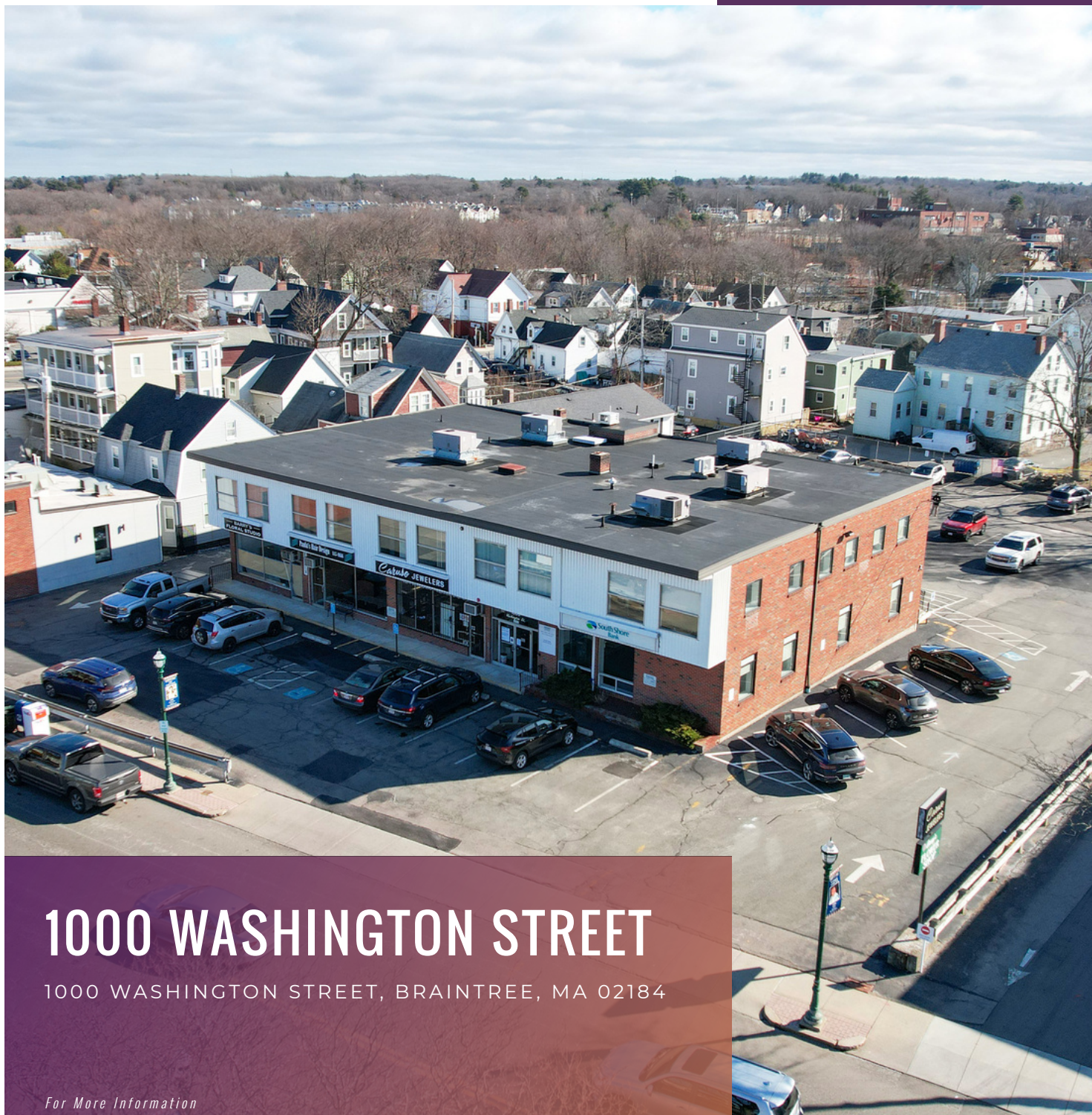


FOR LEASE

RETAIL PROPERTY



1000 WASHINGTON STREET

1000 WASHINGTON STREET, BRAINTREE, MA 02184

For More Information

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1000 WASHINGTON STREET



PROPERTY DESCRIPTION

Retail and Office space in South Braintree Square. Ample parking and walking distance to many shops and restaurants in the square including Southside Tavern. Minutes from Braintree split and walking distance to the Braintree MBTA Station offering easy access to Boston, 93, 95 and Mass Pike.

PROPERTY HIGHLIGHTS

- South Braintree Square Location
- 1,500 and 1,800 SF Retail Space
- 1,800 SF Office Suite
- Common Area Conference Room
- Ample Parking
- Frontage on Washington Street
- Walking Distance to Braintree T
- Strong Trade Area

OFFERING SUMMARY

Lease Rate:	\$18.00 - 25.00 SF/yr (MG)
Available SF:	720 - 2,220 SF
Lot Size:	0.883 Acres
Building Size:	12,320 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	716	3,306	6,971
Total Population	1,722	7,985	17,700
Average HH Income	\$100,973	\$121,839	\$126,575



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ADDITIONAL PHOTOS

1000 WASHINGTON STREET



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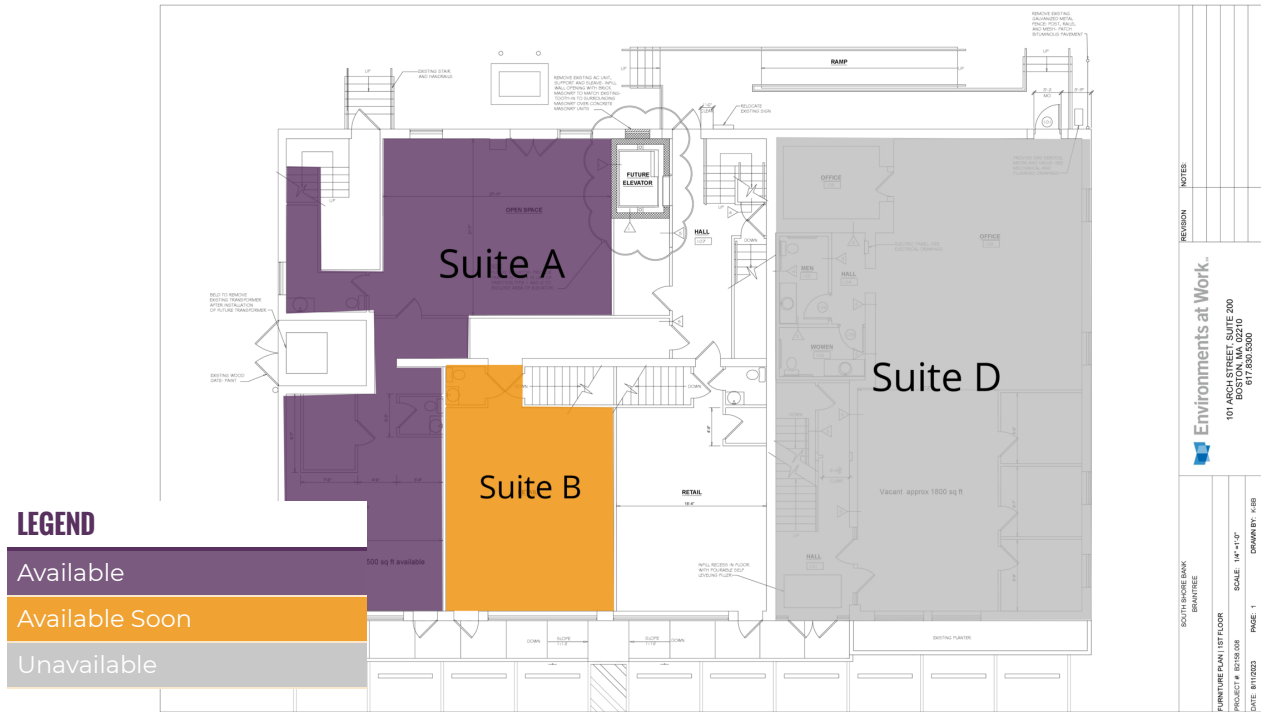
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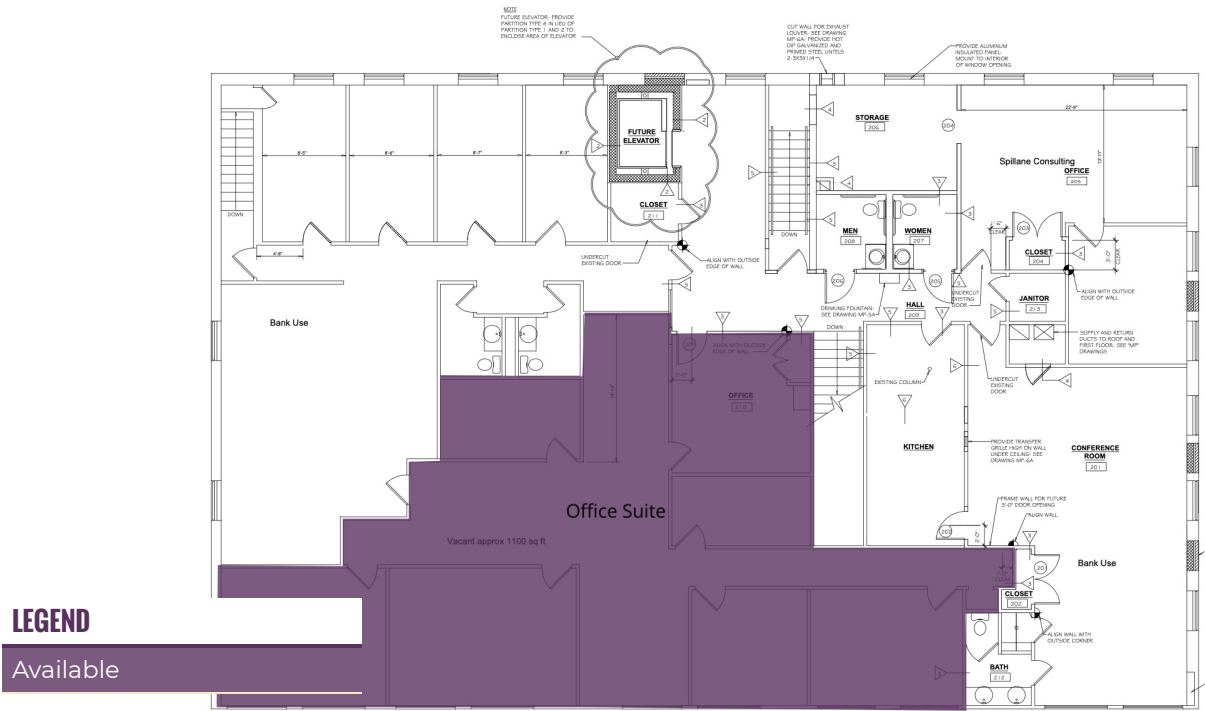
LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	720 - 2,220 SF	Lease Rate:	\$18.00 - \$25.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Retail D Endcap	-	1,800 SF	Modified Gross	-	-
Retail A Endcap	Available	1,500 SF	Modified Gross	Call for Lease Rate	Endcap Retail space with ample parking and frontage on Washington Street.
Retail B	Available Soon	720 - 2,220 SF	Modified Gross	\$1,500 per month	-

1000 WASHINGTON STREET



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	720 - 2,220 SF	Lease Rate:	\$18.00 - \$25.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Office Suite	Available	1,100 - 1,800 SF	Modified Gross	\$18.00 SF/yr	Former law office with elevator access and ample parking.

1000 WASHINGTON STREET



Logistical Details



----- 3 Minute Drive Via Washington Street & Union St



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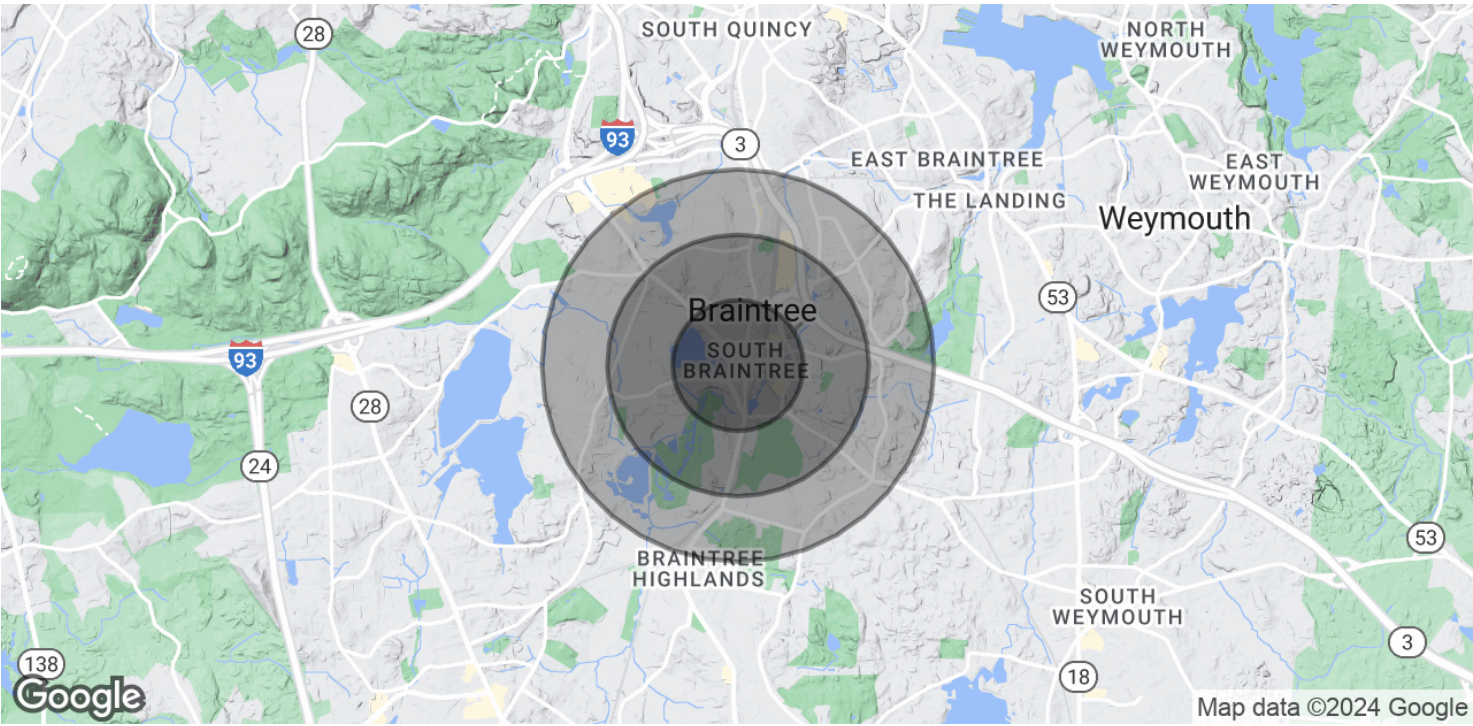
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,722	7,985	17,700
Average Age	44.6	40.9	41.4
Average Age (Male)	48.5	42.0	40.2
Average Age (Female)	41.5	40.8	42.1

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	716	3,306	6,971
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$100,973	\$121,839	\$126,575
Average House Value	\$469,535	\$522,529	\$514,814

2020 American Community Survey (ACS)



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