

FOR LEASE

RETAIL PROPERTY



# SHOPS AT OCEAN'S GATE

1899 OCEAN ST , MARSHFIELD, MA 02050

*For More Information*

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# SHOPS AT OCEAN'S GATE



## PROPERTY DESCRIPTION

40,000 Square Foot Lifestyle Center conveniently located at the intersection of Ocean Street and Webster Street in Marshfield Center. Adjacent to Webster Square, a 180,000 SF Grocery-Anchored Retail Center. Existing tenants include Verizon Wireless, Mattress Firm, Station 8, Katies Burger Bar, CycleTown and a variety of retail and restaurant tenants.

## PROPERTY HIGHLIGHTS

- 40,000 +/- ADT
- Lifestyle Center Adjacent to Grocery Anchored Shopping Center
- Built Within Last 10 Years
- Strong Tenant Mix and Demographics
- Multiple Parking Areas and Frontage

## OFFERING SUMMARY

Lease Rate:	Call for Lease Rates
Available SF:	900 - 3,412 SF
Lot Size:	1.33 Acres
Building Size:	40,000 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	955	15,122	43,516
Total Population	2,551	41,063	118,283
Average HH Income	\$107,375	\$115,543	\$109,860



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## LOCATION INFORMATION

Building Name	Shops at Ocean's Gate
Street Address	1899 Ocean St
City, State, Zip	Marshfield, MA 02050
County	Plymouth

## BUILDING INFORMATION

Tenancy	Multiple
Year Built	2005
Gross Leasable Area	40,000 SF
Condition	Excellent

## PROPERTY HIGHLIGHTS

- 40,000 +/- ADT
- Lifestyle Center Adjacent to Grocery Anchored Shopping Center
- Built Within last 15 Years
- Diverse Regional and National Tenant Mix
- Strong Demographics, (\$107,000 HH Income 1-Mile) serving Duxbury, Marshfield, Scituate and Pembroke

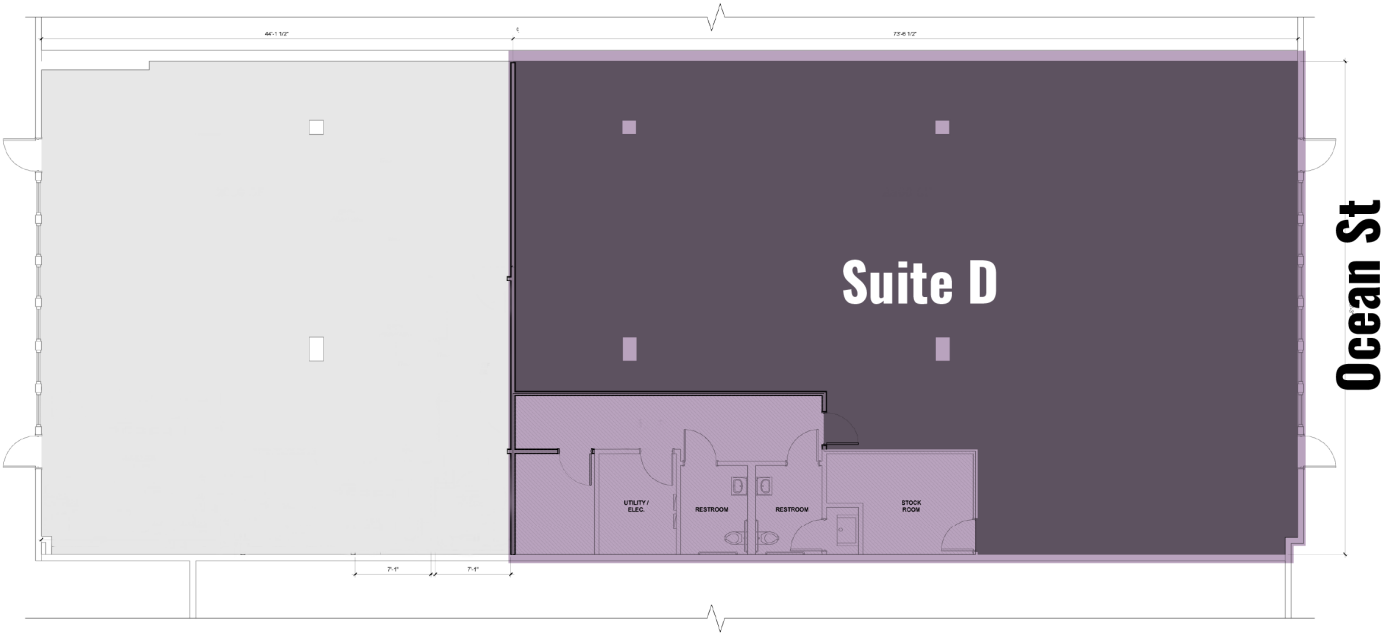


## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite M	Available	900 SF	NNN	Call for Lease Rate	-
Suite D	Bay State Physical Therapy	1,500 - 5,682 SF	NNN	-	-
Suite H   Joli Med Spa	Joli Med Spa	1,950 SF	NNN	-	Built out space previously occupied by Elizabeth Grady. Bathroom, kitchenette, and two showers currently existing.



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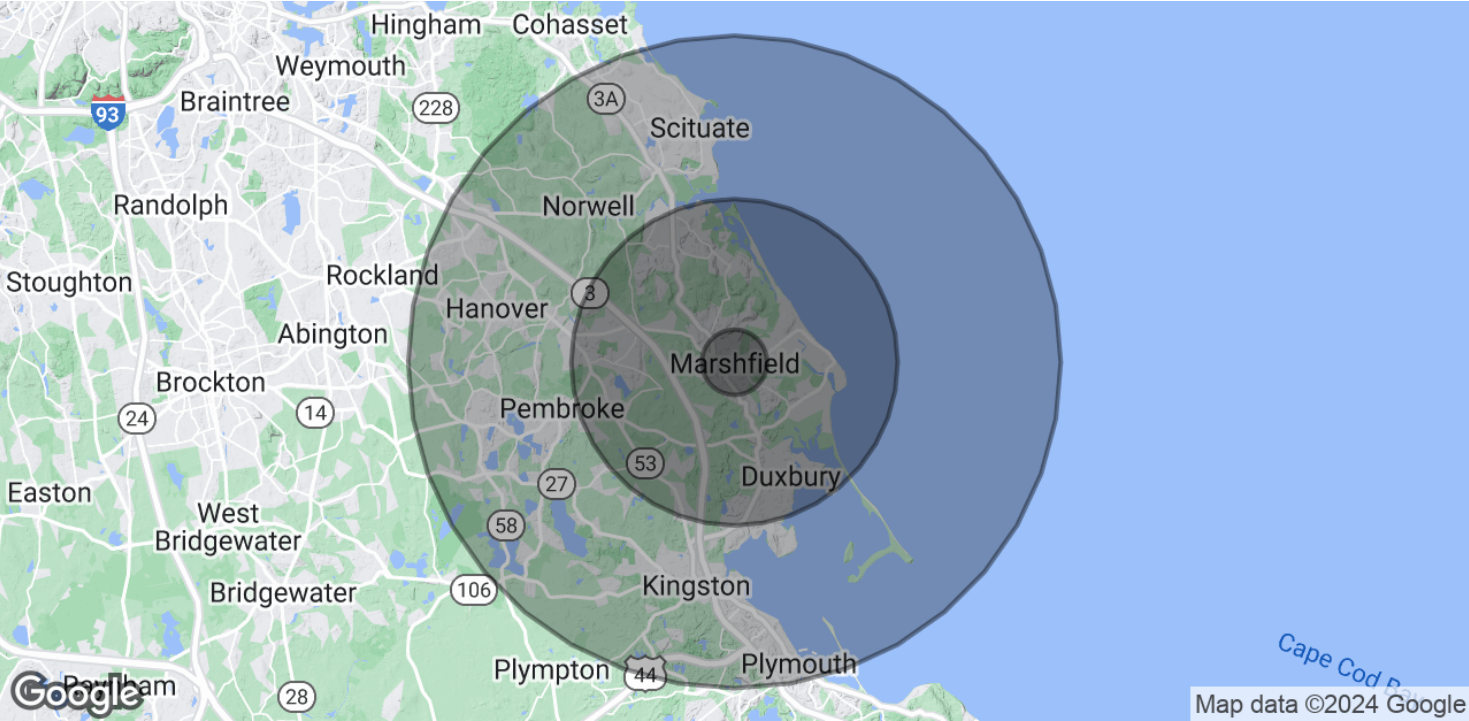


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,551	41,063	118,283
Average age	43.3	42.6	42.0
Average age (Male)	43.0	41.9	41.1
Average age (Female)	43.4	43.1	42.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	955	15,122	43,516
# of persons per HH	2.7	2.7	2.7
Average HH income	\$107,375	\$115,543	\$109,860
Average house value	\$449,580	\$490,909	\$484,838

\* Demographic data derived from 2020 ACS - US Census