

# 113 FRONT STREET



## OFFERING SUMMARY

|                |              |
|----------------|--------------|
| Lease Rate:    | Negotiable   |
| Building Size: | 5,029 SF     |
| Available SF:  | Fully Leased |
| Lot Size:      |              |
| Year Built:    | 1960         |

## PROPERTY OVERVIEW

Operating for 30 + years as a successful catering location this unit boasts a sizeable fully fit out kitchen with ansul system and walk-in freezer/refrigeration. 2,200 SF of ground floor retail , and an additional 1,400 SF of basement storage.

## PROPERTY HIGHLIGHTS

- Optimal downtown settings in scenic Scituate Harbor
- Dedicated common parking lot and municipal water & sewer
- The unit abuts a successful local liquor store
- Ideal for catering, bakery, grab and go, coffee, on premise seating is a possibility with site plan review
- 15 common parking spots



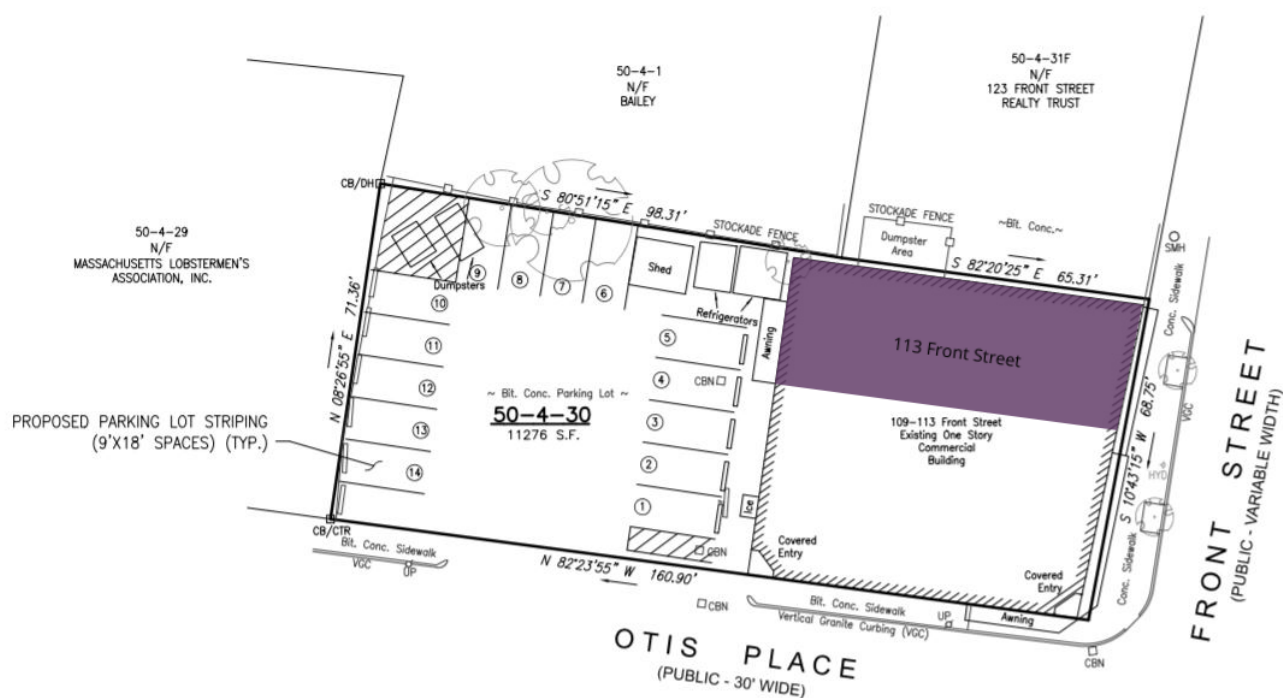
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AVAILABLE

| LEASE TYPE -   TOTAL SPACE FULLY LEASED   LEASE TERM NEGOTIABLE   LEASE RATE NEGOTIABLE |        |          |      |               |                                        |
|-----------------------------------------------------------------------------------------|--------|----------|------|---------------|----------------------------------------|
| SUITE                                                                                   | TENANT | SIZE     | TYPE | RATE          | DESCRIPTION                            |
| 113 Front Street Scituate MA                                                            | -      | 2,200 SF | NNN  | \$22.00 SF/yr | 5 years with a 5 year option to extend |

ADDITIONAL PHOTOS

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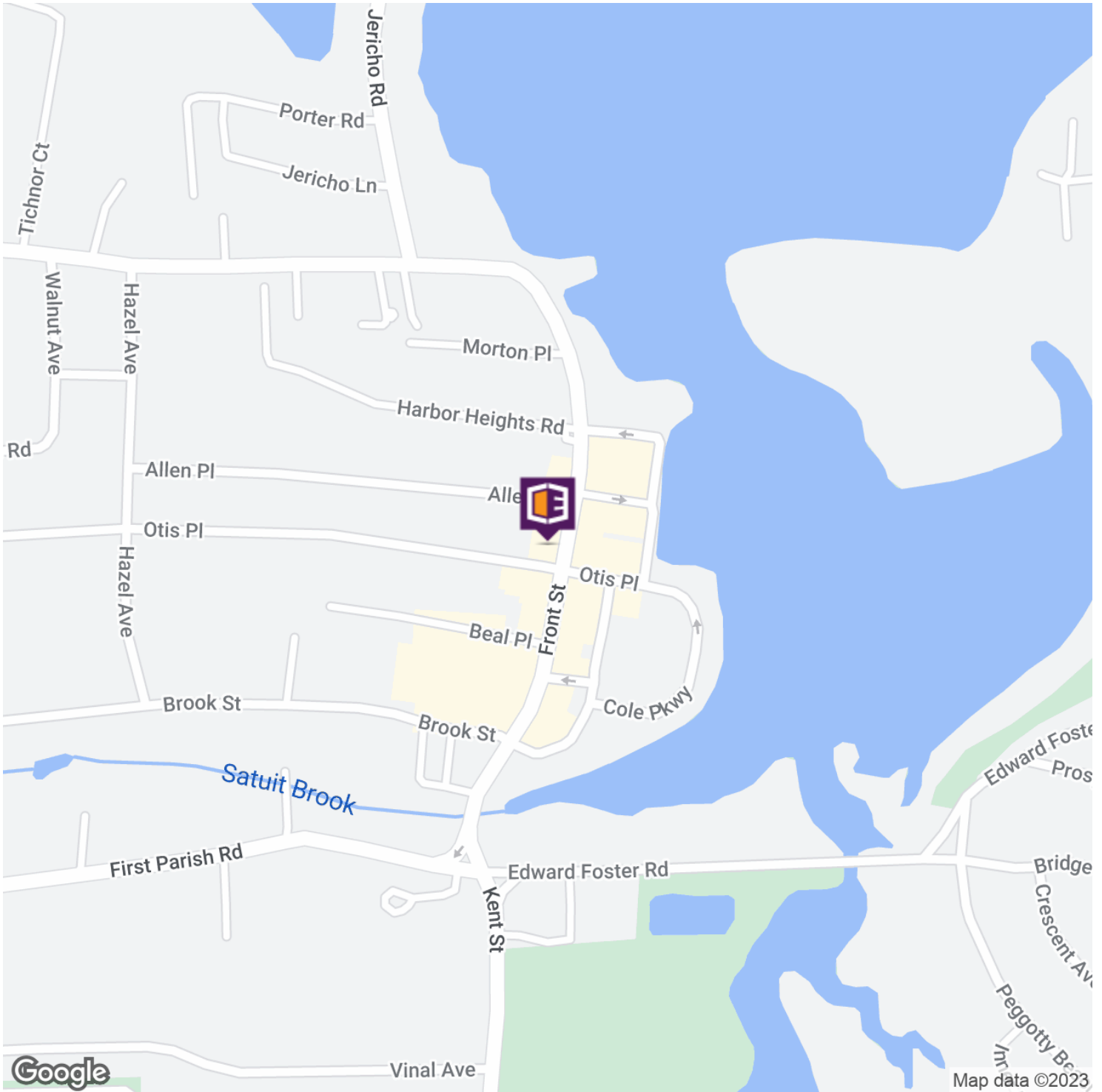
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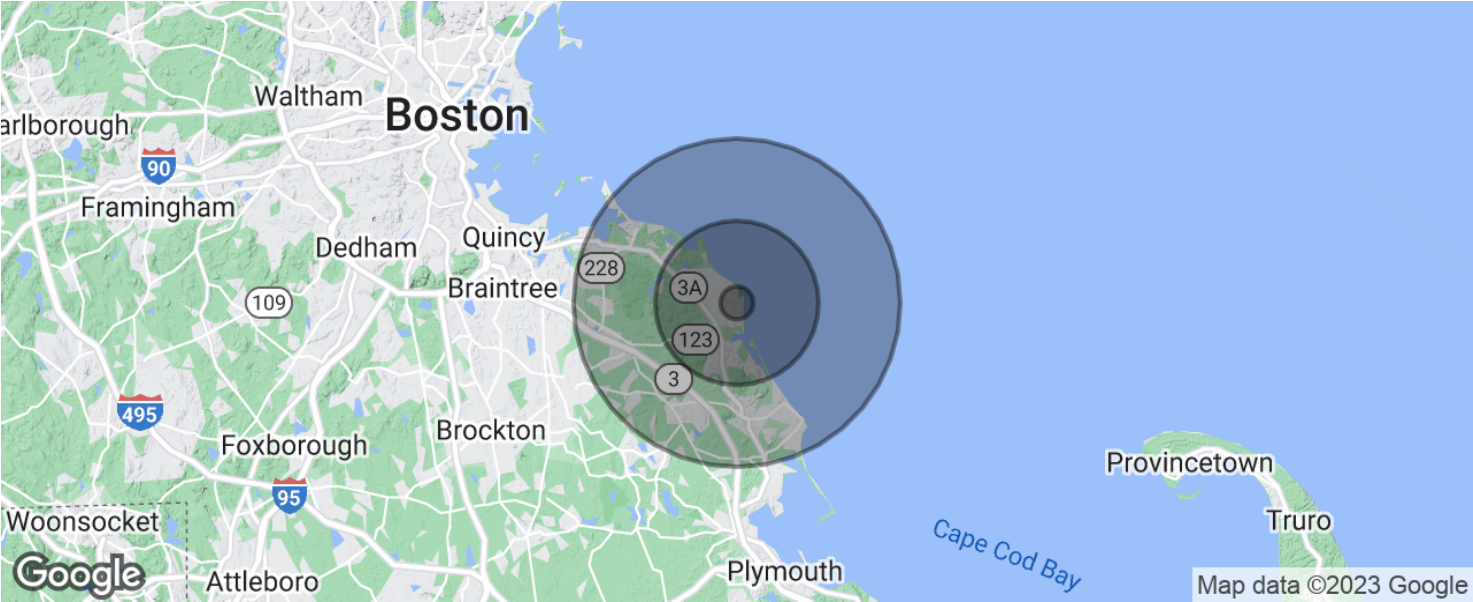
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| POPULATION          | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total population    | 1,201     | 22,737    | 85,776    |
| Median age          | 46.9      | 43.7      | 42.7      |
| Median age (Male)   | 46.0      | 42.5      | 41.7      |
| Median age (Female) | 47.8      | 44.8      | 43.4      |
| HOUSEHOLDS & INCOME | 1 MILE    | 5 MILES   | 10 MILES  |
| Total households    | 499       | 8,445     | 31,078    |
| # of persons per HH | 2.4       | 2.7       | 2.8       |
| Average HH income   | \$105,424 | \$116,983 | \$118,550 |
| Average house value | \$602,254 | \$595,073 | \$545,004 |

*\* Demographic data derived from 2020 ACS - US Census*

MEET THE TEAM



# 113 FRONT STREET



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