

FOR LEASE

STAND-ALONE BUILDING



399 OLD COLONY ROAD

399 OLD COLONY RD, NORTON, MA 02766

For More Information

DAVE ELLIS

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80 WASHINGTON STREET | NORWELL, MA 02061 | 781.919.0800 | ELLISREALTYADVISORS.COM

399 OLD COLONY ROAD



PROPERTY DESCRIPTION

Currently used as an adult daycare center, 399 Old Colony Road presents an opportunity for a single-tenant medical, wellness, education or retail use. The building has several ADA compliant bathrooms, large kitchen, multiple classrooms and covered drop-off/pick-up area. Great signage opportunity on Route 123 which connects Route 95 to Route 495. Close proximity to Norton Town Center and Wheaton College.

PROPERTY HIGHLIGHTS

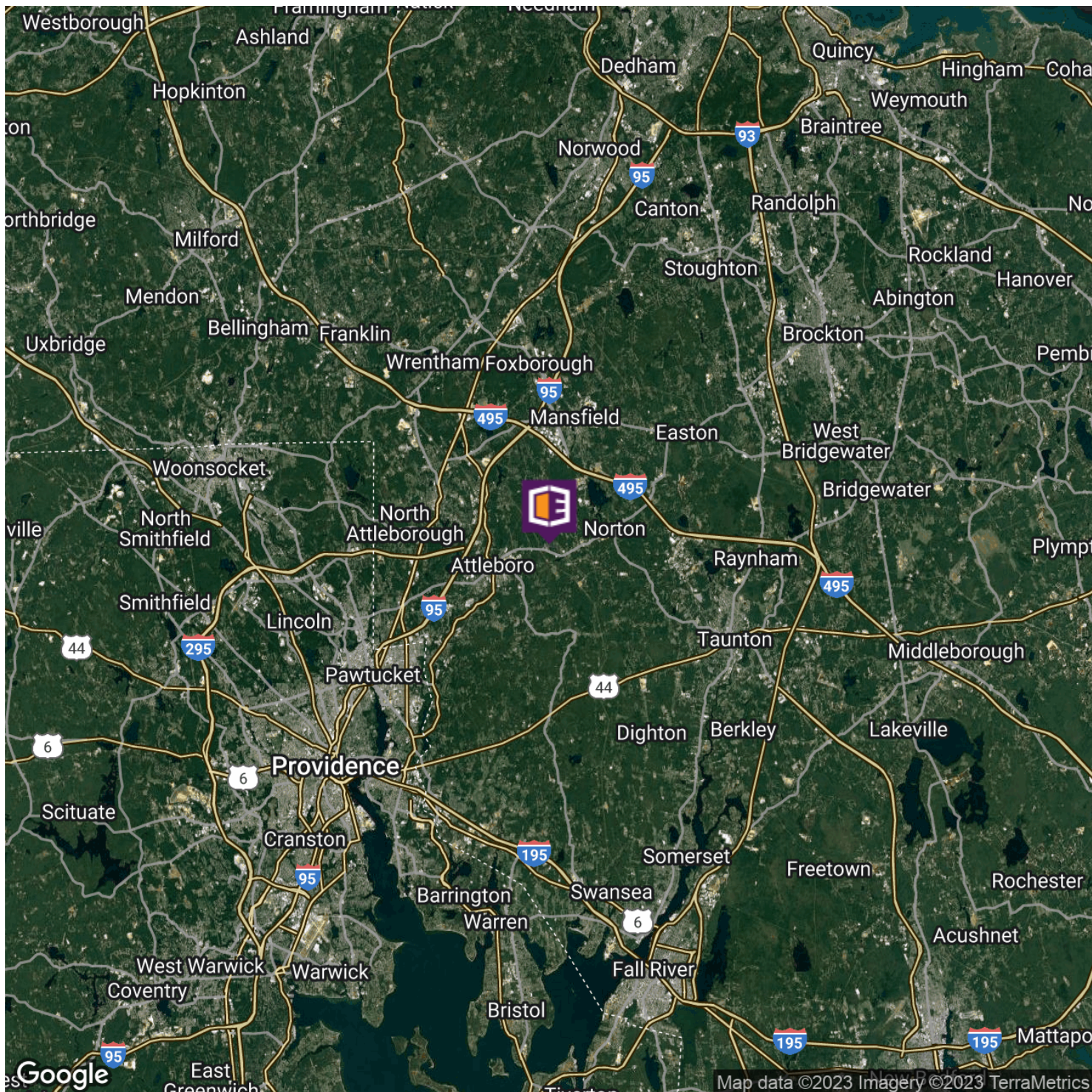
- Stand-alone Building
- Medical, Wellness or Educational Use
- Ample Parking
- Located on GATRA Bus Line
- Close Proximity to Route 95 and 495

OFFERING SUMMARY

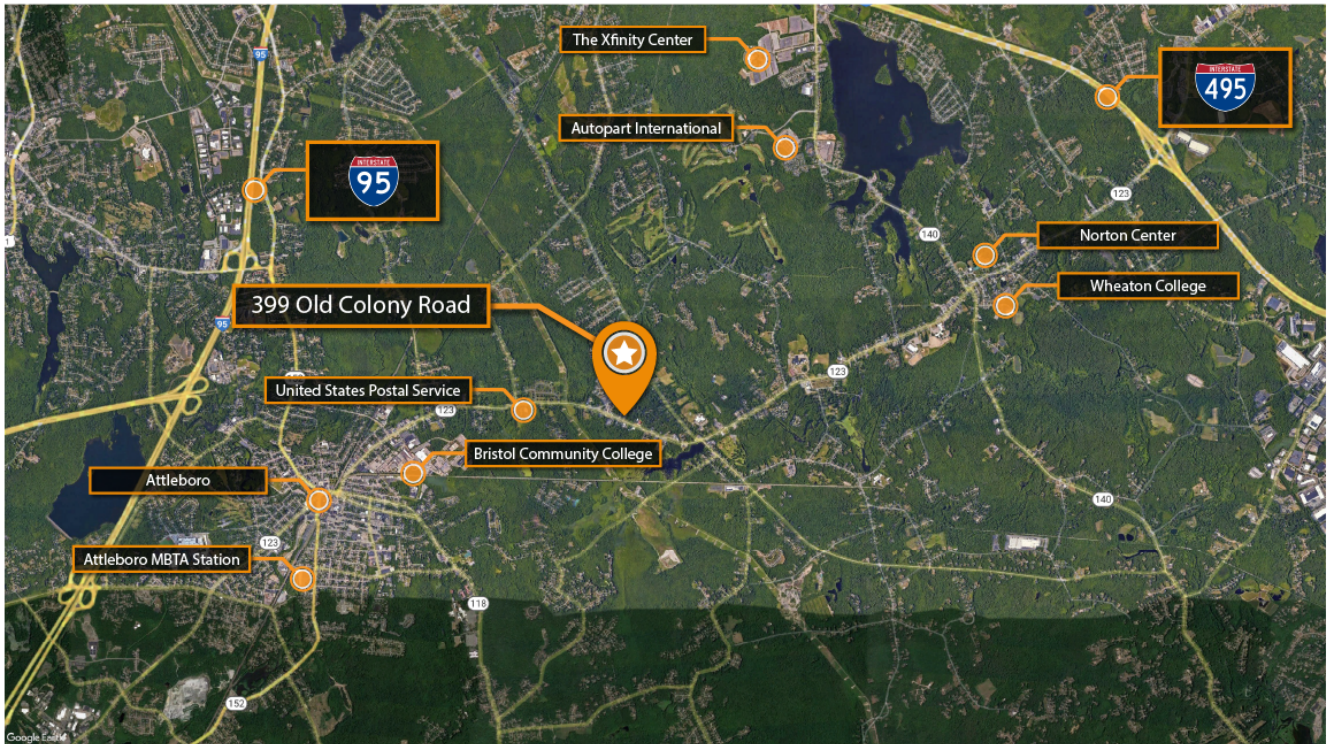
Lease Rate:	\$20.00 SF/yr (NNN)
Number of Units:	1
Available SF:	7,600 SF
Lot Size:	5,401,744,920 SF
Building Size:	7,600 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,115	4,693	13,390
Total Population	3,121	12,267	31,993
Average HH Income	\$134,716	\$113,243	\$95,122

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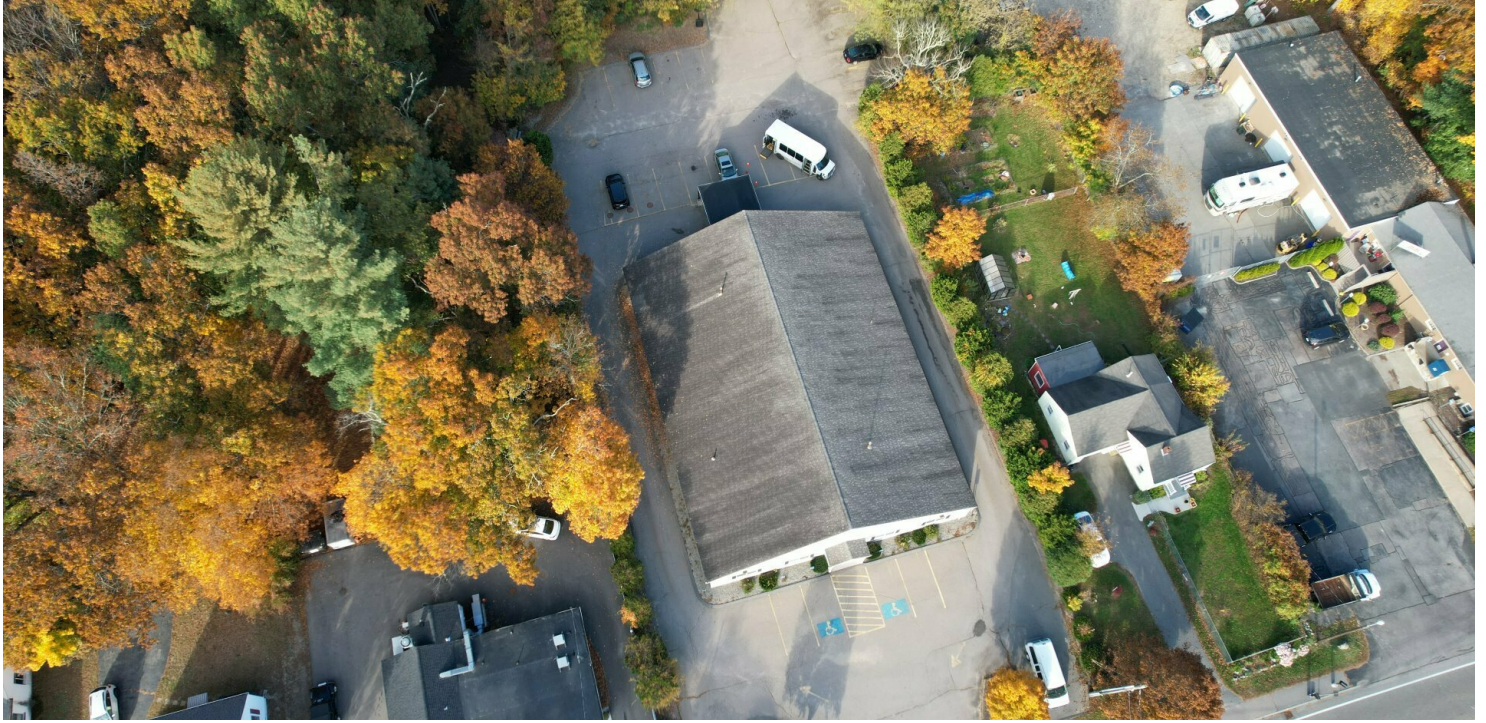
Logistical Details

 ----- 9 Minute Drive Via MA-123 E

 ----- 9 Minute Drive Via MA-123 W & N Main St

ADDITIONAL PHOTOS

399 OLD COLONY ROAD

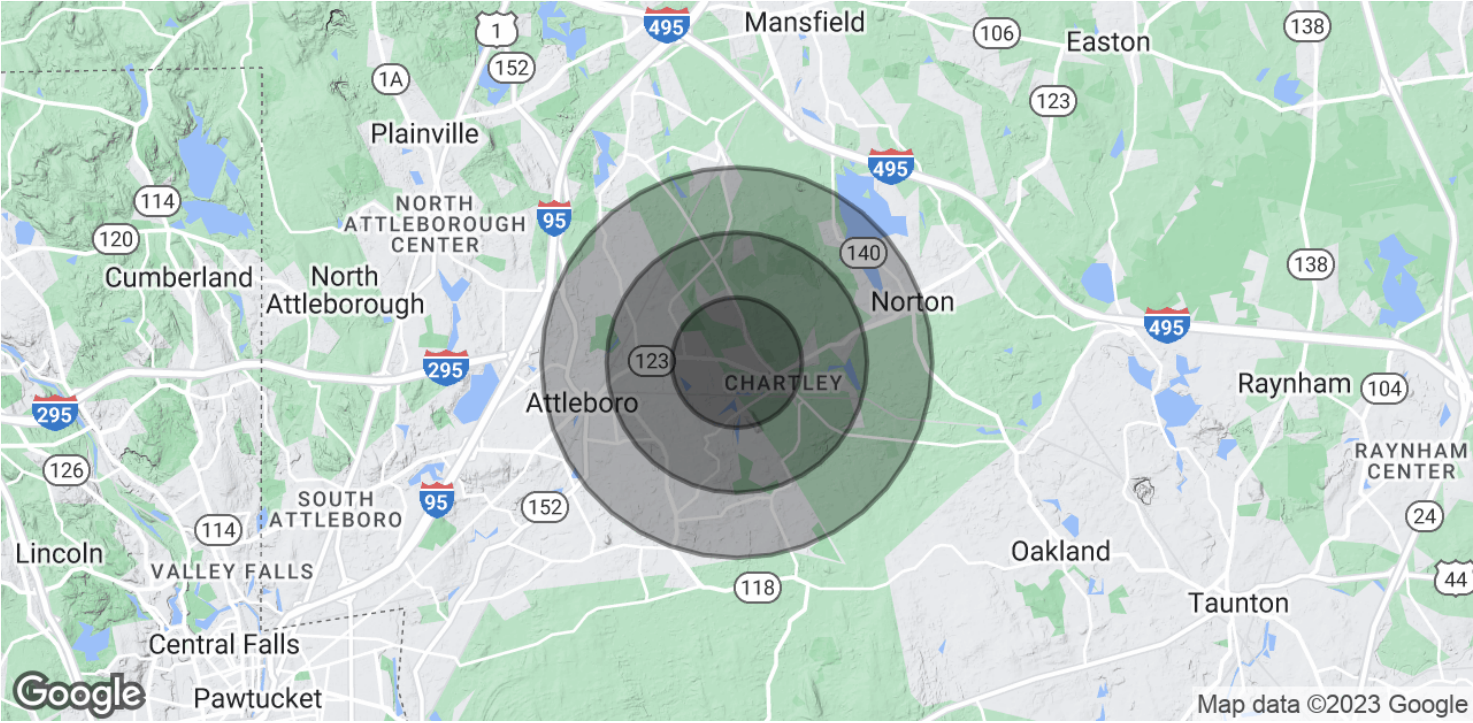


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,121	12,267	31,993
Average Age	45.7	44.1	41.1
Average Age (Male)	44.3	42.7	39.7
Average Age (Female)	45.8	44.4	43.1
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,115	4,693	13,390
# of Persons per HH	2.8	2.6	2.4
Average HH Income	\$134,716	\$113,243	\$95,122
Average House Value	\$359,649	\$336,858	\$312,153

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