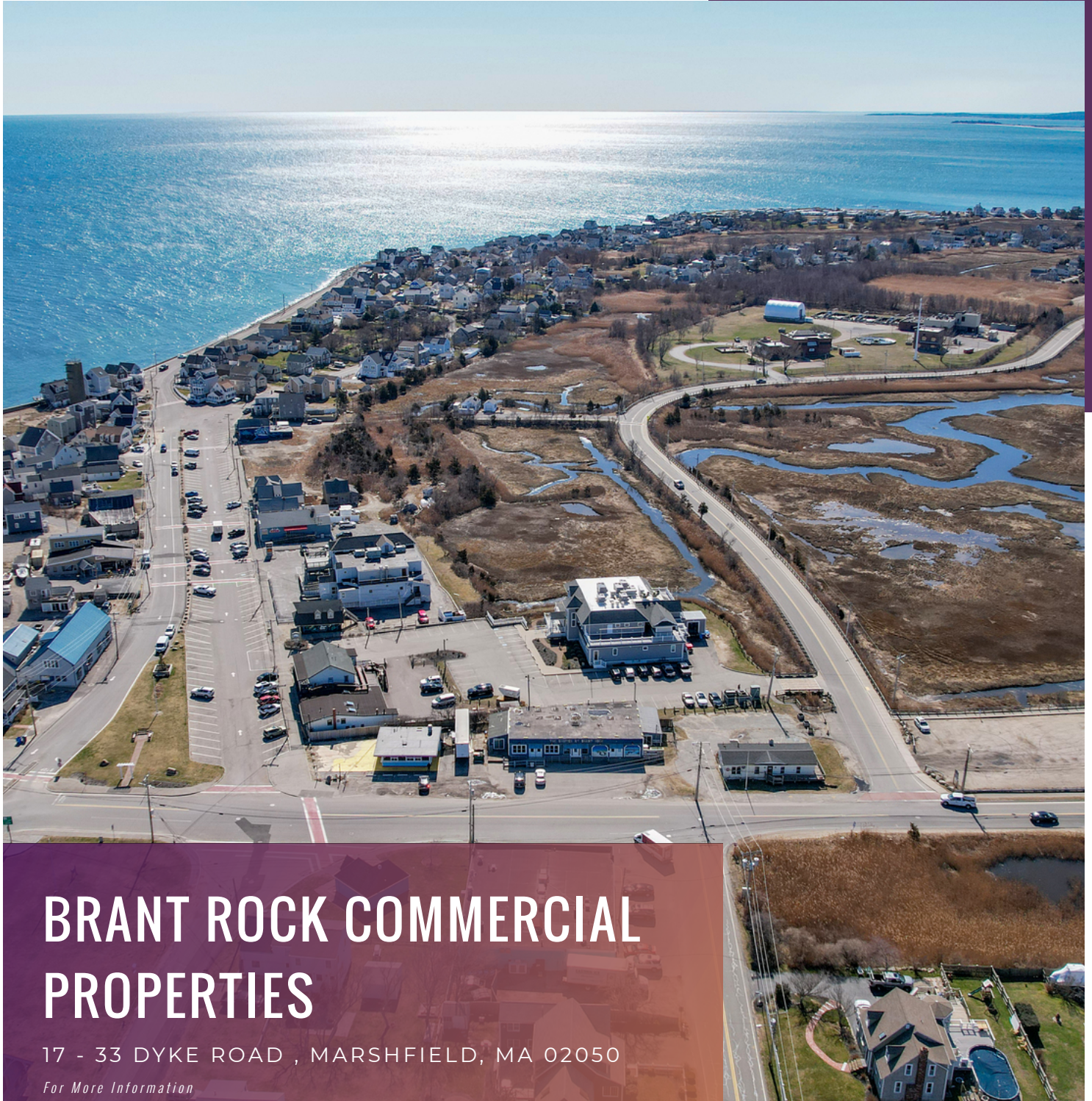


FOR SALE

RETAIL PROPERTY



# BRANT ROCK COMMERCIAL PROPERTIES

17 - 33 DYKE ROAD , MARSHFIELD, MA 02050

*For More Information*

**DAVE ELLIS**

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# BRANT ROCK COMMERCIAL PROPERTIES



## OFFERING SUMMARY

Sale Price:	Call Listing Broker
Building Size:	8,188 SF
Available SF:	
Lot Size:	0.62 Acres
Number of Units:	3
Price / SF:	-
Year Built:	1966
Zoning:	Brant Rock Village Overlay District
Market:	Boston
Submarket:	Route 3 South

## PROPERTY OVERVIEW

Ellis Realty Advisors has been exclusively engaged to solicit offers for the sale of three properties in the Brant Rock neighborhood of Marshfield. The addresses are 17, 25, and 33 Dyke Road. 17 Dyke Road is a 1,300 SF free-standing retail building located on the southwest corner of Dyke Rd and Ocean Street and was previously occupied by a successful Ice Cream shop "Pelican's Snoballs." 25 Dyke Road is a 5,400 SF multi tenant neighborhood retail property currently occupied by "Sand & Water" and "Sandbarre." 33 Dyke Road was the site of the former post office and includes roughly 1,400 SF in a stand alone property.

## PROPERTY HIGHLIGHTS

- Great opportunity for a local owner/occupier, Investment, or development
- Brant Rock Overlay District zoning
- Potential redevelopment under current zoning/floodproofing guidelines
- 3 individual properties/lots sitting on a fairly level area
- 17 and 25 Dyke Road - Constructed in 1966, 33 Dyke Rd was built in 1986
- Town water/sewer



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# BRANT ROCK COMMERCIAL PROPERTIES



## Logistical Details

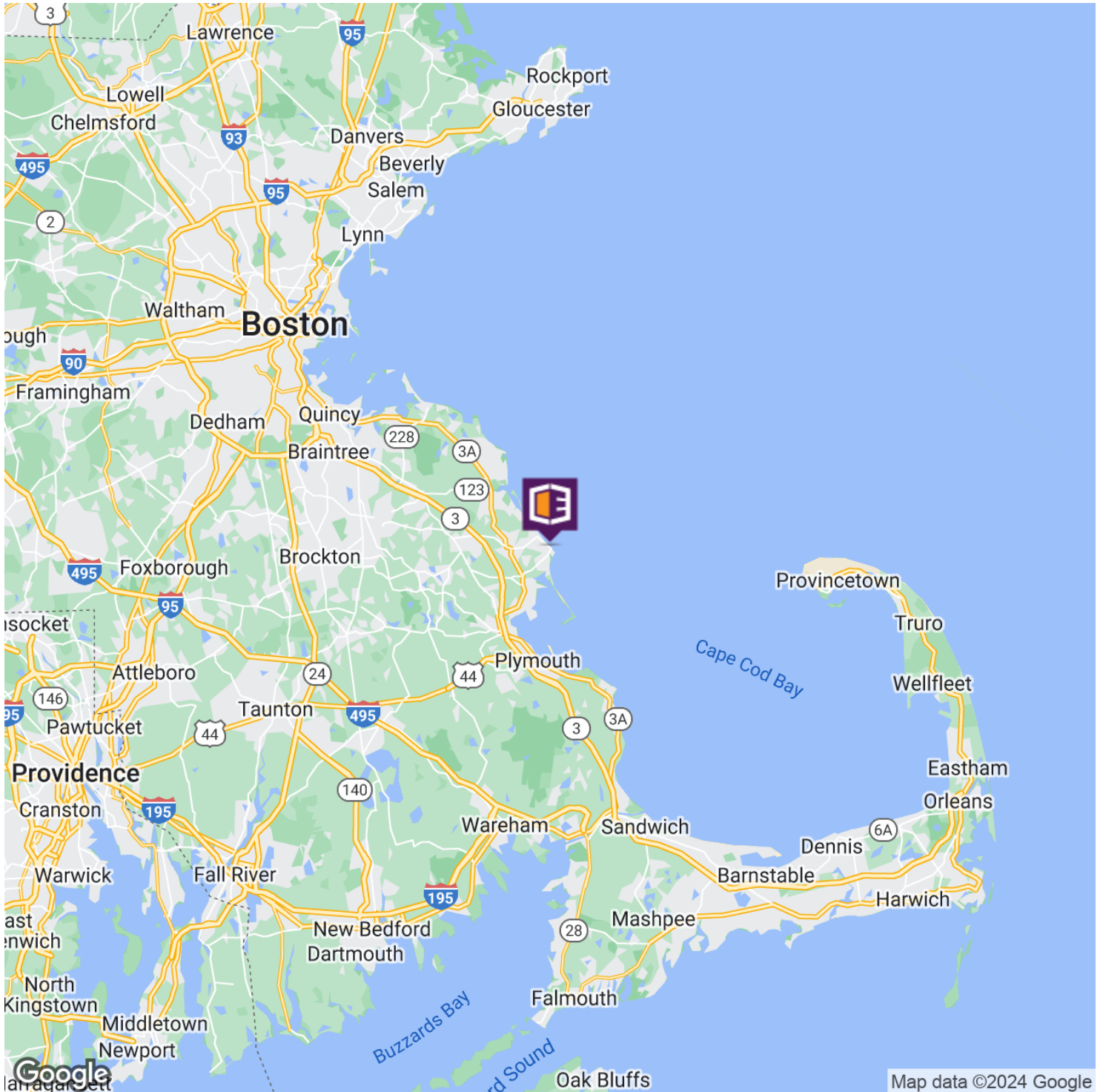
3A

----- 8 Minute Drive Via Ocean Street

3

----- 15 Minute Drive Via Ocean Street & MA-139 W

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17 Dyke Road

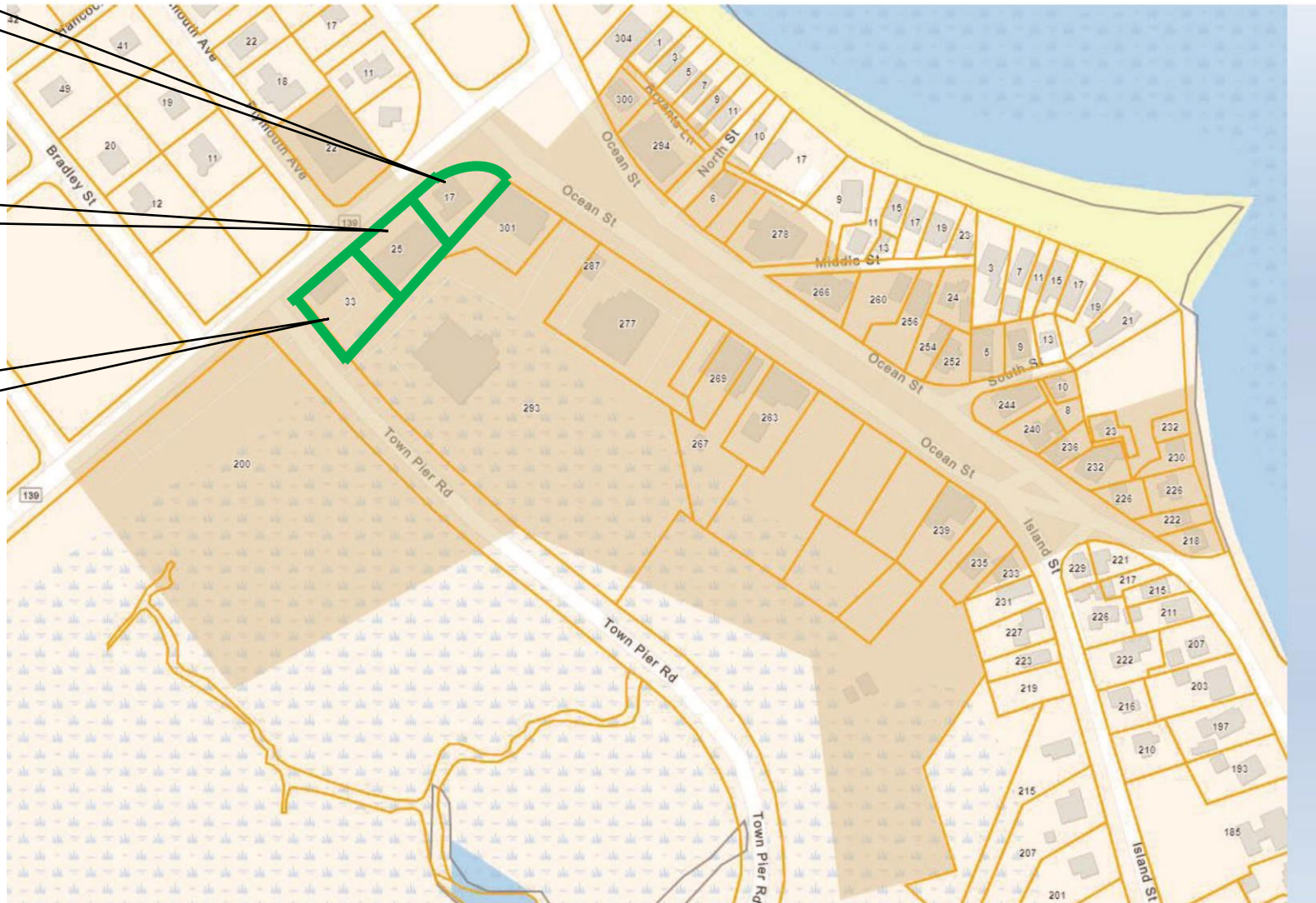
- 1,300 SF
- 0.18 acres

25 Dyke Road

- 5,400 SF
- 0.21 acres

33 Dyke Road

- 1,400 SF
- 0.23 acres





ADDITIONAL PHOTOS

# BRANT ROCK COMMERCIAL PROPERTIES



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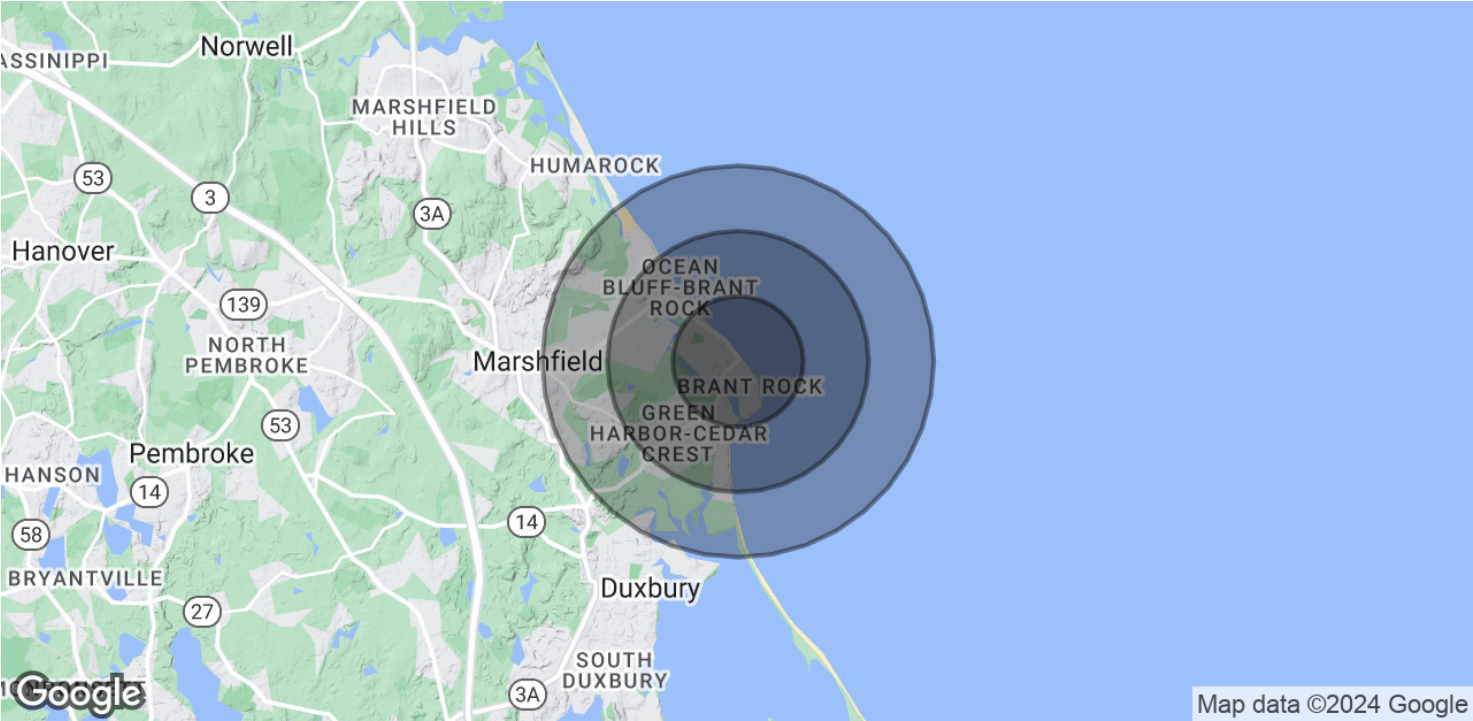
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# BRANT ROCK COMMERCIAL PROPERTIES



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,710	7,830	13,250
Average Age	49.4	49.6	48.5
Average Age (Male)	48.7	49.2	47.0
Average Age (Female)	49.0	48.4	48.5

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,701	4,047	6,592
# of Persons per HH	1.6	1.9	2.0
Average HH Income	\$61,827	\$81,083	\$89,721
Average House Value	\$413,440	\$416,391	\$463,689

2020 American Community Survey (ACS)



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