

**127 WASHINGTON STREET**  
ROUTE 53 - NORWELL, MA

**+/-1,200 - 3,000 SF**



**EASTERN**  
LAND COMPANY  
**FORLEASENORWELL.COM**  
**617.286.3830**

**127 WASHINGTON STREET**  
ROUTE 53 - NORWELL, MA

- ✓ "BILLBOARD" LOCATION W/PYLON ON ROUTE 53
- ✓ HIGHLY SOUGHT-AFTER LOCAL DEMOGRAPHICS
- ✓ AMPLE NATURAL LIGHT W/LARGE GLASS STOREFRONT
- ✓ ADA ACCESSIBLE GROUND FLOOR SPACE
- ✓ "MOVE-IN READY" FORMER MEDICAL PRACTICE

**+/- 1,200 - 3,000 SF**  
GROUND-LEVEL + GARDEN-LEVEL



# 127 WASHINGTON STREET

ROUTE 53 - NORWELL, MA

**DERBY STREET SHOPS**  
92-98 Derby Street, Hingham, MA  
435,000 SF Outdoor Lifestyle Center



Logos: Whole Foods Market, Apple, Omega, GAP, Madswell, vineyard vines, Crate&Barrel, REI, Barnes & Noble, Williams-Sonoma, Talbots, Sephora, CAVA, Chipotle, Kohl's, Shake Shack, Burtons.

**QUEEN ANNE'S CORNER**  
Intersection of Route 53 x Route 228



Logos: Big Y, T.J. Maxx, HomeGoods, Papa Gino's, TD Bank, KFC, CareWell Urgent Care, Tesla.



**TOWN OF NORWELL DEMOGRAPHICS**



**POPULATION: 11,300**



**MEDIAN HH INCOME: \$180,000**



**POP COLLEGE EDUCATED: 66%**




**AVG HOME VALUE: \$967,000**





Logos: Taco Bell, McDonald's, 7-Eleven, Eastern Bank, ATI Physical Therapy, CVS Pharmacy, Walgreens, Marathon Sports.

**Route 228**  
TRAFFIC COUNT  
33,000 ADT  
2022



**Route 53**  
TRAFFIC COUNT  
13,000 ADT  
2022



**Route 3**  
TRAFFIC COUNT  
95,000 ADT  
2023



**ASSINIPI**  
Intersection of Route 53 x Route 123



Logos: Stop & Shop, btone Fitness, ALBA, Starbucks Coffee, Orangetheory Fitness, crumbl cookies, MATHNASIUM, Elliott.

**HANOVER CROSSING**  
1775 Washington St, Hanover, MA  
600,000 SF Outdoor Lifestyle Center



Logos: Trader Joe's, Market Basket, Dick's Sporting Goods, Macy's, Pure Barre, Chick-fil-A, Old Navy, CAVA, Showcase Cinema de Lux, L.L.Bean, Buffalo Wild Wings, Panera Bread, Sephora, Club Pilates.

**DEMOGRAPHICS**  
US CENSUS BUREAU 2022



**TRAFFIC COUNTS**  
MA DOT

