FOR LEASE

RETAIL PROPERTY



NEIGHBORHOOD RETAIL SPACE

231 UNION STREET, HOLBROOK, MA 02343

For More Information

DAVE ELLIS

781.919.0800 x701
dave@ellisrealtyadvisors.com

BILL KINGDON

603.560.2710
bill@ellisrealtyadvisors.com

ADAM BAUER

508.790.4500
abauer@sample.com

ELLIS REALTY ADVISORS

NEIGHBORHOOD RETAIL SPACE



PROPERTY DESCRIPTION

New multiphase Live, Work, Play development centered around a new town green space and walking distance to MBTA Station. New England Village building design, Phase 1 retail space is ideal for small market, cafe, and other service-oriented retail. Ability for outdoor seating and access to outdoor recreation space.

PROPERTY HIGHLIGHTS

- New Mixed-Use Development
- Walking Distance to Holbrook/Randolph MBTA
- Located adjacent to new Town Green
- Farmer's Market
- Cafe/Market/Shops

OFFERING SUMMARY

Lease Rate:	$20.00 SF/yr (NNN)
Available SF:	1,000 - 7,500 SF
Lot Size:	75 Acres
Building Size:	12,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,103	22,693	68,624
Total Population	5,457	59,163	181,983
Average HH Income	$71,747	$80,509	$77,677

ELLIS REALTY ADVISORS

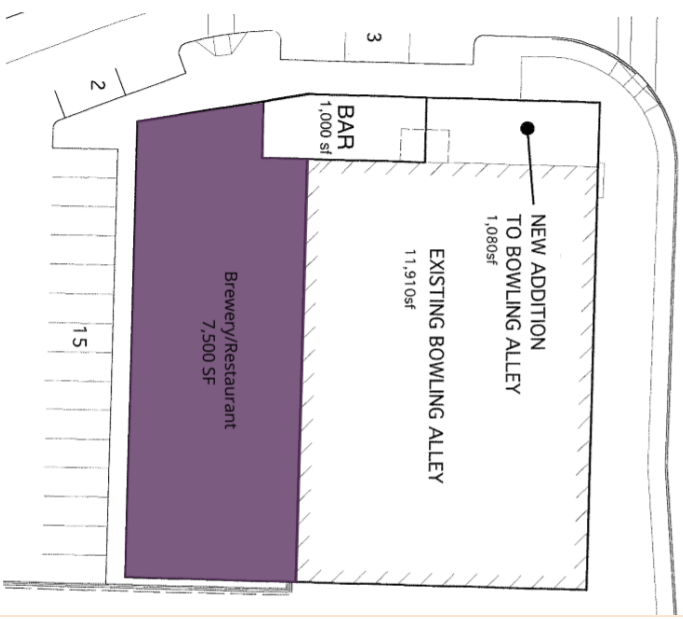
DAVE ELLIS
781.919.0800 x701
dave@ellisrealtyadvisors.com

BILL KINGDON
603.560.2710
bill@ellisrealtyadvisors.com

ADAM BAUER
508.790.4500
abauer@sample.com

AVAILABLE SPACES

NEIGHBORHOOD RETAIL SPACE



AVAILABLE

LEASE TYPE NNN | **TOTAL SPACE** 1,000 - 7,500 SF | **LEASE TERM** 60 MONTHS | **LEASE RATE** $20.00 SF/YR

SUITE	TENANT	SIZE	TYPE	RATE
Building #4 - Brewery/Restaurant	Available	7,500 SF	NNN	Negotiable

ELLIS REALTY ADVISORS

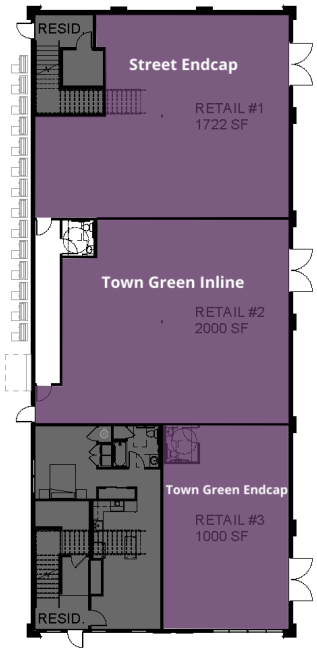
DAVE ELLIS
781.919.0800 x701
dave@ellisrealtyadvisors.com

BILL KINGDON
603.560.2710
bill@ellisrealtyadvisors.com

ADAM BAUER
508.790.4500
abauer@sample.com

AVAILABLE SPACES

NEIGHBORHOOD RETAIL SPACE



AVAILABLE

LEASE TYPE NNN | **TOTAL SPACE** 1,000 - 7,500 SF | **LEASE TERM** 60 MONTHS | **LEASE RATE** $20.00 SF/YR

SUITE	TENANT	SIZE	TYPE	RATE
Street Endcap	Available	1,750 - 4,750 SF	NNN	$20.00 SF/yr
Town Green Endcap	Available	1,000 - 4,750 SF	NNN	$20.00 SF/yr
Town Green Inline	Available	2,000 - 4,750 SF	NNN	$20.00 SF/yr

ELLIS REALTY ADVISORS

DAVE ELLIS
781.919.0800 x701
dave@ellisrealtyadvisors.com

BILL KINGDON
603.560.2710
bill@ellisrealtyadvisors.com

ADAM BAUER
508.790.4500
abauer@sample.com

SITE PLANS

NEIGHBORHOOD RETAIL SPACE



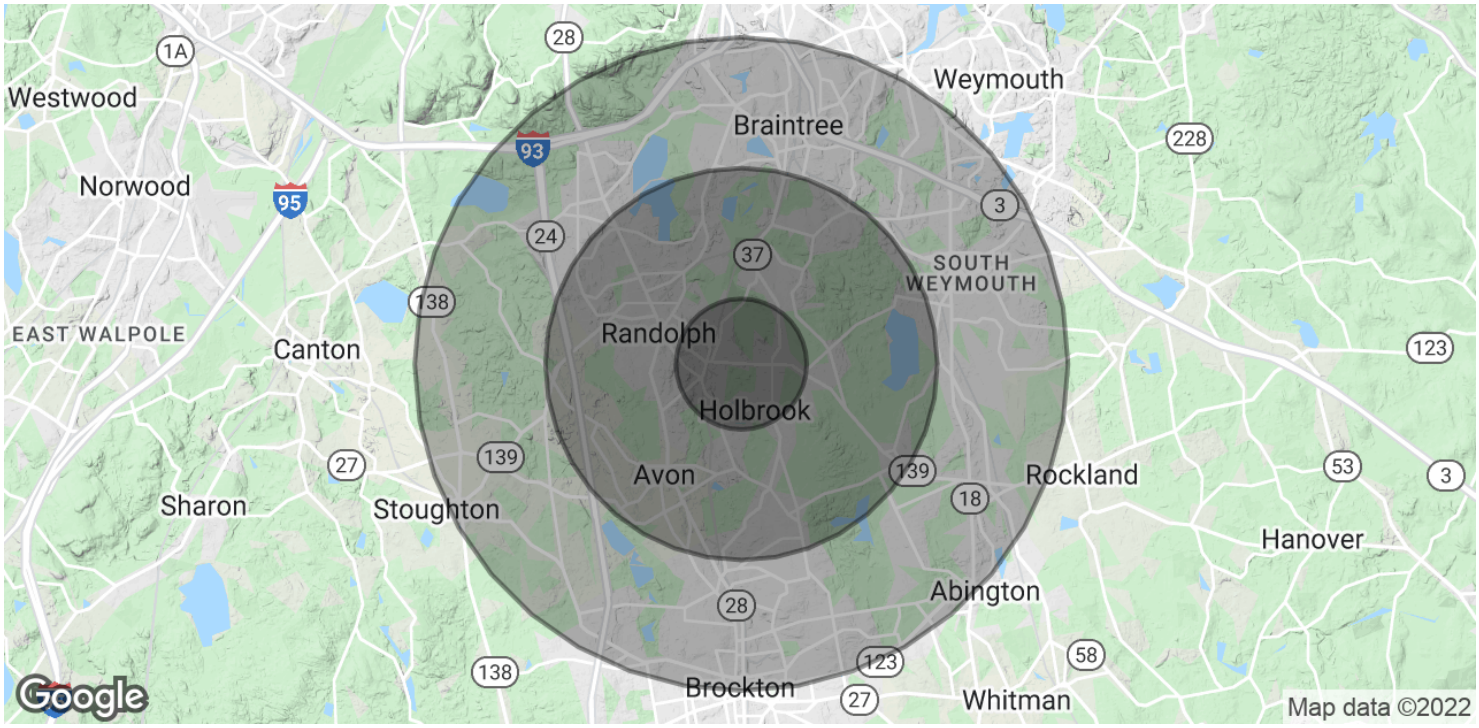
ELLIS REALTY ADVISORS

DAVE ELLIS
781.919.0800 x701
dave@ellisrealtyadvisors.com

BILL KINGDON
603.560.2710
bill@ellisrealtyadvisors.com

ADAM BAUER
508.790.4500
abauer@sample.com

NEIGHBORHOOD RETAIL SPACE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,457	59,163	181,983
Median age	40.8	41.2	39.1
Median age (Male)	39.0	39.6	37.5
Median age (Female)	41.9	42.2	40.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,103	22,693	68,624
# of persons per HH	2.6	2.6	2.7
Average HH income	$71,747	$80,509	$77,677
Average house value	$351,542	$342,963	$359,090

** Demographic data derived from 2010 US Census*

ELLIS REALTY ADVISORS

DAVE ELLIS
781.919.0800 x701
dave@ellisrealtyadvisors.com

BILL KINGDON
603.560.2710
bill@ellisrealtyadvisors.com

ADAM BAUER
508.790.4500
abauer@sample.com