

# COHASSET FAMILY HEALTH CENTER



## PROPERTY DESCRIPTION

Clinical space available at the Cohasset Family Health Center. Built within the last 10 years, the space presents an opportunity for "turn-key" clinical space in a well-known medical building. Co-tenants include Quest Diagnostics, Healthcare South, pediatric, orthopedic and sports therapy. January 2021 Availability.

For a 3D walkthrough of the space, please view the link below.

<https://www.zillow.com/view-3d-home/d7f1572a-3251-4253-94f1-5c8250c19ef6?setAttribution=mls&wl=true>

## PROPERTY HIGHLIGHTS

- "Turn-Key" Clinical Space
- ADA Compliant
- Strong Synergistic Medical Tenancy
- 157 Parking Spaces
- Dedicated Private Entrance

## OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Available SF:	3,012 - 3,936 SF
Lot Size:	5.49 Acres
Building Size:	41,008 SF

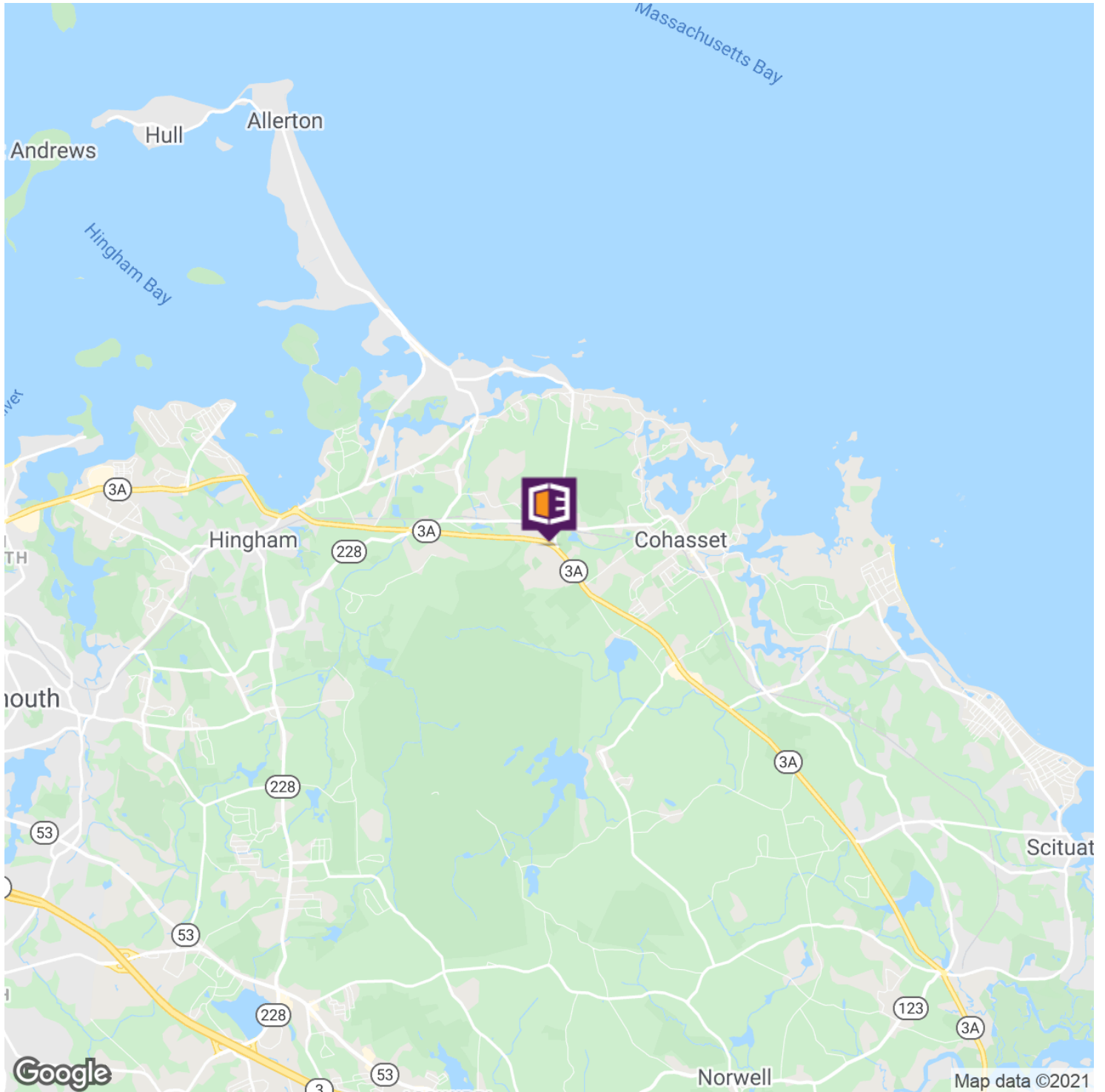
## DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	268	12,463	69,512
Total Population	758	34,264	177,143
Average HH Income	\$165,612	\$135,454	\$101,722

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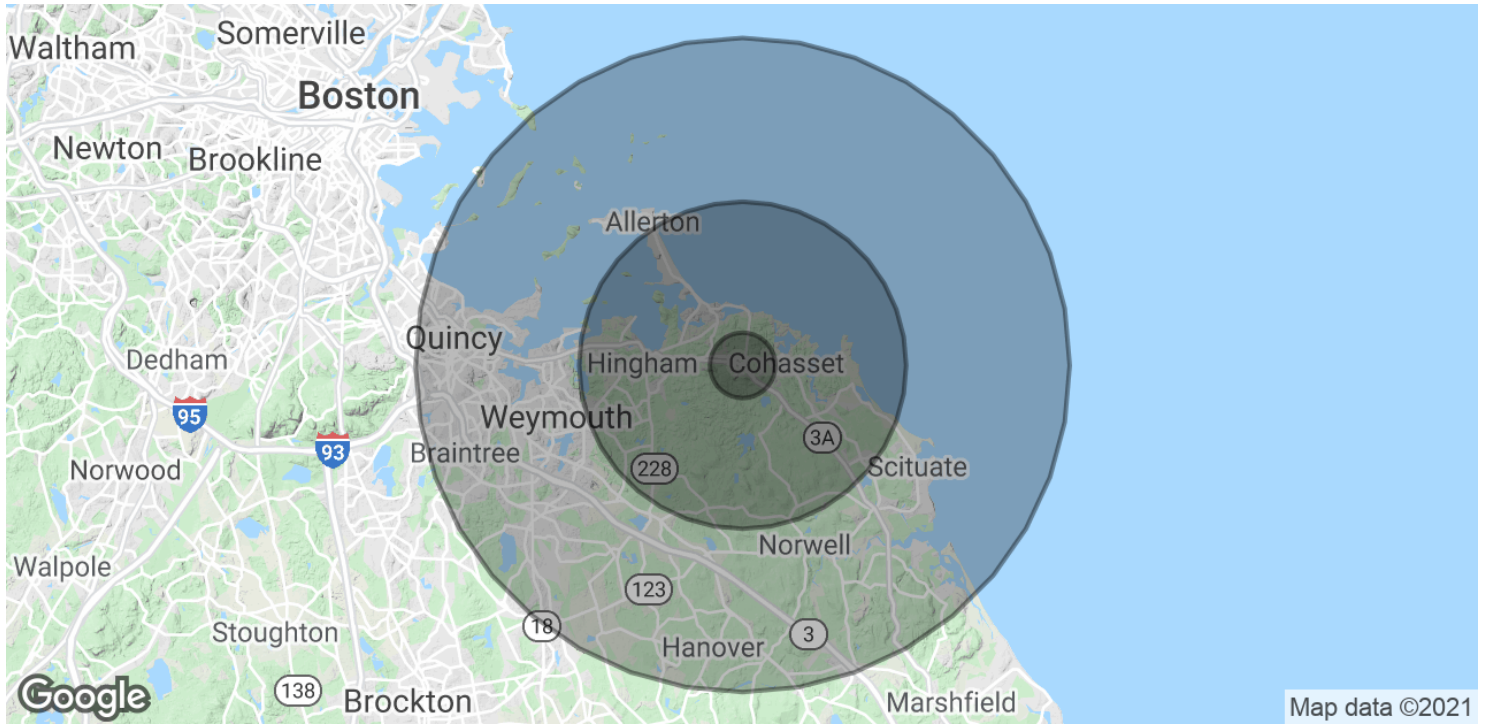
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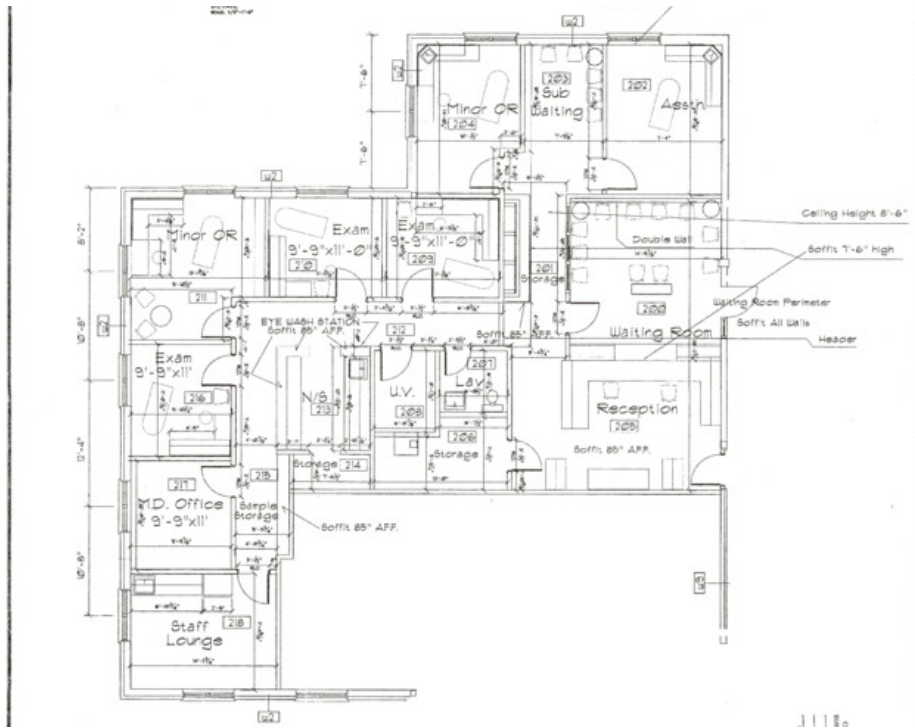
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	758	34,264	177,143
Average age	43.9	43.4	41.6
Average age (Male)	43.0	42.1	39.8
Average age (Female)	44.2	44.5	43.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	268	12,463	69,512
# of persons per HH	2.8	2.7	2.5
Average HH income	\$165,612	\$135,454	\$101,722
Average house value	\$809,346	\$618,812	\$504,262

\* Demographic data derived from 2010 US Census

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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,012 - 3,936 SF	Lease Rate:	\$22.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
LL1	Available	3,936 SF	NNN	\$22.00 SF/yr	"Turn-key" Clinical Space. Currently Diagnostic Imaging For a 3D walkthrough of the space, please view the link below. <a href="https://www.zillow.com/view-3d-home/d7f1572a-3251-4253-94f1-5c8250c19ef6?setAttribution=mls&amp;wl=true">https://www.zillow.com/view-3d-home/d7f1572a-3251-4253-94f1-5c8250c19ef6?setAttribution=mls&amp;wl=true</a>
Suite 202	Available	3,012 SF	NNN	\$22.00 SF/yr	"Turn-key" Clinical Space.