

# Retail Space Available For Lease

## Horace Mann Plaza

303 East Central Street, Franklin, MA



### Property Information

<b>Address:</b>	303 East Central St. Franklin, MA	<b>Parking Ratio:</b>	5.24 per 1,000 SF
<b>Available:</b>	1,000 to 2,809 ± SF	<b>Traffic Count:</b>	20,000 ± VPD
<b>Total SF:</b>	166,685 ± SF	<b>Zoning:</b>	Commercial II
<b>Land Area:</b>	16.99 Acres	<b>Year Built:</b>	1964. Renovated 2016.
<b>Parking Spaces:</b>	971		

### Trade Area Demographics

	1 Mile	3 Mile	5 Mile
<b>Population:</b>	7,104	28,951	68,121
<b>Households:</b>	2,615	9,726	20,630
<b>Avg. HH Income:</b>	\$121,031	\$132,732	\$132,738



Horace Mann Plaza is a premier 166,685 ± square foot grocery-anchored shopping center located in the eastern portion of Franklin, MA at the intersection of Route 140 and Chestnut Street. This quality shopping center is anchored by Shaws Supermarket, one of New England's premier grocers. Horace Mann Plaza benefits from a diverse tenant roster of national and regional retailers including Pet Supplies Plus, Big Lots, Altitude Trampoline Park, Aubuchon Hardware, Citizens Bank and Kumon. The shopping center is strategically situated on Route 140, one of Franklin's major thoroughfares featuring traffic counts of over 20,000 ± vehicles per day. The site boasts light controlled access, ample parking and excellent visibility with approximately 1,300 feet of frontage.

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**SUMMIT** REALTY PARTNERS

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#	TENANT	SQ. FT.
A	Shaws	57,715
B	Aubuchon	13,800
C	The Dental Boutique	2,630
D	Big Lots	25,158
E	Cost Cutters	1,910
F	Postal USA	1,200
G	Curtain Store	2,316
H	Wah Sing Restaurant	2,067
I	Available	1,000
J	Available	1,809
K	Kumon	1,800
L	Citizens Bank	2,500
M	Altitude Trampoline Park	26,000
N	Dollar Tree	10,238
O	Pet Supplies Plus	7,000
P	T&T Nails Spa	2,335
Q	Emma's Quilt Cupboard	5,500



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