

FOR LEASE

Medical/Retail Opportunity

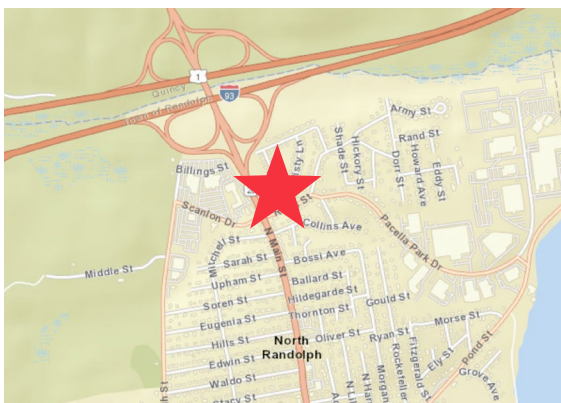
1395 North Main | Randolph, MA



Overview

AVAILABLE ±8,700-10,800 SF

RATE Contact Broker



Description

- Up to ±10,800 contiguous space with nearly 62' of frontage with open floor plan
- Easy, convenient location with overhead doors
- Ample parking
- Direct accessibility to I-93 on and off ramp
- New facade and storefront available
- Great signage and visibility
- Ideal for medical and retail tenants requiring substantial storage, showroom, or lab space

Demographics

	1 MILE	3 MILE	5 MILE
Population	6,052	42,450	210,561
Average HH Income	\$76,027	\$81,318	\$84,878
Total Daytime Population	5,446	47,750	210,324

Year: 2020 | Source: Esri

Contact

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Traffic Counts

Route 28, N of Site	29,132 VPD
I-93, W of Site	222,254 VPD
I-93, E of Site	199,323 VPD
Fall River Expressway, SW of Site	135,813 VPD

Year: 2019 | Source: massDOT



29,132 AADT

19,323 AADT

0.5 MILE RADIUS

EXIT 5A

INTERSTATE 93

222,254 AADT

EXIT 5A

GATEWAY PLAZA

DUNKIN' **at&t**

Bank of America

Lombardo's
MEETINGS & OCCASIONS

Comfort
INN & SUITES

DUNKIN'

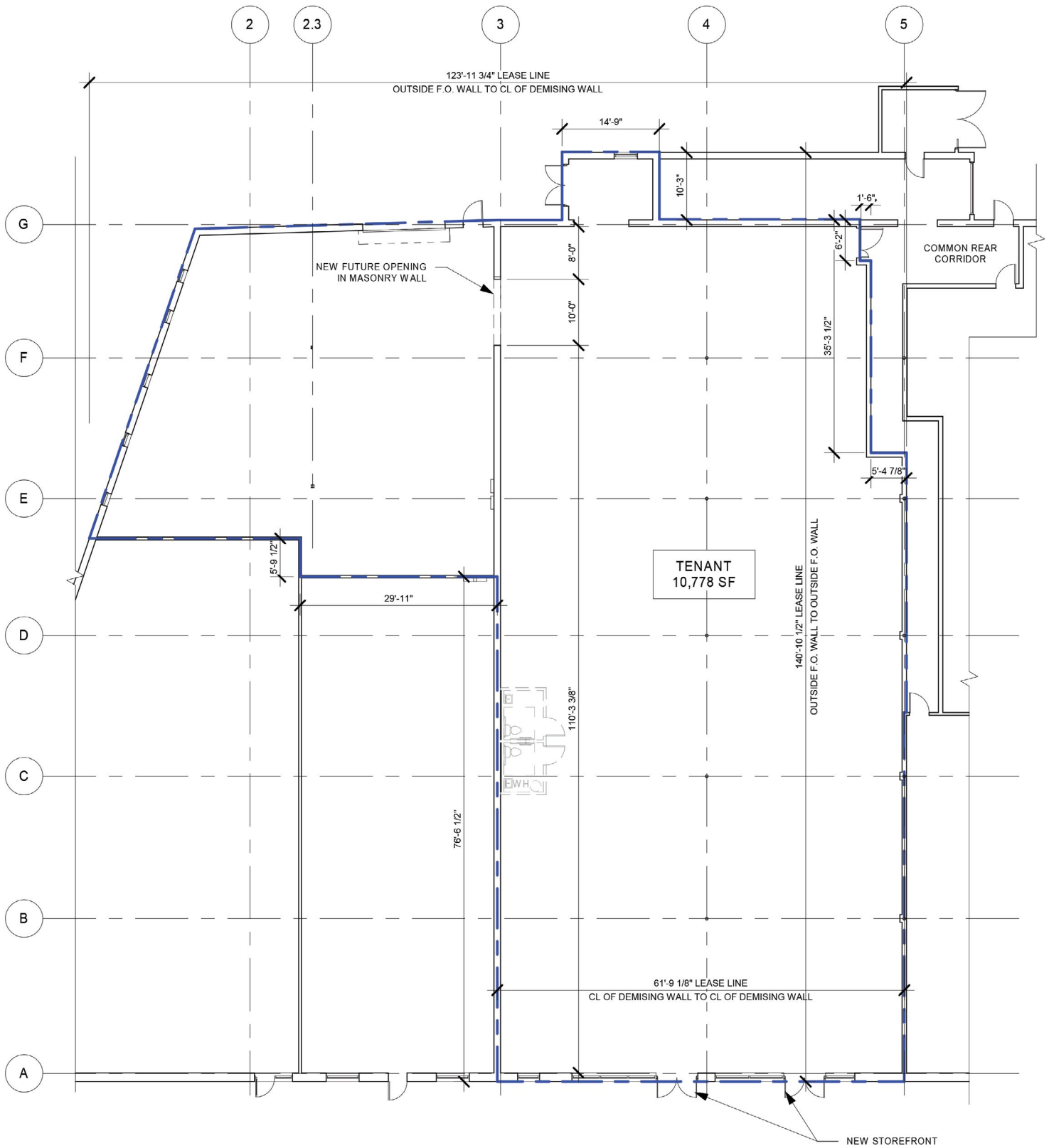
Domino's
Pizza

N MAIN ST

REED ST

FALL RIVER EXPY





TENANT PROPOSED LOD

1/16" = 1'-0"

	1 mile	3 miles	5 miles
Population			
2020 Population	6,052	42,450	210,561
2010 Population	5,197	40,443	195,478
2025 Population	6,355	43,249	216,877
2010-2020 Population: Annual Growth Rate	1.50%	0.47%	0.73%
2020-2025 Population: Annual Growth Rate	0.98%	0.37%	0.59%
2020 Median Age	41.0	41.6	41.5
Households			
2010 Households	1,822	15,018	76,053
2020 Total Households	2,085	15,575	81,197
2025 Total Households	2,180	15,828	83,612
2000-2010 Annual Rate	-0.04%	0.58%	0.49%
2010-2020 Households: Annual Growth Rate	1.32%	0.36%	0.64%
2020-2025 Households: Annual Growth Rate	0.90%	0.32%	0.59%
2020 Average Household Size	2.90	2.68	2.55
Housing Units			
2020 Total Housing Units	2,180	16,245	84,771
2020 Owner Occupied Housing Units	1,489	10,136	48,946
2020 Renter Occupied Housing Units	596	5,439	32,250
2020 Vacant Housing Units	95	670	3,574
Race and Ethnicity			
2020 White Alone	32.1%	47.9%	58.0%
2020 Black Alone	37.9%	30.2%	20.4%
2020 American Indian/Alaska Native Alone	0.4%	0.3%	0.2%
2020 Asian Alone	20.4%	14.7%	14.6%
2020 Pacific Islander Alone	0.0%	0.0%	0.0%
2020 Hispanic Origin (Any Race)	9.8%	7.2%	7.7%
Income			
2020 Median Household Income	\$76,027	\$81,318	\$84,878
2020 Average Household Income	\$89,252	\$109,074	\$115,174
2020 Per Capita Income	\$30,607	\$40,165	\$44,499
2020 Population 25+ by Educational Attainment			
Total	4,401	30,367	151,361
High School Graduate	27.5%	21.5%	20.5%
GED/Alternative Credential	3.7%	3.2%	2.3%
Some College, No Degree	19.3%	17.7%	15.9%
Associate Degree	9.6%	8.9%	7.9%
Bachelor's Degree	16.0%	23.6%	25.8%
Graduate/Professional Degree	7.7%	14.1%	18.6%
Data for all businesses in area			
Total Businesses:	180	2,329	8,419
Total Employees:	2,344	31,904	105,606
Total Residential Population:	6,052	42,450	210,561
Employee/Residential Population Ratio:	0:1	1:1	0:1
2020 Total Daytime Population	5,446	47,570	210,324
Workers	2,617	25,577	103,100
Residents	2,829	21,993	107,224