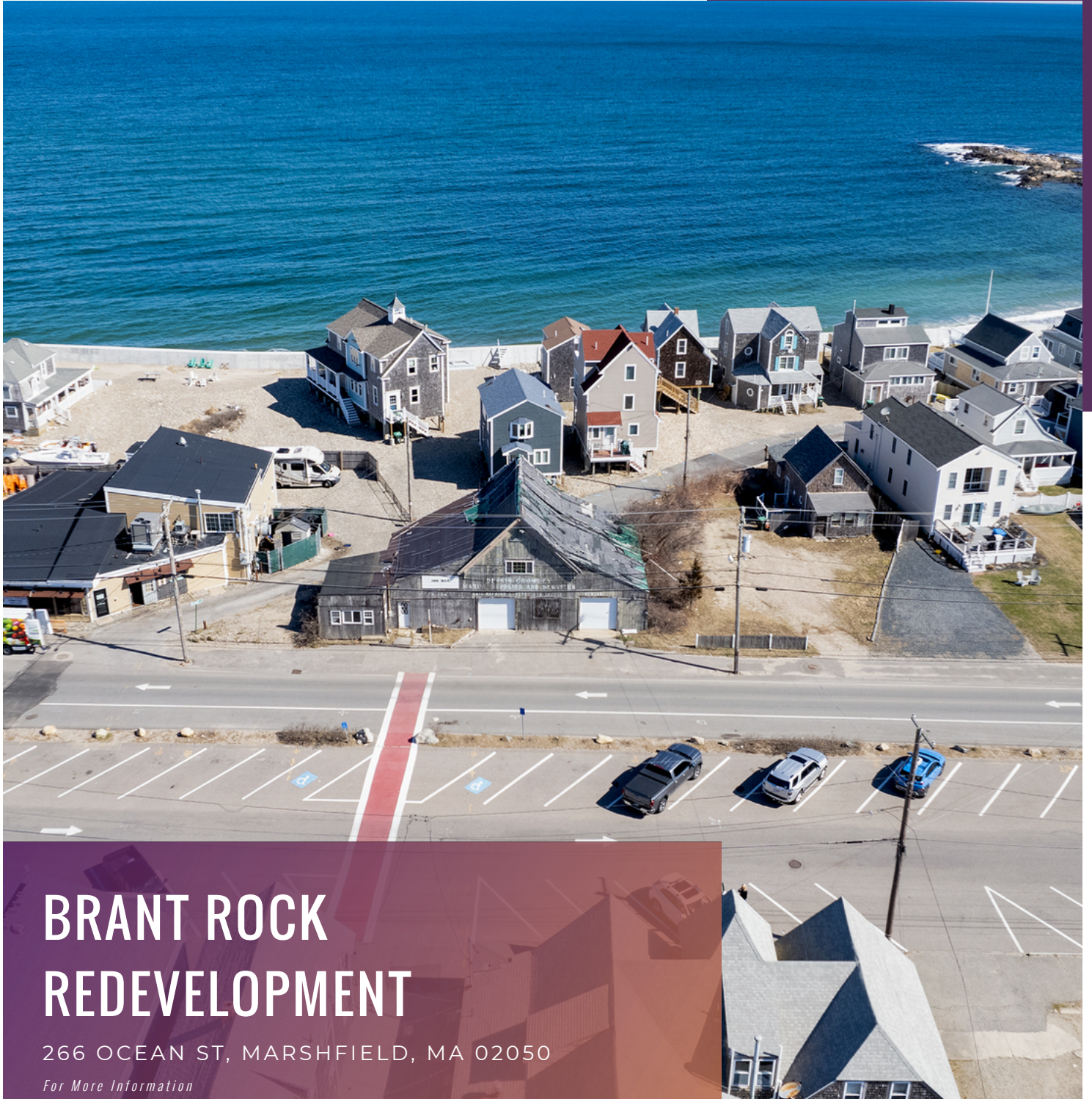


FOR SALE

DEVELOPMENT OPPORTUNITY



BRANT ROCK REDEVELOPMENT

266 OCEAN ST, MARSHFIELD, MA 02050

For More Information

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BRANT ROCK REDEVELOPMENT



OFFERING SUMMARY

Sale Price:	Call Listing Broker
Building Size:	4,094 SF
Lot Size:	4,500 SF
Year Built:	1900
Zoning:	Brant Rock Village Overlay District
Market:	Boston
Submarket:	Route 3 South

PROPERTY OVERVIEW

266 Ocean Street is a two story free standing property located in the middle of the Brant Rock neighborhood in Marshfield. This opportunity presents a unique redevelopment for an established local business looking to plant their flag in Marshfield. It could also be redeveloped under the current zoning, offering a range of allowed uses. The immediate area is surrounded by great restaurants, local businesses, in a high traffic dense residential part of Brant Rock.

PROPERTY HIGHLIGHTS

- Redevelopment opportunity for a local business owner, Investor, or developer
- Brant Rock Village Overlay District
- Town Water/sewer
- High traffic area within steps to the water

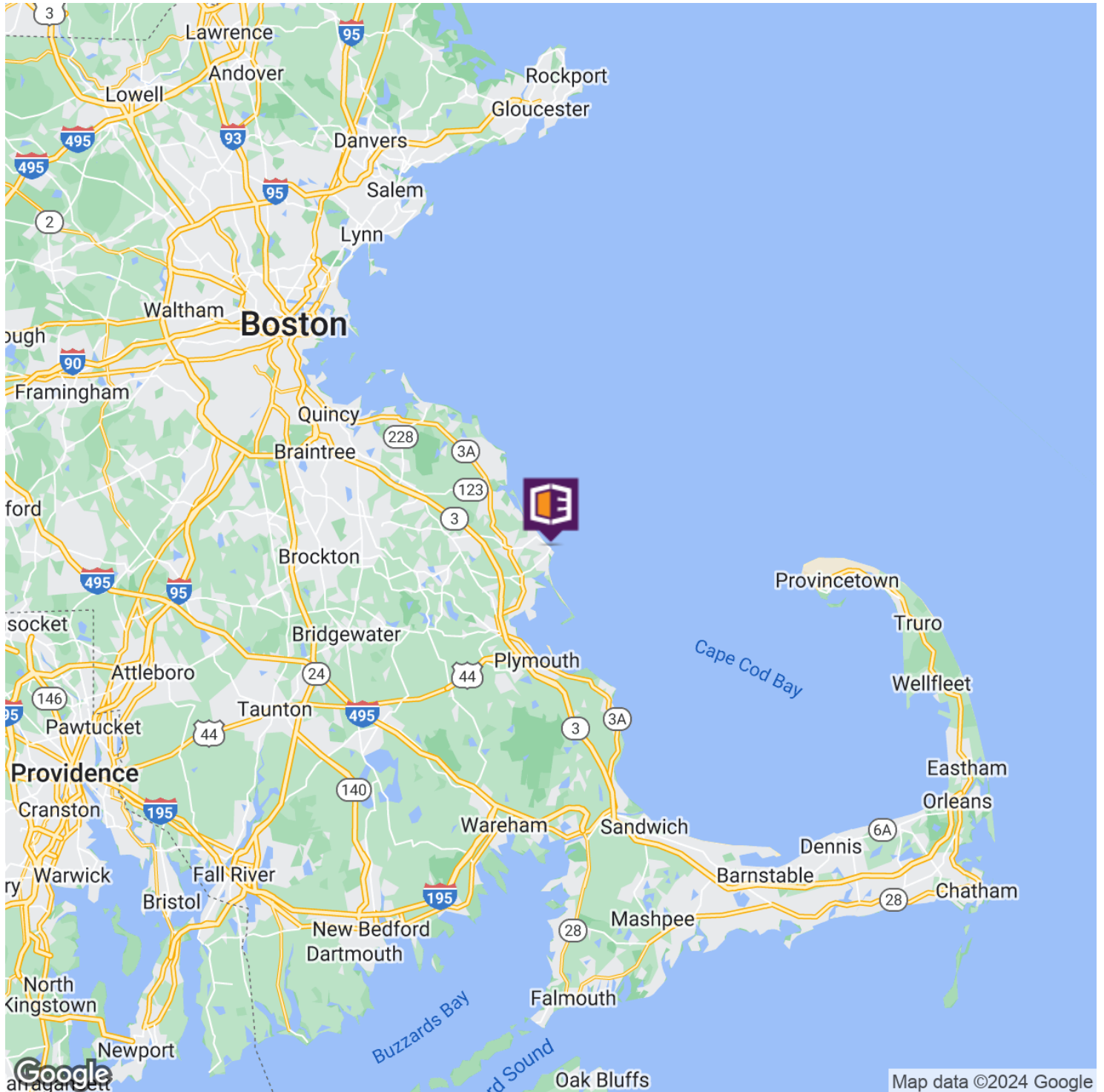
BRANT ROCK REDEVELOPMENT



Logistical Details

- 3A ----- 8 Minute Drive Via Ocean Street
- 3 ----- 15 Minute Drive Via Ocean Street & MA-139 W

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ADDITIONAL PHOTOS

BRANT ROCK REDEVELOPMENT



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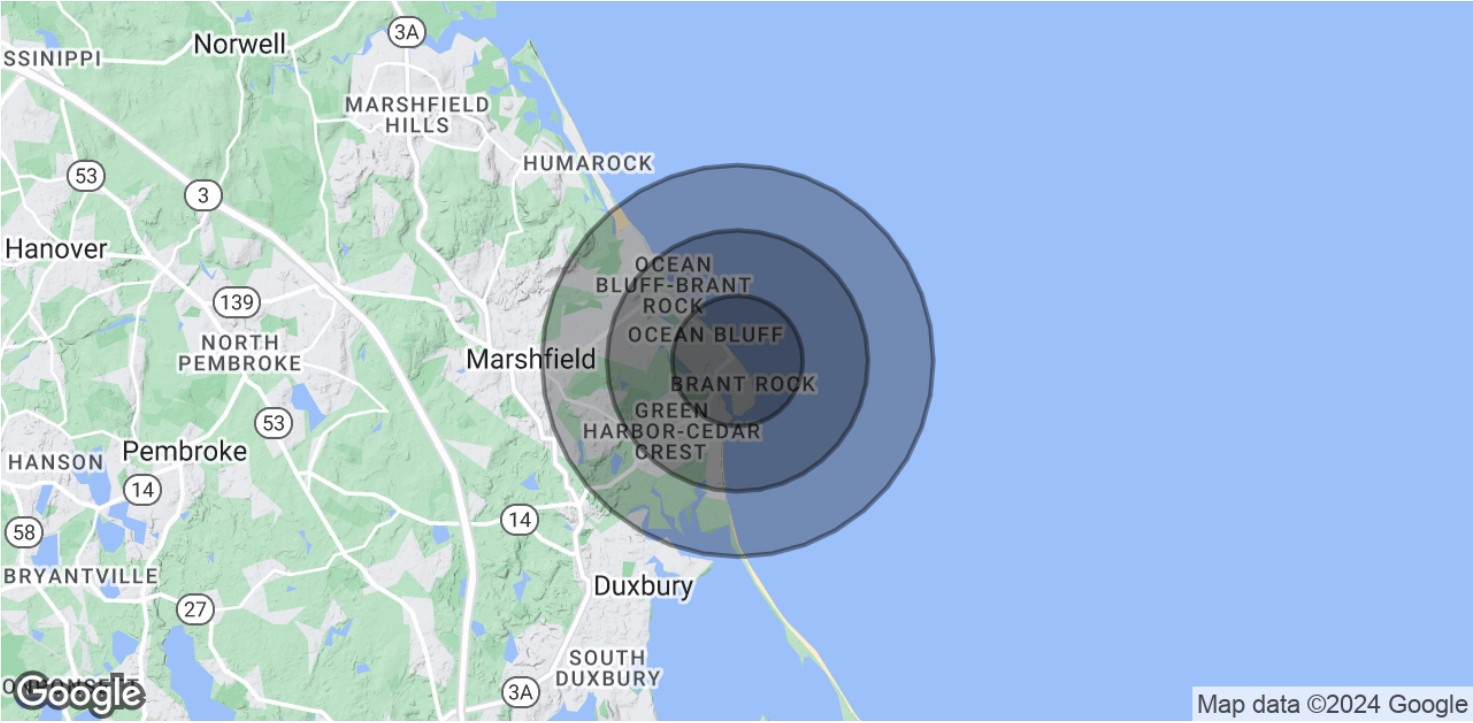
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BRANT ROCK REDEVELOPMENT



POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	2,503	7,285	12,842
Average Age	49.4	49.5	48.7
Average Age (Male)	48.7	49.1	47.1
Average Age (Female)	49.1	48.4	48.7

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,600	3,797	6,425
# of Persons per HH	1.6	1.9	2.0
Average HH Income	\$60,219	\$80,233	\$89,069
Average House Value	\$414,527	\$418,121	\$461,647

2020 American Community Survey (ACS)



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