

RETAIL/MEDICAL OPPORTUNITY

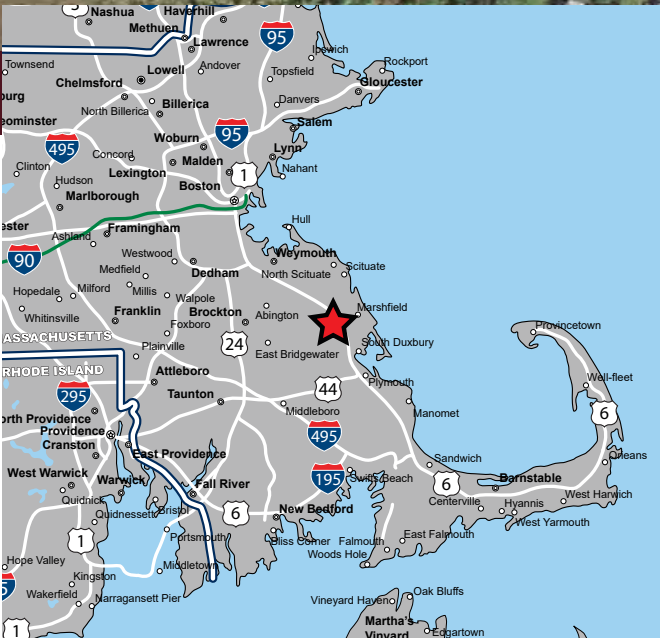
85 Washington Street (Route 53), Pembroke, Massachusetts



AVAILABLE FOR SALE OR LEASE

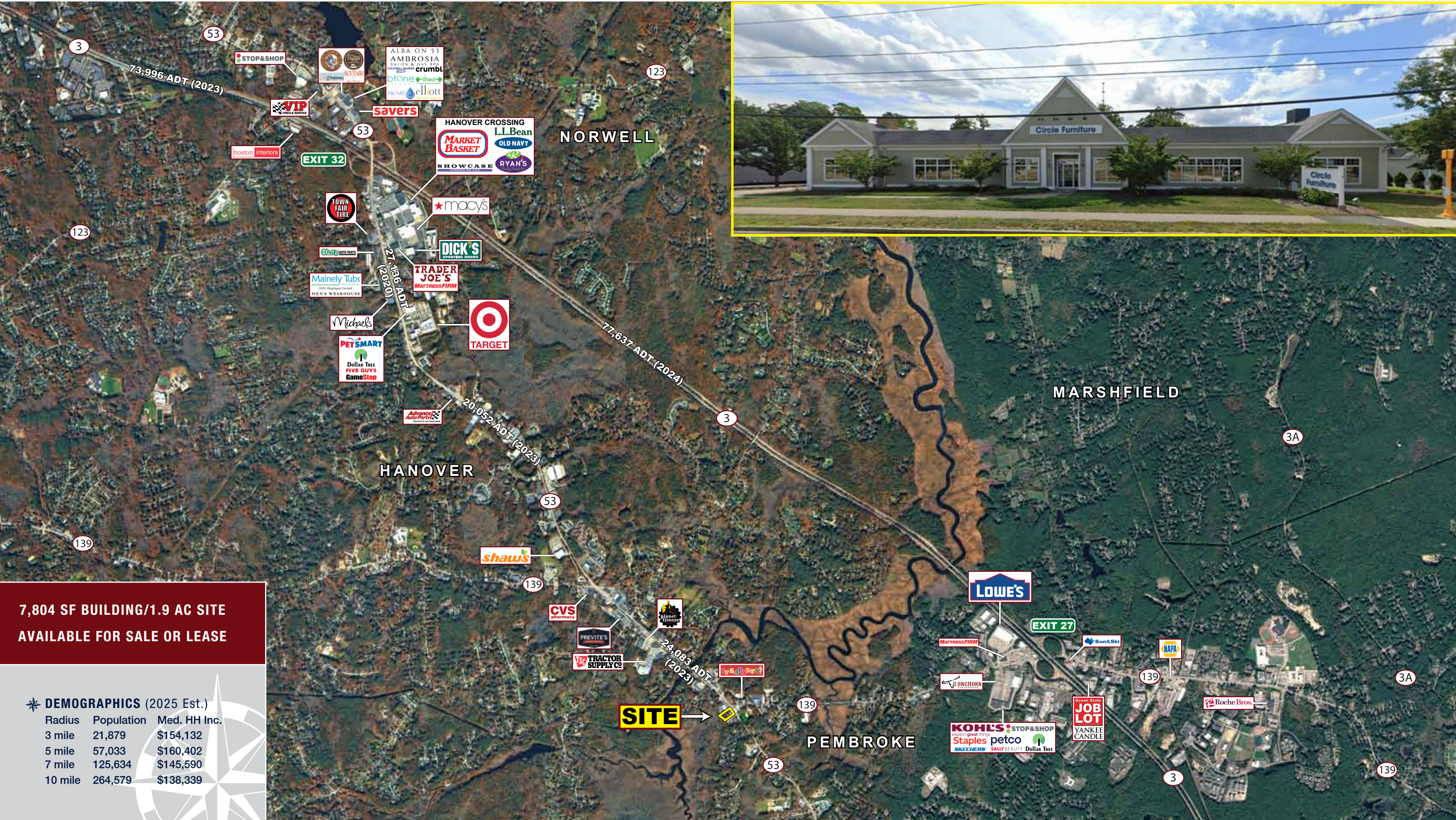
PROPERTY HIGHLIGHTS

- » 7,804 SF Freestanding Building
- » Excellent Presence and Visibility
- » 1.9 Acre Site
- » Additional Income from Cell Tower
- » Pylon Signage Available
- » Multiple Uses Allowed
- » Loading Dock



RETAIL/MEDICAL OPPORTUNITY

85 Washington Street (Route 53), Pembroke, Massachusetts



**7,804 SF BUILDING/1.9 AC SITE
AVAILABLE FOR SALE OR LEASE**

★ **DEMOGRAPHICS** (2025 Est.)

| Radius | Population | Med. HH Inc. |
|---------|------------|--------------|
| 3 mile | 21,879 | \$154,132 |
| 5 mile | 57,033 | \$160,402 |
| 7 mile | 125,634 | \$145,590 |
| 10 mile | 264,579 | \$138,339 |



Retail/Medical Opportunity - 85 Washington Street (Route 53), Pembroke, MA



FOR MORE INFORMATION CONTACT:

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