

# 1 ACRE REDEVELOPMENT OPPORTUNITY OR RETAIL SPACES FOR LEASE PLUS 22,000 SF PAD OPPURTUNITY

48 and 50 New Driftway • Scituate, MA 02066



## Highlights:

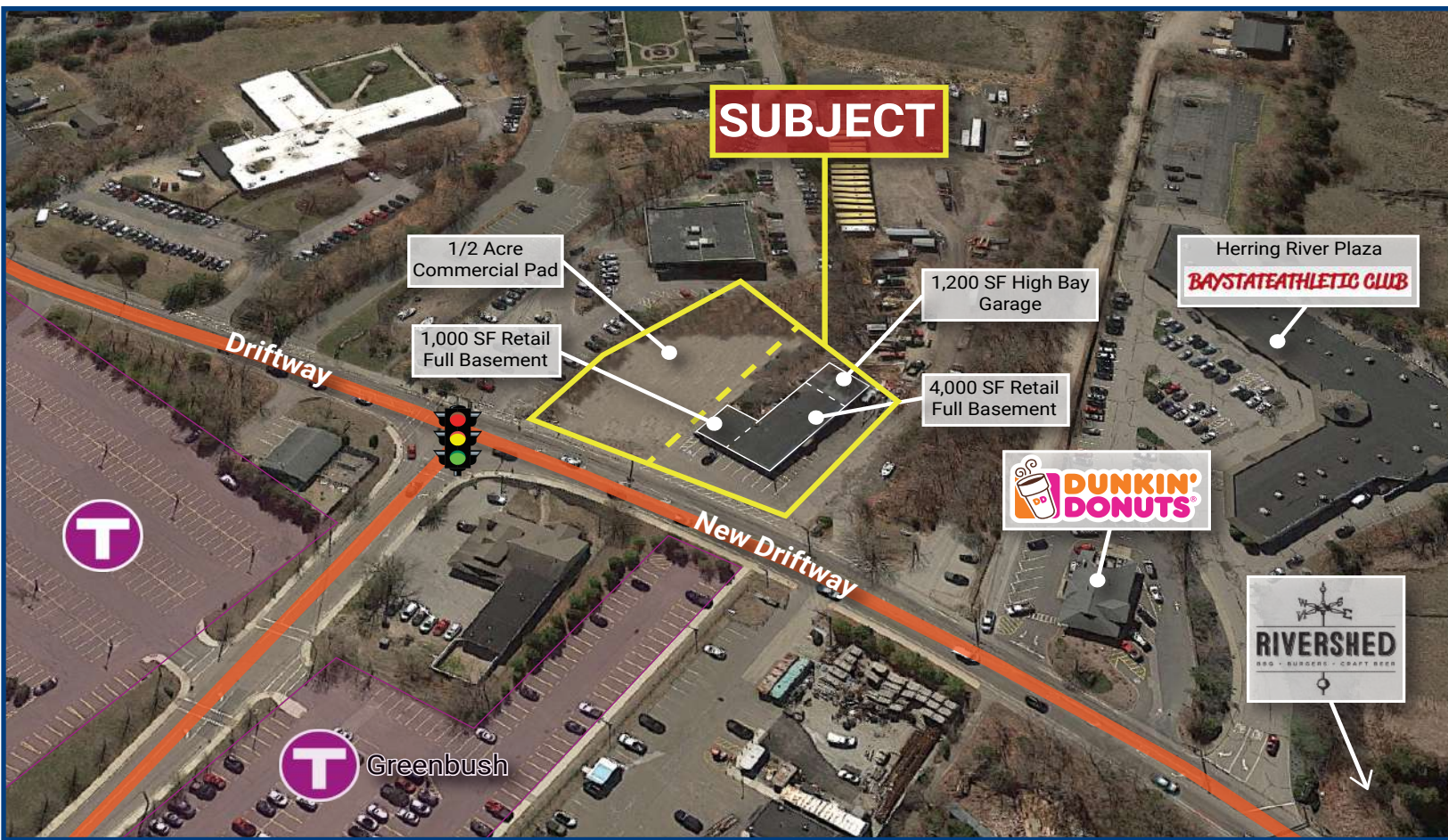
- Ground lease the entire site and lease the spaces or totally redevelop
- Local marinas and the North River behind the site
- Strong daily commuter train and daily needs traffic
- Excellent visibility
- Numerous options for the building spaces and basement storage
- 1,200 SF High Bay Mechanic Garage
- Grade level, garage door, access to basement
- Perfect location for gas/convenience store, restaurant, retail, brewery, coffee, boat sales, outdoorsman store, marine store and more





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Trade Area:	3 - Mile	5 - Mile	10 - Mile
Total Population	19,816	40,702	165,522
Total Households	7,276	14,761	60,950
Med. HH Income	\$113,526	\$118,309	\$105,497
Owner Occ. Housing	6,137	12,435	48,150
Renter Occ. Housing	1,139	2,331	12,792
Total Businesses	641	1,339	7,459
Total Employees	4,288	10,013	74,423

Property Profile:	
Total Building GLA:	11,800 SF
Space Available:	11,800 SF
Availability:	Immediate
Frontage:	230 +/-
Zone:	Commercial/ Village Overlay District
Parking:	Ample
Services:	Municipal Water and Sewer

**For More Information Contact:**

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