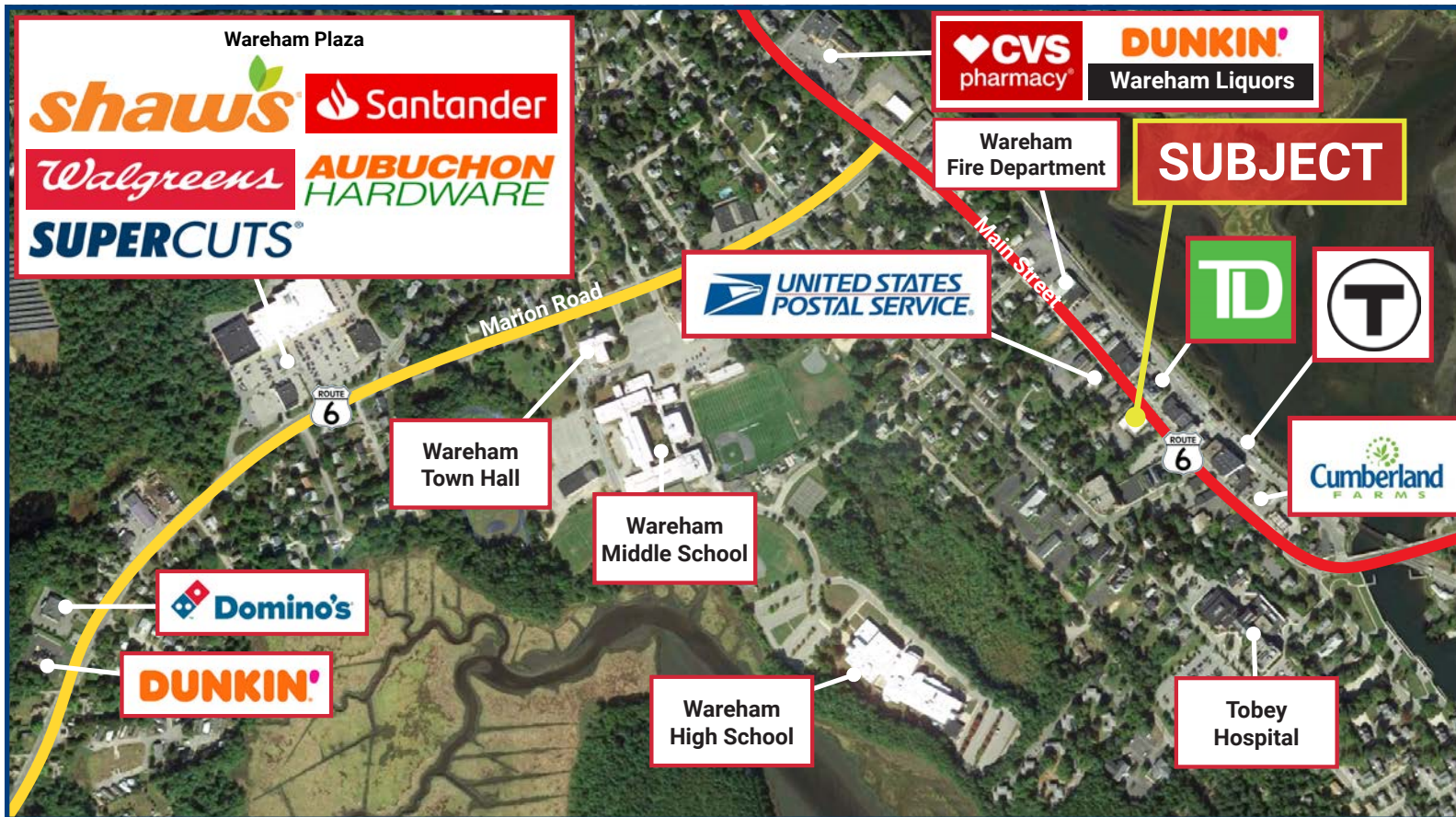


PRIME DOWNTOWN RETAIL/OFFICE OPPORTUNITY FOR SALE

226 Main Street / Route 6, Wareham, MA 02571



Highlights:

- Well-Maintained Former Retail Bank Branch
- Several Redevelopment Options
- Ample Parking
- Prime Position in Wareham Village
- Located in Qualified Opportunity Zone

PRIME DOWNTOWN RETAIL/OFFICE OPPORTUNITY FOR SALE

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Trade Area:

	1 - Mile	3 - Mile	5 - Mile
Total Population	3,611	16,487	31,874
Total Households	1,529	6,695	12,439
Med. HH Income	\$52,440	\$64,052	\$69,571
Owner Occ. Housing	996	5,047	9,785
Renter Occ. Housing	533	1,648	2,654
Total Businesses	232	744	1,258
Total Employees	2,466	8,872	14,019

Property Profile:

Land Area:	41,350 SF
Building Area:	10,361 SF
Parking Spaces / Ratio:	32 / 3.2
Signage:	Pole / Building
Curb Cuts:	2
Zone:	WV1
Services:	Municipal Water & Sewer

**For Further Information,
Contact:**

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617-845-5001
rpilla@paramountpartners.com

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617-845-5243
bcoan@paramountpartners.com

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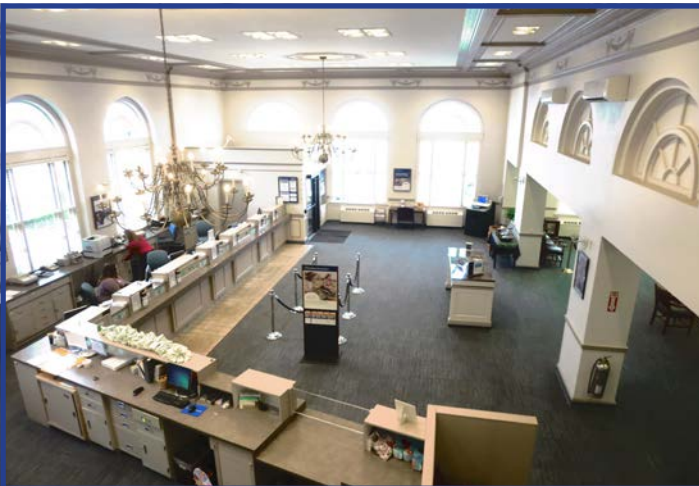
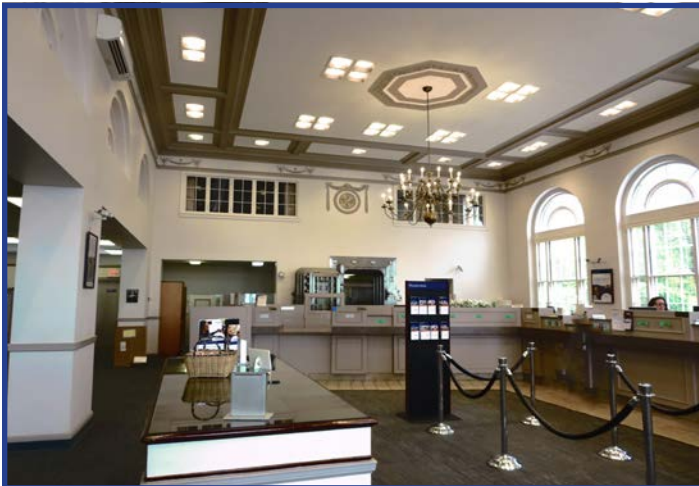
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