

EXISTING GAS STATION

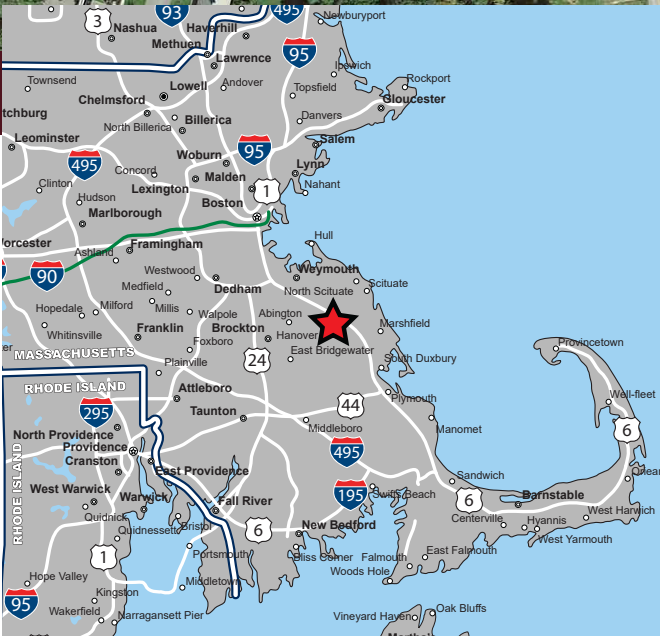
89 Washington Street (Route 53), Norwell, Massachusetts



AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

- » 1,000 SF 6-Pump Gas Station Available
- » High Traffic Location
- » Multiple Uses Allowed
- » Excellent Visibility
- » Convenient Access
- » Large Parking Field
- » Located Minutes off Route 3 at Exit 35



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✦ **PROPERTY INFORMATION**

Available Space 1,000 SF C-Store
Gas Pumps 6 Existing Pumps
Zoning Commercial

✦ **DEMOGRAPHICS (2024)**

Radius	Population	Med. HH Inc.
3 mile	27,754	\$150,101
5 mile	102,770	\$133,299
7 mile	212,544	\$136,505



**WASHINGTON ST.
26,056 ADT (2020)**

53

GROVE ST.

14,055 ADT (2020)

**AVAILABLE
1,000 SF
EXISTING
GAS STATION**



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Existing Gas Station - 89 Washington Street (Route 53), Norwell, Massachusetts



**EASTERN
RETAIL PROPERTIES**

FOR MORE INFORMATION CONTACT:

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