

FOR SALE

MIXED-USE DEVELOPMENT



MIXED-USE DEVELOPMENT OPPORTUNITY

131-139 FRONT STREET, SCITUATE, MA 02066

For More Information

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PROPERTY DESCRIPTION

Located in the heart of Downtown Scituate Harbor, 131 Front Street is a landmark stand-alone building on the Scituate Waterfront. The property benefits from plenty of vehicle and foot traffic along with synergy's from the surrounding shoppes and restaurants. This modern block and steel construction building presents a unique opportunity for a local retailer, restaurant or business professional to bring it back to it's former glory. Additionally, the property is well positioned for mixed-use development in the VBOD zone.

PROPERTY HIGHLIGHTS

- Development Potential
- Current Income from Retail Tenant
- Modern Construction
- Waterviews

OFFERING SUMMARY

Sale Price:	\$1,300,000
Lot Size:	8,183 SF
Building Size:	8,455 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	487	8,350	30,886
Total Population	1,169	22,485	85,262
Average HH Income	\$105,327	\$117,055	\$118,700

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LOCATION INFORMATION

Street Address	131-139 Front Street
City, State, Zip	Scituate, MA 02066
County	Plymouth
Township	Scituate
Signal Intersection	Yes

BUILDING INFORMATION

Building Class	C
Tenancy	Multiple
Number of Floors	2
Year Built	1985
Condition	Average
Free Standing	Yes

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail
Corner Property	Yes
Waterfront	Yes
Power	Yes

PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	6

UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Central HVAC	Yes
Centrix Equipped	Yes
Leed Certified	Yes
Restrooms	4
Gas / Propane	Yes
Irrigation	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes

ADDITIONAL PHOTOS

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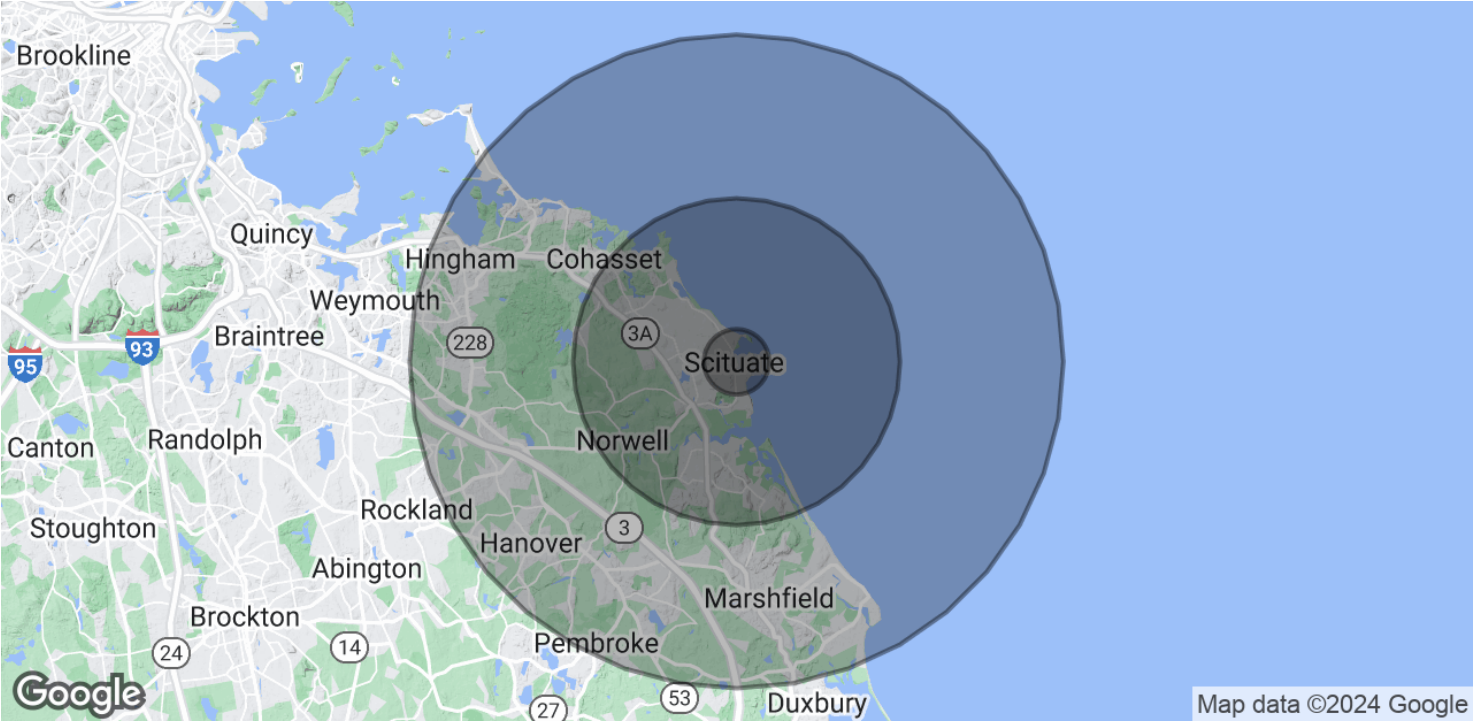
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,169	22,485	85,262
Average age	46.9	43.7	42.7
Average age (Male)	46.0	42.6	41.7
Average age (Female)	47.8	44.8	43.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	487	8,350	30,886
# of persons per HH	2.4	2.7	2.8
Average HH income	\$105,327	\$117,055	\$118,700
Average house value	\$603,551	\$595,310	\$545,355

* Demographic data derived from 2020 ACS - US Census