

RETAIL SPACE FOR LEASE

ATTLEBORO CROSSING

219 SOUTH MAIN STREET, ATTLEBORO, MA 02703



FOR LEASE



Pete Dufresne

Mobile 401-480-8990

Email Pete@SpectrumREC.com



Justin Dower

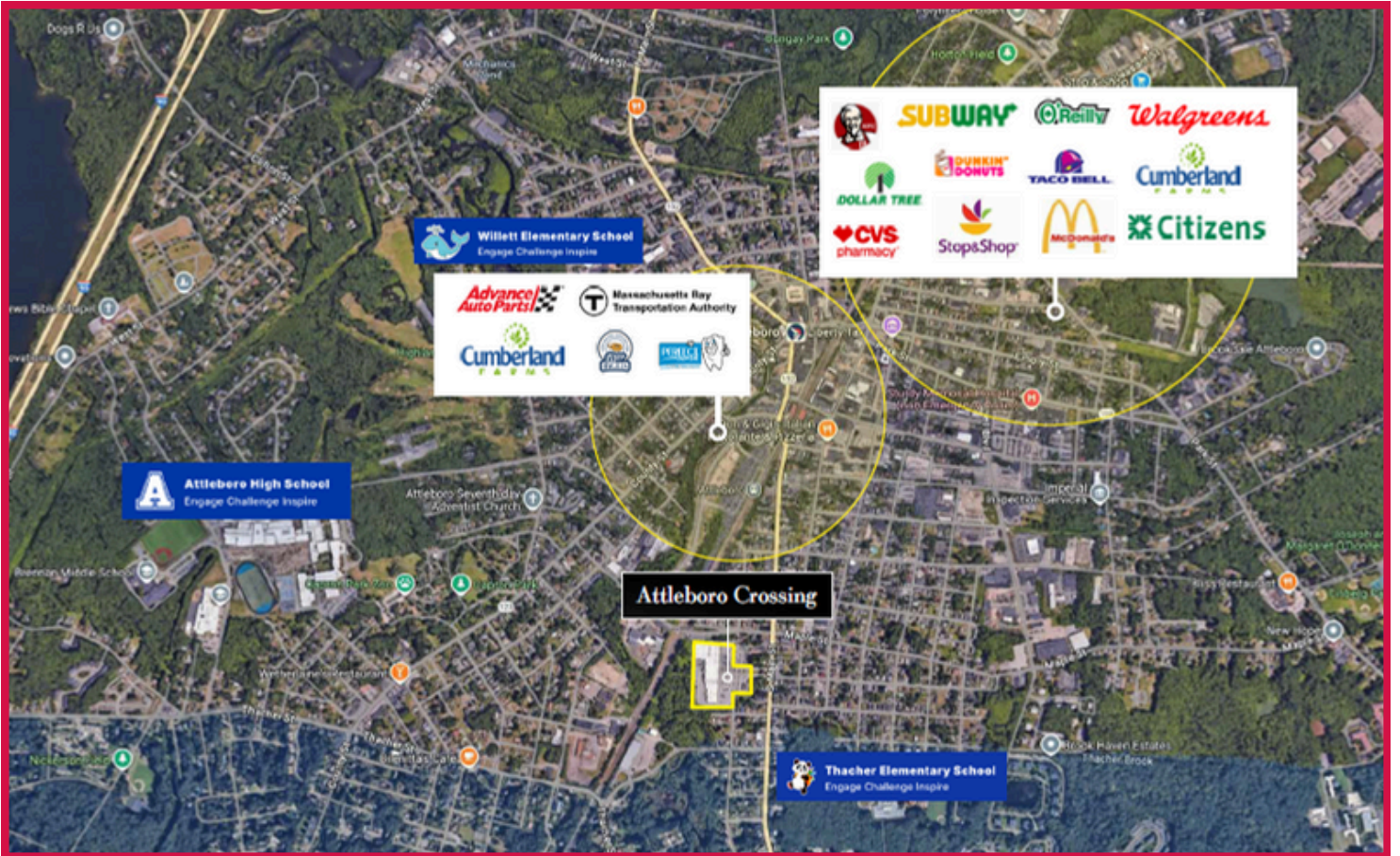
631-466-1399 **Mobile**

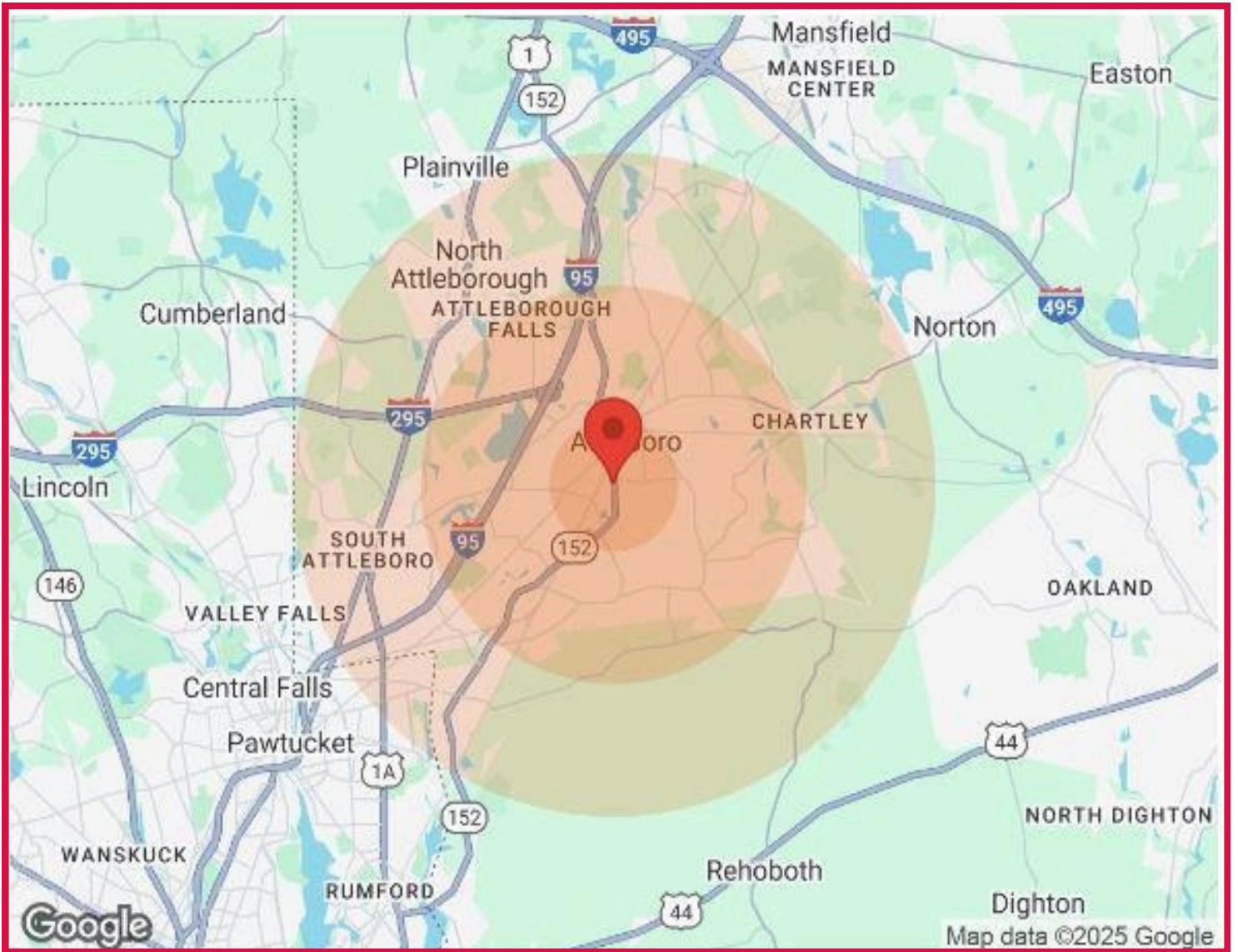
Justin@SpectrumREC.com **Email**

1st Floor	
Space Available	30,105 SF
Rental Rate	\$6.00/SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Build Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Attleboro Crossing presents a 30,105 square foot retail space for lease, previously operated by Big Lots! This shopping center is an 11.7 acre site with occupants such as Dunkin' Donuts, Seabra Foods, Family Dollar and many more. This unit has 2 loading dock height doors. Finished ceiling height is 13 feet and the open ceiling in the stockroom area is 15 feet. The space is fully sprinklered, and also had a security alarm and camera system. Racking systems from the previous tenant can remain. The Massachusetts Commuter Providence/Stoughton Train line is directly behind the shopping center and the Attleboro Station Train stop is within 3 minutes of the plaza. Strong Demographics and minutes from Interstate 95 makes this a great location for businesses to flourish.







Population **1 Mile** **3 Miles** **5 Miles**

Male	4,150	18,085	18,085
Female	4,165	18,742	18,742
Total Population	8,315	36,827	36,827

Age **1 Mile** **3 Miles** **5 Miles**

Ages 0-14	1,492	6,498	16,758
Ages 15-24	1,041	4,915	12,911
Ages 25-54	3,773	14,986	37,983
Ages 55-64	1,005	4,707	12,766
Ages 65+	1,004	5,721	14,978

Race **1 Mile** **3 Miles** **5 Miles**

White	6,716	33,220	89,126
Black	206	565	1,036
Am In/AK Nat	4	7	13
Hawaiian	N/A	7	10
Hispanic	1,381	2,352	3,829
Multi-Racial	1,954	3,696	6,012

Population **1 Mile** **3 Miles** **5 Miles**

Median	\$42,586	\$64,778	\$68,936
< \$15,000	398	1,253	2,569
\$15,000-\$24,999	387	949	2,614
\$25,000-\$34,999	409	1,026	2,923
\$35,000-\$49,999	561	1,732	4,575
\$50,000-\$74,999	772	2,981	6,979
\$75,000-\$99,999	370	2,196	5,724
\$100,000-\$149,999	302	2,663	7,063
\$150,000-\$199,999	92	941	2,528
> \$200,000	57	390	1,516

Population **1 Mile** **3 Miles** **5 Miles**

Total Units	3,896	15,194	39,627
Occupied	3,485	14,266	37,357
Owner Occupied	1,283	9,139	26,532
Renter Occupied	2,202	5,127	10,825
Vacant	411	928	2,270