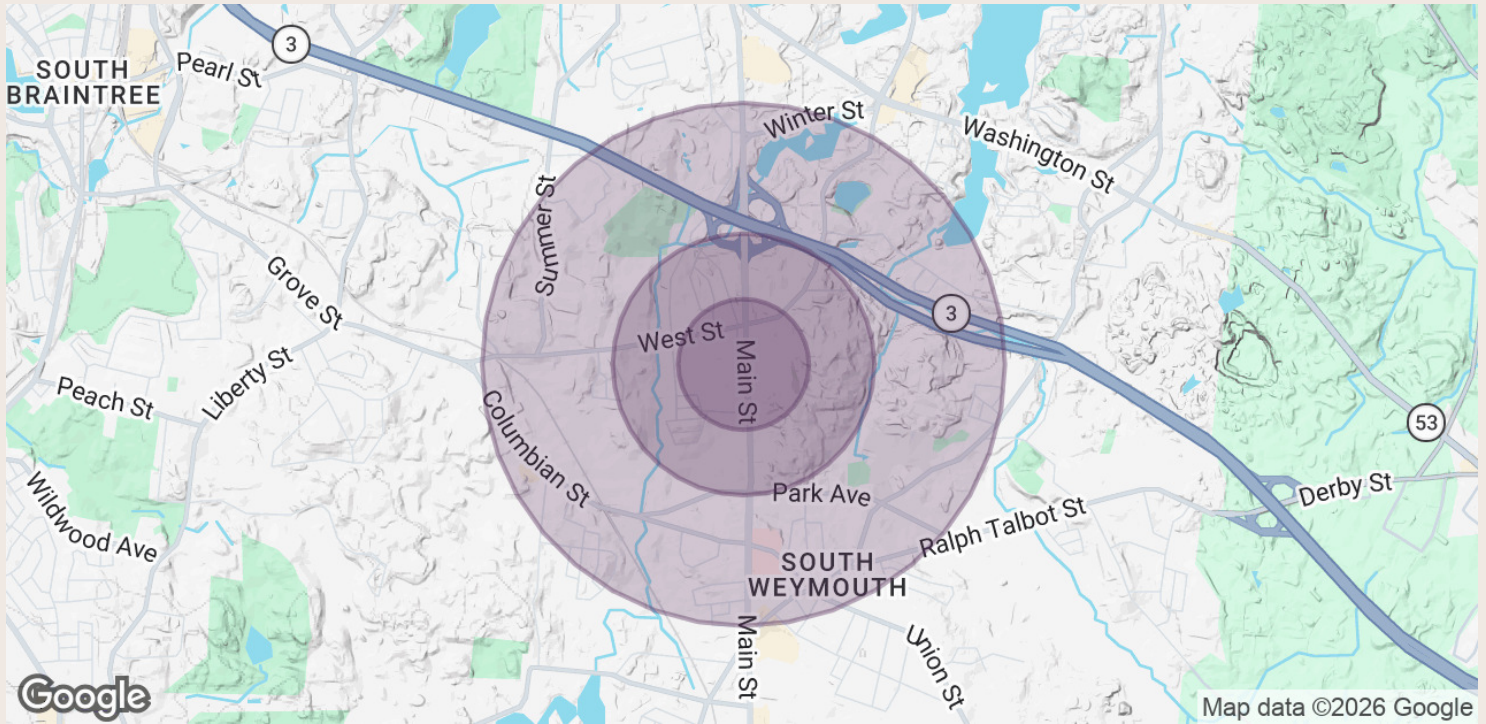
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	497	2,681	9,278
Average Age	40.4	39.9	42.5
Average Age (Male)	43.2	41.7	43.4
Average Age (Female)	36.7	37.0	40.0

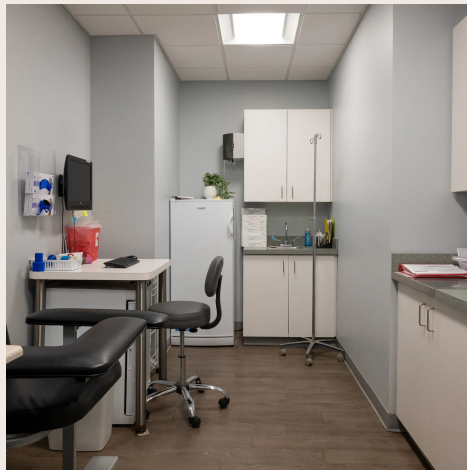
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	193	1,287	4,126
# of Persons per HH	2.6	2.1	2.2
Average HH Income	\$128,762	\$108,838	\$114,430
Average House Value	\$623,393	\$595,745	\$552,625

2023 American Community Survey (ACS)



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ADDITIONAL PHOTOS



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