

FREESTANDING BUILDING AVAILABLE

17 North Main Street

BELLINGHAM, MA 02019

PRESENTED BY:

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PROPERTY DETAILS & HIGHLIGHTS

PROPERTY TYPE	Industrial
BUILDING SIZE	4,000± SF
LOT SIZE	0.51 Acres
YEAR BUILT	1979
YEAR LAST RENOVATED	2023
NUMBER OF FLOORS	2
PARKING SPACES	25
CONSTRUCTION STATUS	Existing
ROOF	Flat
LEASE RATE:	Please call for details

SVN® Parsons Commercial Group - Boston is pleased to announce the availability of 17 North Main Street in Bellingham, MA, a 4,000± SF freestanding commercial/flex building completely renovated in 2023, including a new fenced in outdoor play area.

The building is zoned Business (BUS 1/BUS 2) and can accommodate a variety of pet related commercial uses including: retail sales or service; educational; indoor commercial recreation and more.

The property sits prominently at the entrance of a 60,000± square foot retail strip center known as The Plaza at Bellingham Commons which features both local and major national retailers. Centrally located on Route 126 which boasts over 18,000± vehicles daily, the property offers high visibility and signage opportunities.

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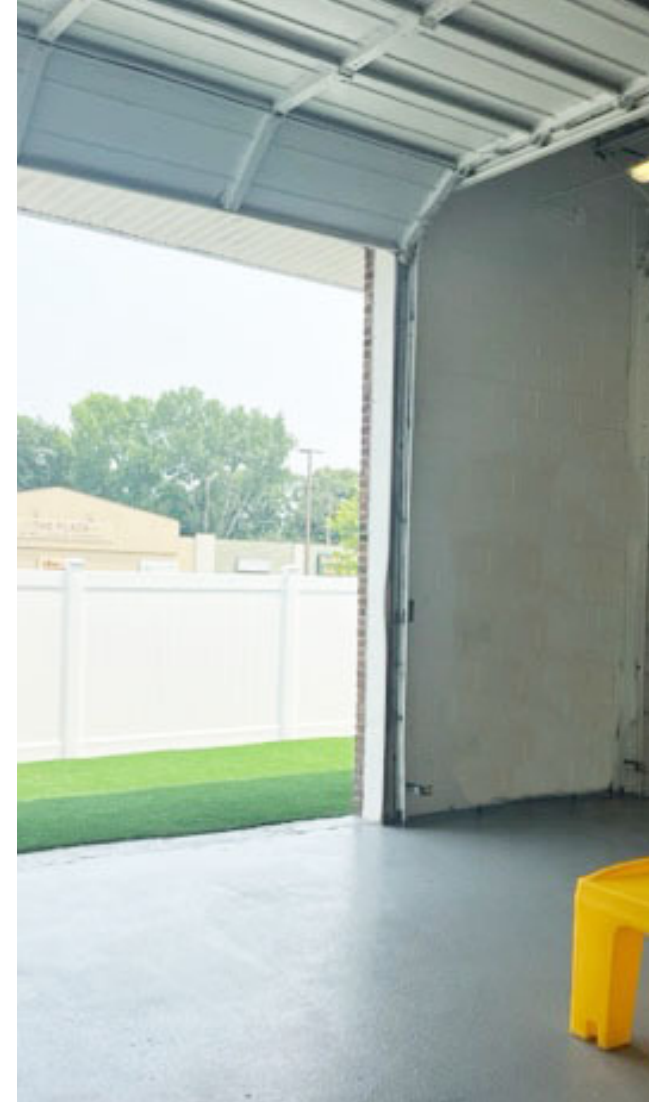
17 NORTH MAIN STREET | Bellingham, MA 02019



- Fenced in Outdoor Play Area
- Prominent location at the entrance of a 60,000±SF neighborhood shopping center.
- Highly visible location with over 110' of frontage on Route 126 and a traffic count of over 18,000± cars per day.
- Pylon Signage Available
- Ample Parking: 25 spaces
- Fully renovated, including a new HVAC system in 2023
- Utilities: Town Water, Private Septic, Gas & Electric

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ADDITIONAL PHOTOS



MARILYN SANTIAGO

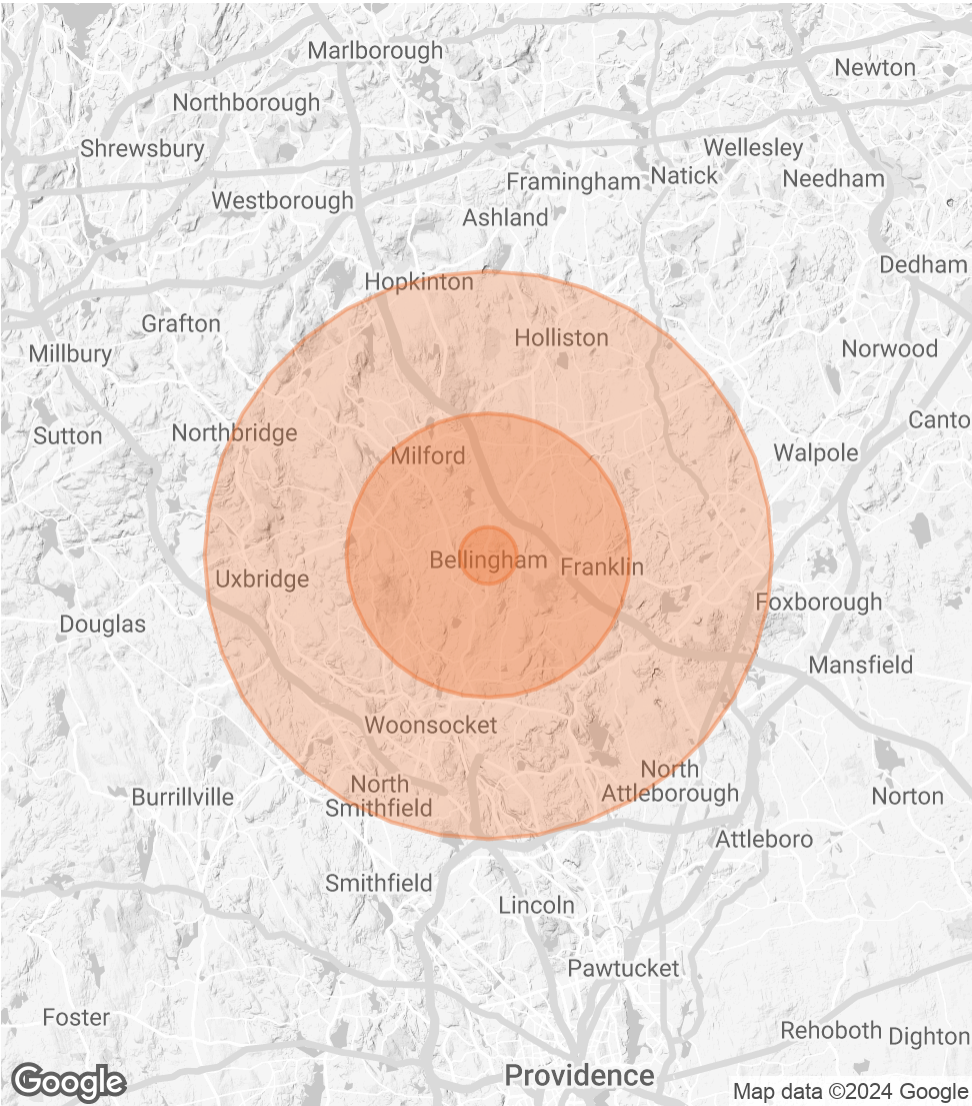
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,439	71,510	299,704
AVERAGE AGE	37.0	38.5	39.3
AVERAGE AGE (MALE)	34.3	37.2	38.2
AVERAGE AGE (FEMALE)	38.7	39.5	40.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	928	25,929	111,002
# OF PERSONS PER HH	2.6	2.8	2.7
AVERAGE HH INCOME	\$85,891	\$93,397	\$91,170
AVERAGE HOUSE VALUE		\$392,431	\$371,113

2020 American Community Survey (ACS)



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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