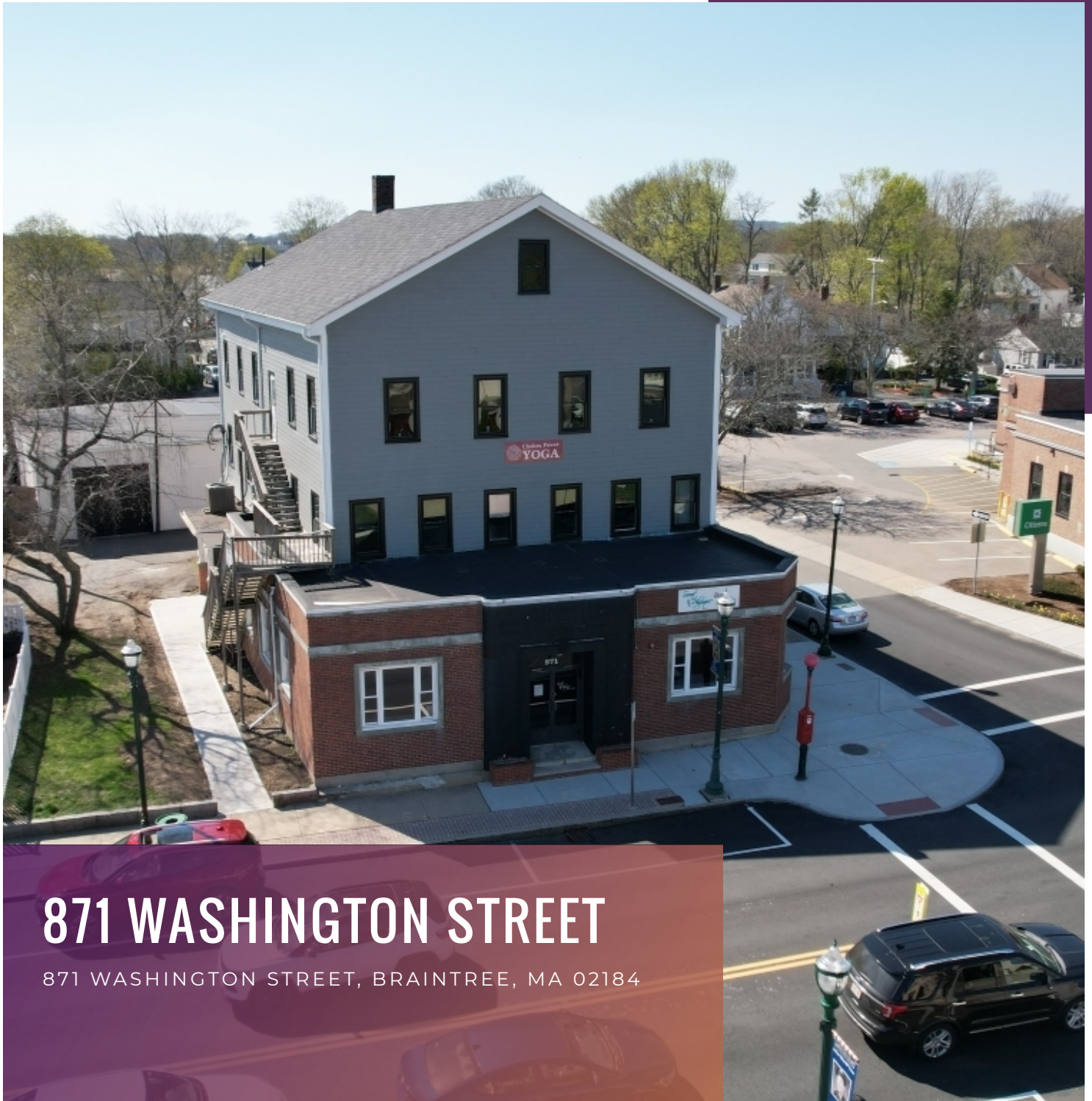


FOR LEASE

RETAIL PROPERTY



871 WASHINGTON STREET

871 WASHINGTON STREET, BRAINTREE, MA 02184

For More Information

DAVE ELLIS

781.919.0800 x701
dave@ellisrealtyadvisors.com



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871 WASHINGTON STREET



PROPERTY DESCRIPTION

2nd Floor Retail/Office space located in Braintree Square. Complete with common area kitchen space and bathrooms.

PROPERTY HIGHLIGHTS

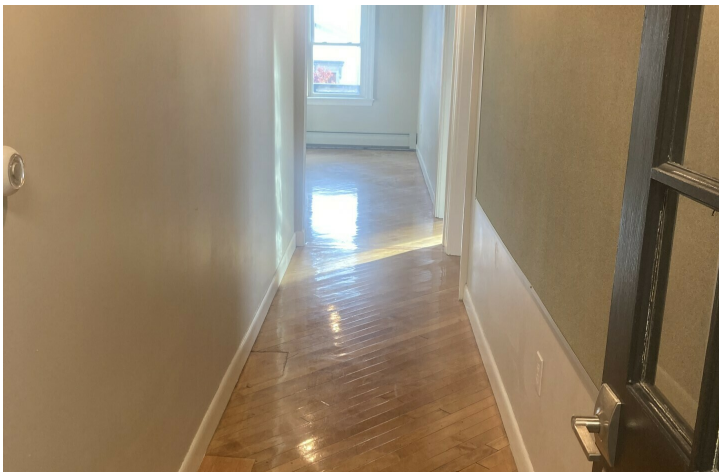
OFFERING SUMMARY

Lease Rate:	\$1,600.00 - 2,750.00 per month (Full Service; NNN)
Number of Units:	4
Available SF:	650 - 1,500 SF
Lot Size:	0.15 Acres
Building Size:	8,735 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	789	3,460	7,068
Total Population	1,912	8,527	18,028
Average HH Income	\$103,172	\$123,339	\$127,251

ADDITIONAL PHOTOS

871 WASHINGTON STREET



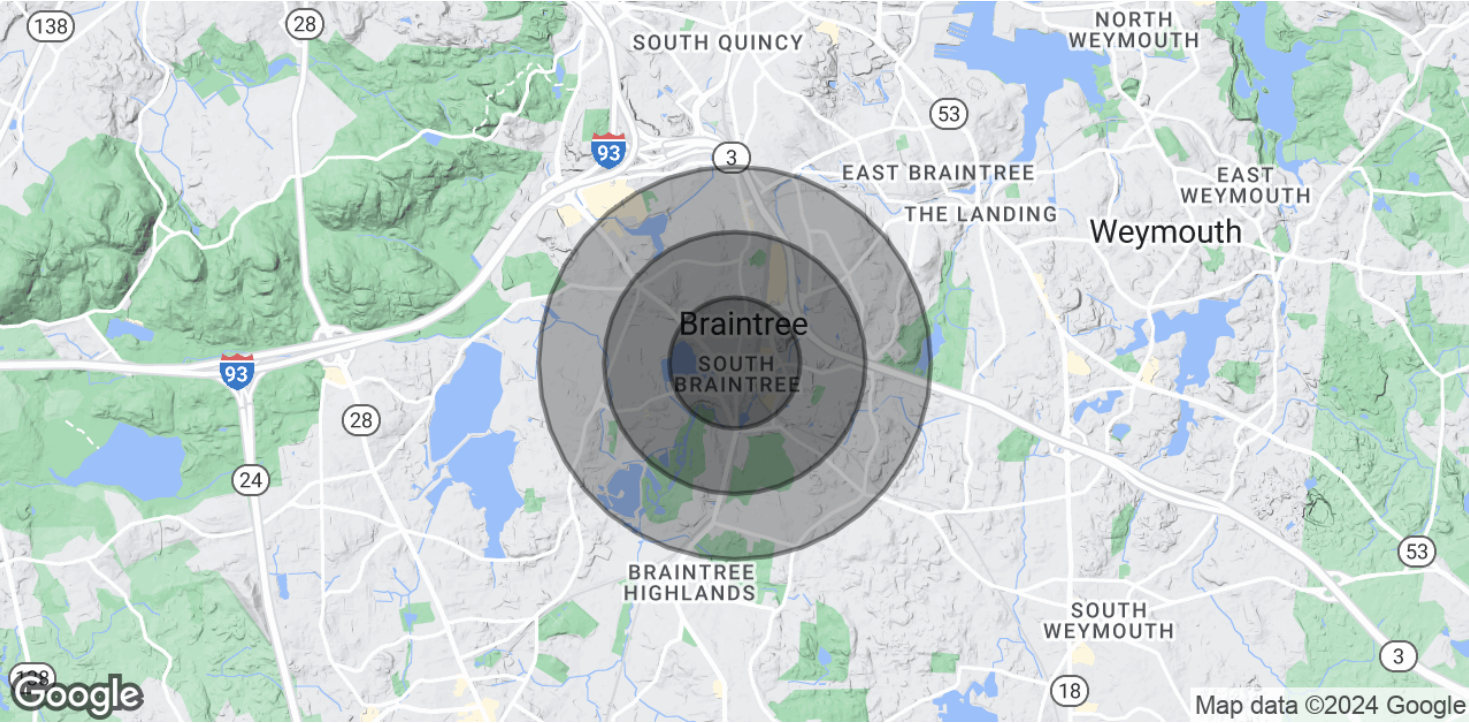
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871 WASHINGTON STREET



871 WASHINGTON STREET



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,912	8,527	18,028
Average Age	44.8	41.1	41.5
Average Age (Male)	49.5	41.6	40.1
Average Age (Female)	40.8	41.0	42.2

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	789	3,460	7,068
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$103,172	\$123,339	\$127,251
Average House Value	\$476,186	\$528,220	\$515,839

* Demographic data derived from 2020 ACS - US Census