PROPERTY SUMMARY

# 612 PLAIN STREET



## PROPERTY DESCRIPTION

Showroom/Office and Warehouse bays available on Route 139 in Marshfield. Separate gas/electric utilities and secure parking/storage area. Can be combined for larger units. Great for contractors, warehouse, storage etc. Excellent signage opportunity on heavily traveled Route 139.

## PROPERTY HIGHLIGHTS

- Contractor/Warehouse Bays
- Flexible Lease Terms
- Secure Outside Parking Area
- Flexible Size Options

## OFFERING SUMMARY

| | |
|---|---|
| Lease Rate: | N/A |
| Available SF: | Fully Leased |
| Lot Size: | 3.84 Acres |
| Building Size: | 58,000 SF |

| DEMOGRAPHICS | 1 MILE | 5 MILES | 10 MILES |
|---|---|---|---|
| Total Households | 749 | 16,684 | 50,555 |
| Total Population | 2,043 | 45,898 | 140,644 |
| Average HH Income | $120,226 | $113,914 | $113,111 |

ELLIS REALTY ADVISORS

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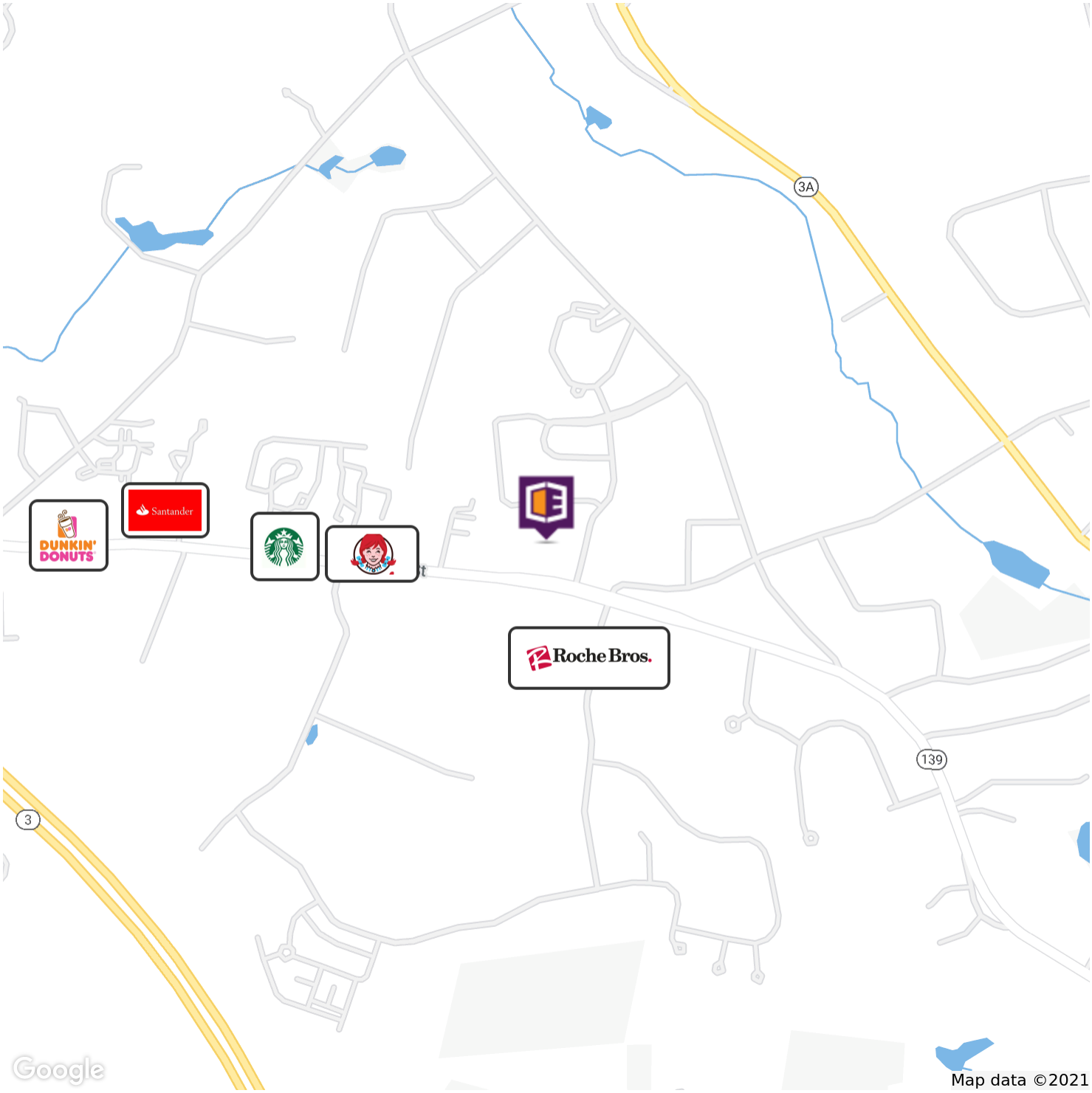
**LEASE TYPE** - | **TOTAL SPACE** FULLY LEASED | **LEASE TERM** NEGOTIABLE | **LEASE RATE** N/A

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE |
|---|---|---|---|---|
| Bay 1 | Sarah Johnson | 1,000 SF | Modified Gross | $1,200 per month |
| Bay 2 | - | 1,800 - 10,000 SF | Plus Utilities | $1,800 per month |
| Bay 3 | - | 1,800 SF | Modified Gross | $1,800 per month |
| Bay 4 | - | 1,800 SF | Modified Gross | $1,800 per month |
| Bay 5 | - | 1,800 - 5,400 SF | Modified Gross | $1,800 per month |
| Bay 6 | - | 1,800 - 10,000 SF | Modified Gross | $1,800 per month |
| Showroom/Office | - | 500 - 4,000 SF | Gross | Negotiable |
| Mezzanine | - | 15,000 SF | Gross | Negotiable |

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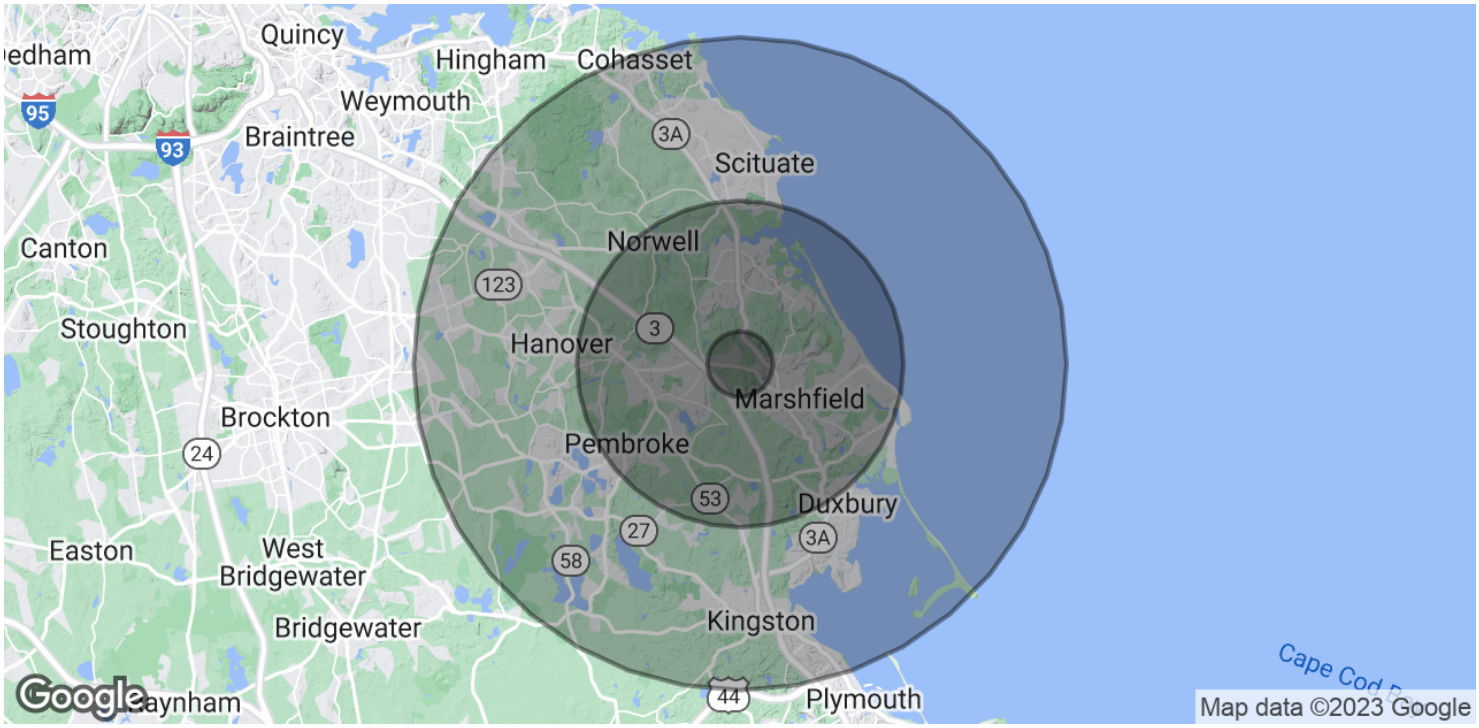
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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|---|---|---|---|
| Total Population | 2,043 | 45,898 | 140,644 |
| Median age | 41.3 | 42.4 | 41.9 |
| Median age (Male) | 39.1 | 41.6 | 41.1 |
| Median age (Female) | 42.9 | 42.8 | 42.4 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---|---|---|---|
| Total households | 749 | 16,684 | 50,555 |
| # of persons per HH | 2.7 | 2.8 | 2.8 |
| Average HH income | $120,226 | $113,914 | $113,111 |
| Average house value | $538,836 | $520,656 | $492,331 |

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

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