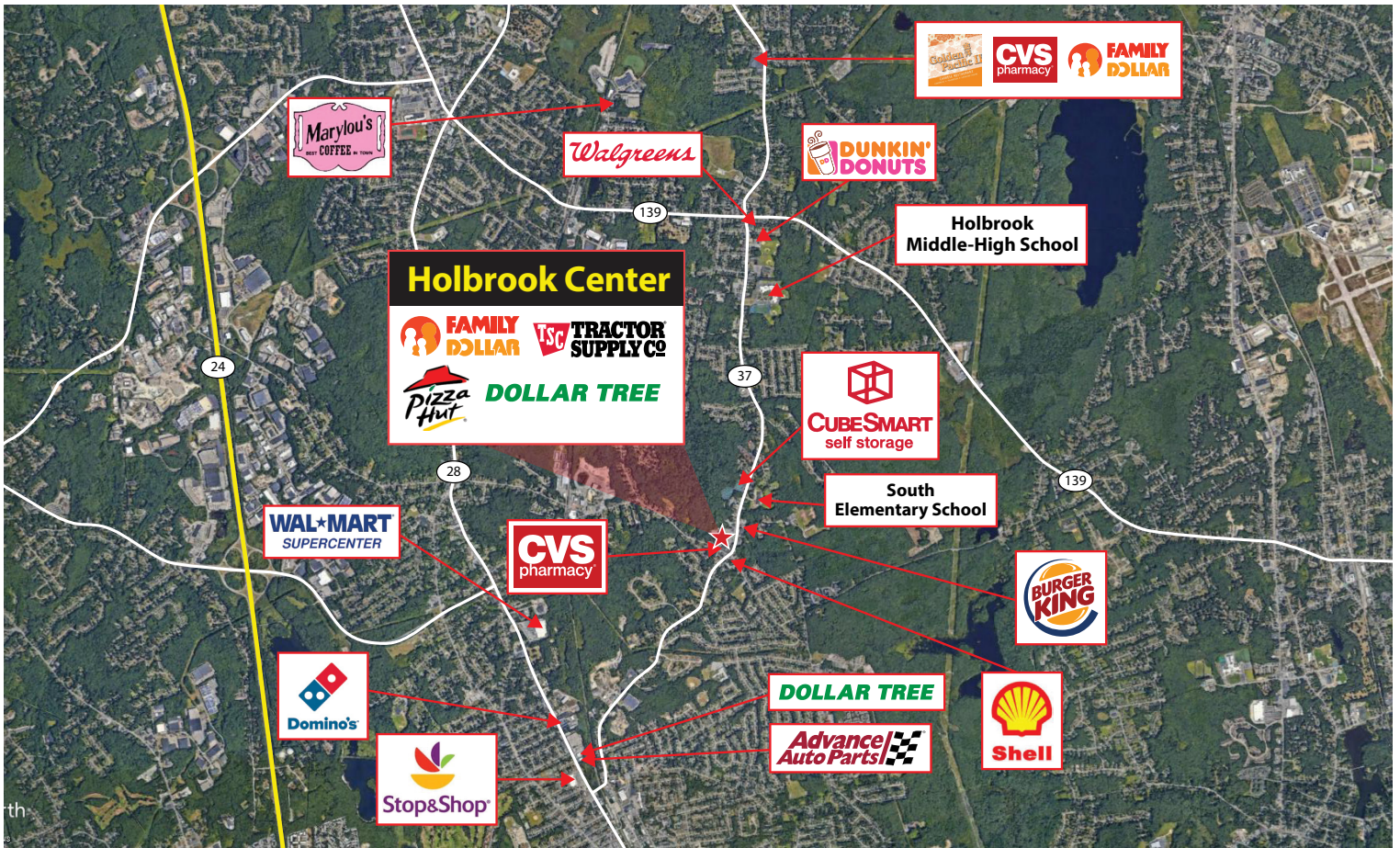


Former Bank Pad Building Available For Lease Holbrook Center

800 S Franklin Street, Holbrook, MA



Property Information

Address:	800 S Franklin Street Holbrook, MA	Traffic Counts:	20,500 +/- VPD via S. Franklin Street 7,000 +/- VPD via South Street
Available Space:	3,889 +/- SF	Water:	Municipal
Total SF:	50,955 +/- SF	Sewer:	Municipal
Land Area:	8.93 +/- Acres	Gas:	Natural
Parking Spaces:	283 +/- Spaces	Zoning:	B1- Business District
Parking Ratio:	5.78 / 1,000 GLA +/-	Year Built:	Remodeled in 2019

Trade Area Demographics

	3 Miles	5 Miles	10 Miles
Population:	68,336	212,460	573,435
Households:	24,214	74,061	207,422
Average HH Income:	\$85,814	\$91,353	\$108,312

DOLLAR TREE

FAMILY DOLLAR

Pizza Hut

TRACTOR SUPPLY CO

Holbrook Center is a 50,955 +/- square foot shopping center located at the signalized intersection of S. Franklin Street (State Highway 37) and South Street in Holbrook, MA. This shopping center features national tenants such as Tractor Supply Company, Family Dollar, Pizza Hut and Dollar Tree. The site benefits from multiple points of ingress/egress, high visibility featuring a combined average traffic count of 27,500 +/- VPD and cross access with CVS Pharmacy. Other neighboring retailers include Burger King, Colonial Federal Savings Bank, Shell Oil and more. Holbrook Center features pylon signage, ample parking, and excellent visibility. Over 200,000 people with a median income over \$90,000 reside within five miles.

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