



~FOR SALE or LEASE~
~Great Investment Opportunity~
14,040 SF Retail Strip Center
Sub-Dividable to 2,000 SF
2241 G A R Highway, Swansea, MA 02777



Offering Memorandum

Exclusively Listed By:
Denenberg Realty Advisors

DISCLAIMER:

This Offering Memorandum has been prepared by Denenberg Realty Advisors for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all the information which prospective investors may need or desire. All projections have been developed by Denenberg Realty Advisors and designated sources and are based upon assumptions relating to the general economy, competition and other factors beyond the control of the Seller, and are, therefore, subject to variation. No representation is made by Denenberg Realty Advisors as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Seller and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further to this, Denenberg Realty Advisors and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained herein, or for omissions from the Memorandum or any other written or oral communication transmitted or made available to the recipient. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or Seller since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum are solely the responsibility of the prospective purchaser.

The Americans with Disabilities Act (ADA) became effective January 26, 1992. Denenberg Realty Advisors has not made a specific compliance survey and analysis of this Property to determine whether it is in conformance with the various detailed requirements of the ADA. It is possible that a compliance survey of the Property, together with a detailed analysis of the requirements of the ADA, could reveal that the Property is not in compliance with one or more of the requirements of the ADA. Since Denenberg Realty Advisors has no specific information relating to this issue nor is Denenberg Realty Advisors qualified to make such an assessment, the effect of any possible noncompliance with the requirements of the ADA was not considered in the preparation of this report.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers.

The Seller expressly reserves the right, in their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Seller and its legal counsel and any conditions to the Seller's obligations there under have been satisfied or waived.

This Offering Memorandum and its content, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the "Contents"), are of a confidential nature. By accepting the Offering Memorandum, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the Offering Memorandum or any of its content to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of the Seller, (iv) not to use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Seller and to return it to Denenberg Realty Advisors.

If you have no further interest in the Property, please return the Offering Memorandum forthwith.

For further information please contact:

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Investment Summary

Denenberg Realty Advisors has been retained to market for sale or lease, the fee simple interest in 2241 G A R Highway, Swansea, MA 02777. This 14,040 +/- square foot sub-dividable retail building is an excellent investment to buy or lease. The spaces can be sub-divided to 2,000 SF plus.

This stone/stucco/steel building was built in 1998 and is in excellent shape. The site sits on Route 6 which is a well traveled road with a traffic count of approximately 12,500 vehicles per day. There are 55 +/- parking spaces in the front and in the rear of the building. The current owner has had his furniture business in the building since 1998. This is a great opportunity to own or lease a building/center in a retail corridor which has the possibility for many uses on busy Route 6.

Property Location: 2241 G A R Highway, Swansea, MA 02777

Total Square Feet: 14,040 +/- SF (Sub-dividable to 2,000 SF)

Lot Size: 2.27 Acres

Parking Spaces: 55 +/-

Property Type: Retail Building

ADT: 12,500 +/- (cars per day)

Zoning: Commercial Use

Year Built: 1998

2009 Taxes: \$35,809.17





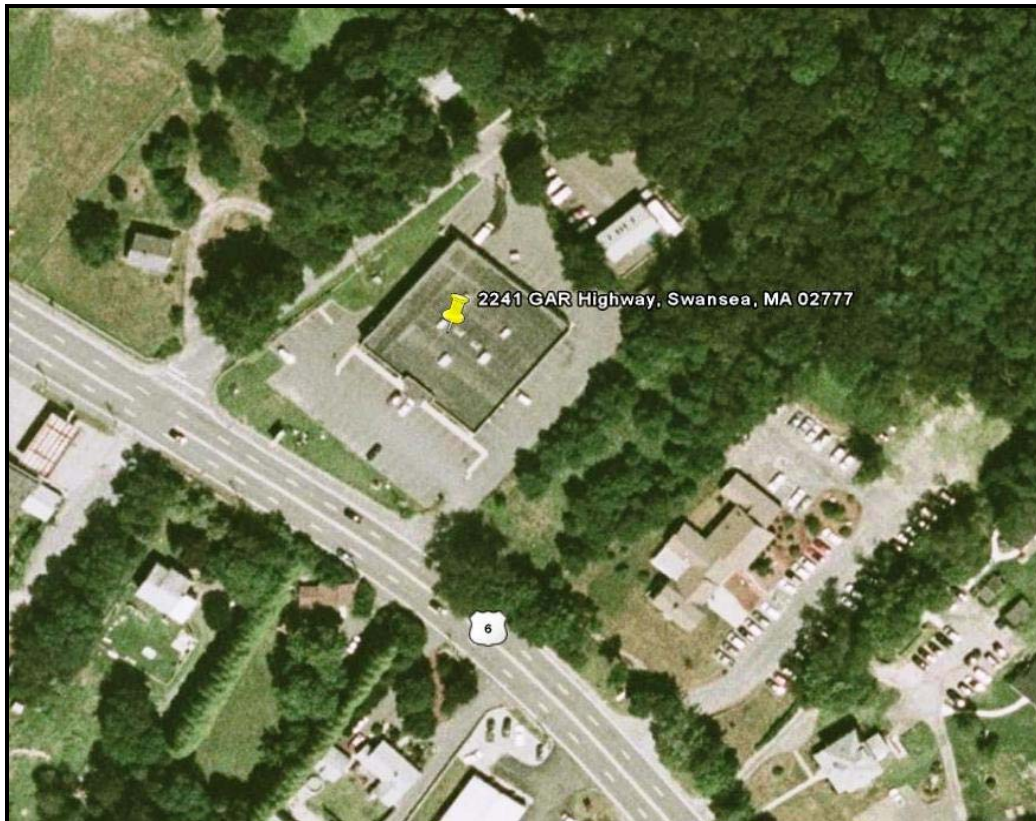
Charlmor Building



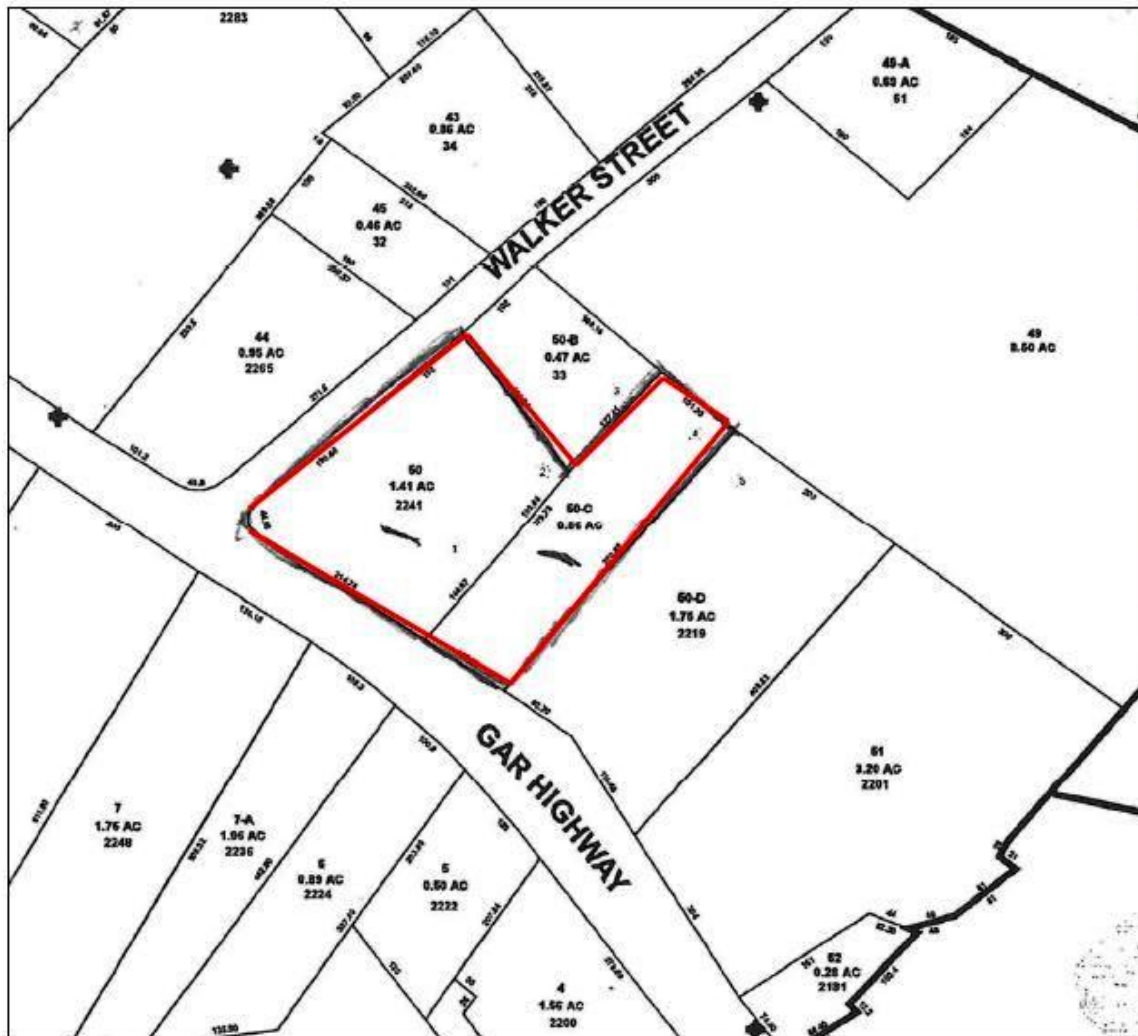
Rendering of Potential Strip Center Development Project



Pylon Sign



Aerial View

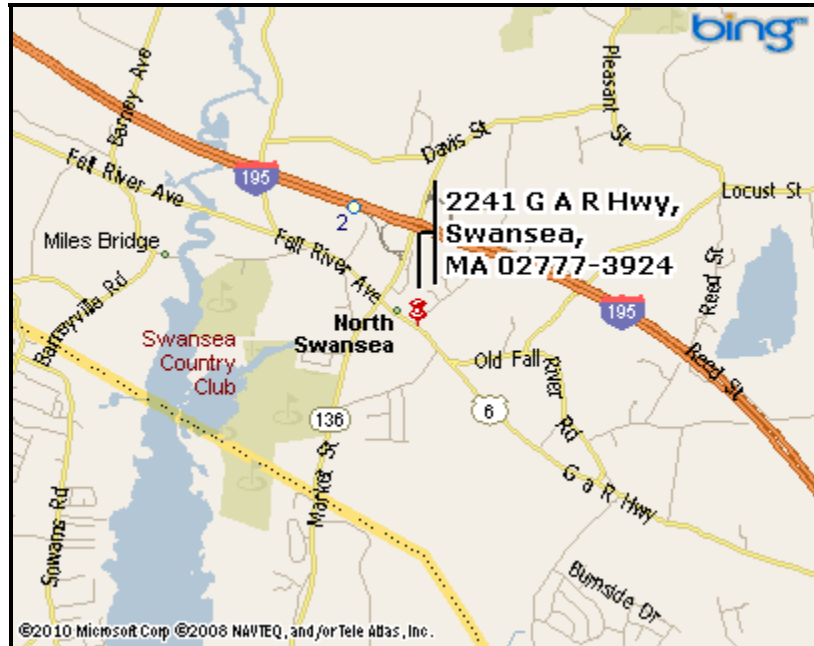


Plot Plan

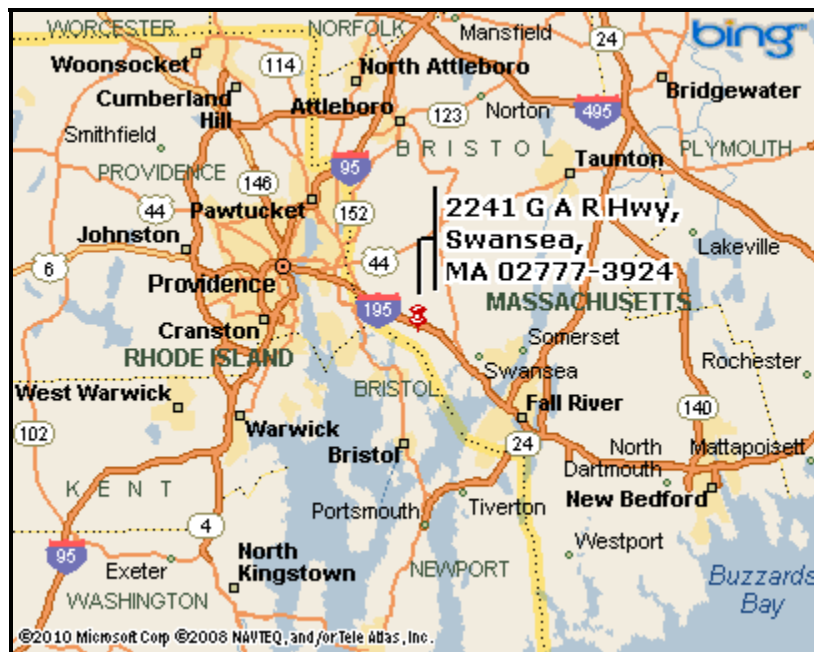
Demographic Details

Radius	1 Mile	3 Mile	5 Mile
Population:			
2015 Projection	1,516	20,271	69,495
2010 Estimate	1,503	20,310	69,913
2000 Census	1,427	20,046	69,622
Growth 2010-2015	0.90%	(0.20%)	(0.60%)
Growth 2000-2010	5.40%	1.30%	0.40%
2010 Population By Hispanic Origin:	18	239	936
2010 Population by Race:			
White	1,445	19,587	66,637
Black or African American	20	140	883
American Indian and Alaska Native	5	68	159
Asian	21	223	796
Native Hawaiian and Pacific Islanders	0	5	16
Other Race	2	67	329
Two or More Races	9	219	1,093
2010 Households:			
2015 Projection	514	7,722	26,470
2010 Estimate	507	7,712	26,571
2000 Census	479	7,530	26,273
Growth 2010-2015	1.30%	0.10%	(0.40%)
Growth 2000-2010	5.80%	2.40%	1.10%
Owner Occupied	421	5,633	20,541
Renter Occupied	86	2,079	6,031
2010 Avg Household Income	\$85,574	\$82,971	\$85,121
2010 Med Household Income	\$77,315	\$66,643	\$68,027
2010 Per Capita Income	\$29,865	\$31,582	\$32,660
2010 Households by Household Inc:			
Income Less than \$15,000	14	624	1,872
Income \$15,000 - \$24,999	21	547	1,887
Income \$25,000 - \$34,999	13	561	1,745
Income \$35,000 - \$49,999	74	1,072	3,576
Income \$50,000 - \$74,999	111	1,513	5,613
Income \$75,000 - \$99,999	145	1,170	4,423
Income \$100,000 - \$149,999	90	1,462	4,741
Income \$150,000 - \$249,999	34	594	2,069
Income \$250,000 - \$499,999	4	150	539

Maps



Street View



State View