



HARTEL COMMERCIAL

Strategic Real Estate Services

FOR LEASE - \$1,895/Month

Available 10-31-2019

Retail/Professional Unit at 962± SF

6 Grove Street, Unit 06-1B

Grove Street Crossing, Norwell, MA



Great Exposure - On-Site Parking – Building/Road Signage
Located in High Visibility & High Traffic Area
Former PhysEx Fitness Located in the Grove Street Crossing
.85± mile to Route 3 to points north & south
Area of Complimentary Mixed-Use Businesses

HARTEL COMMERCIAL REAL ESTATE

230 Jones Road, Unit 6, **Falmouth, MA** 02540 | 40 Willard Street, Unit 207, **Quincy, MA** 02169

Main: (508) 444-0172 | Fax: (508) 548-2995

Greg Hartel-Cell: 617-256-3169

Email: Greg@HartelRealty.com

www.HartelRealty.com



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Executive Summary

Property Address: 6 Grove Street
Unit 06-1B
Norwell, MA 02061

Lease: \$1,895/Month

Lease Type: Gross

Year Built: 1973

Total Building Size: 15,254± SF

Town/Well Water: Municipal

Town/Private Septic: Private

Zoning: Business B
Aquifer Protection District



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Detailed Summary

Unit:	06-1B
Floor:	First
Total Leasable Area:	962± SF
Floor:	Hardwood
Windows:	Large Display Windows
Baths:	One Private Bath
Heat/AC:	FHA/Gas/AC
Parking:	On-Site Rear – 16,000± SF Paved Parking
Amenities:	-Located on high traffic road Grove Street Crossing Plaza at corner of Grove & Washington Sts., aka Route 53 -.85± mile to Route 3

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Norwell Overview:

The town of Norwell is located 19.34± miles from Boston's business district in the southeastern section of Massachusetts and four miles west of the town of Scituate. Norwell is bound to the north by Hingham and Cohasset, east by Scituate, west by Rockland and south by Marshfield. There is access to Routes 123, which runs east/west, 228, which runs north and 3 which runs north/south. Grove Street is directly off Route 53, a major thoroughfare through Norwell. Originally part of the town of Scituate, Norwell became its own town in the late 1800's. Being close to the ocean, shipbuilding was Norwell's major industry throughout the 18th and 19th centuries. Today, Norwell is an affluent town with a population of 10,506, according to the last U.S. Census in 2010. It contains 21.2 square miles of which 20.9 is land and .3 is water.

Immediate Area:

The immediate area surrounding our property consists of a mix of residential and commercial influences. Businesses such as Sovereign Bank, Dunkin Donuts, MaryLou's Coffee Shop, bridal shops, real estate shops, medical facilities, eating establishments, hair salons and municipalities make up this neighborhood intermingled with residential communities.

Unit 06-1B:

This first floor unit contains 962± SF of space, formerly a PhysEx Fitness location and available October 31, 2019. Hardwood floors line this upscale unit. This unit contains a large open space with private bath. There is huge basement storage included in this space. Great exposure with building and road signage along with plenty of parking in this 16,000± SF lot make this space hard to resist.

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Location Map

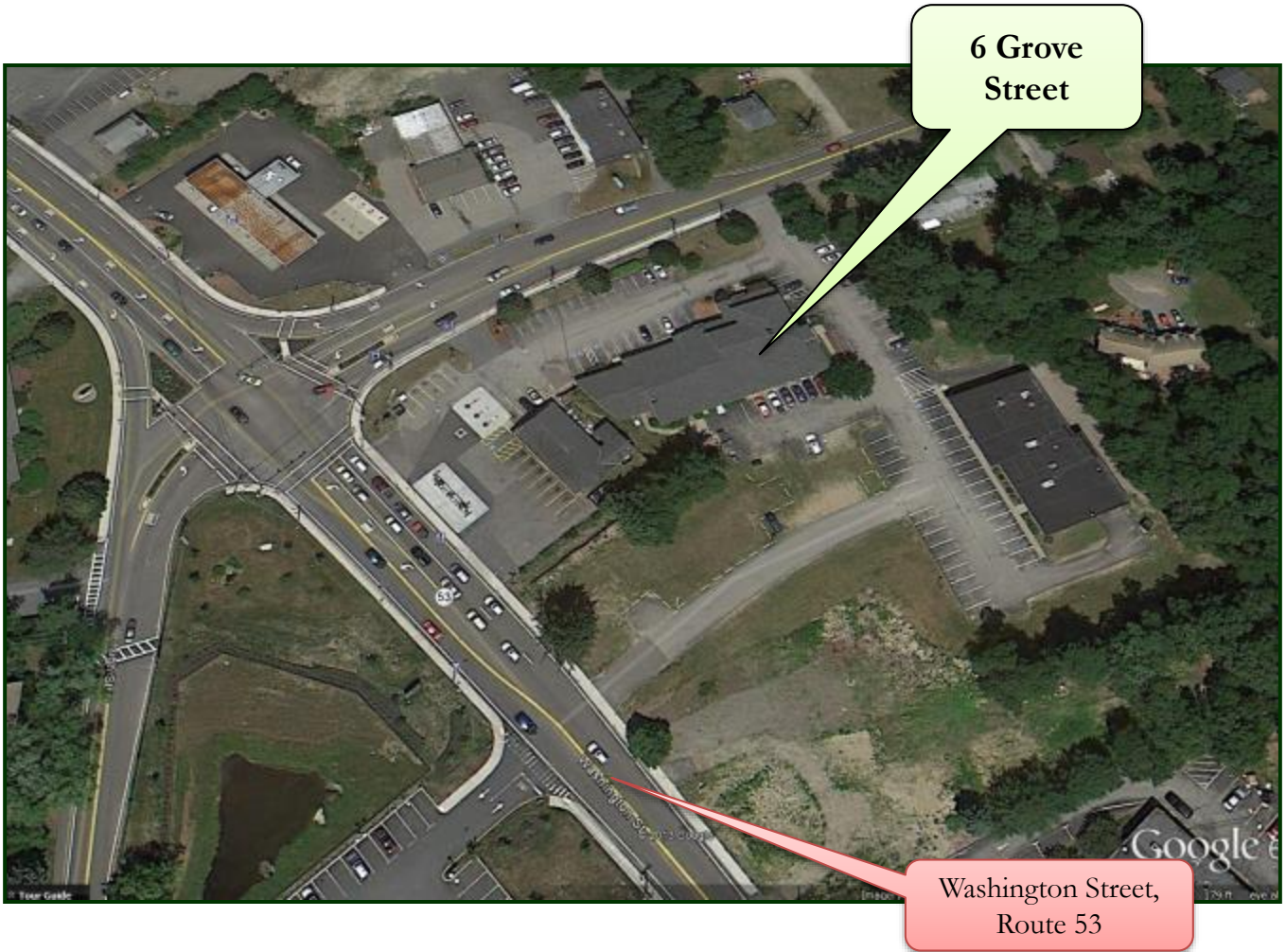




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Satellite View



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Panoramic Satellite View

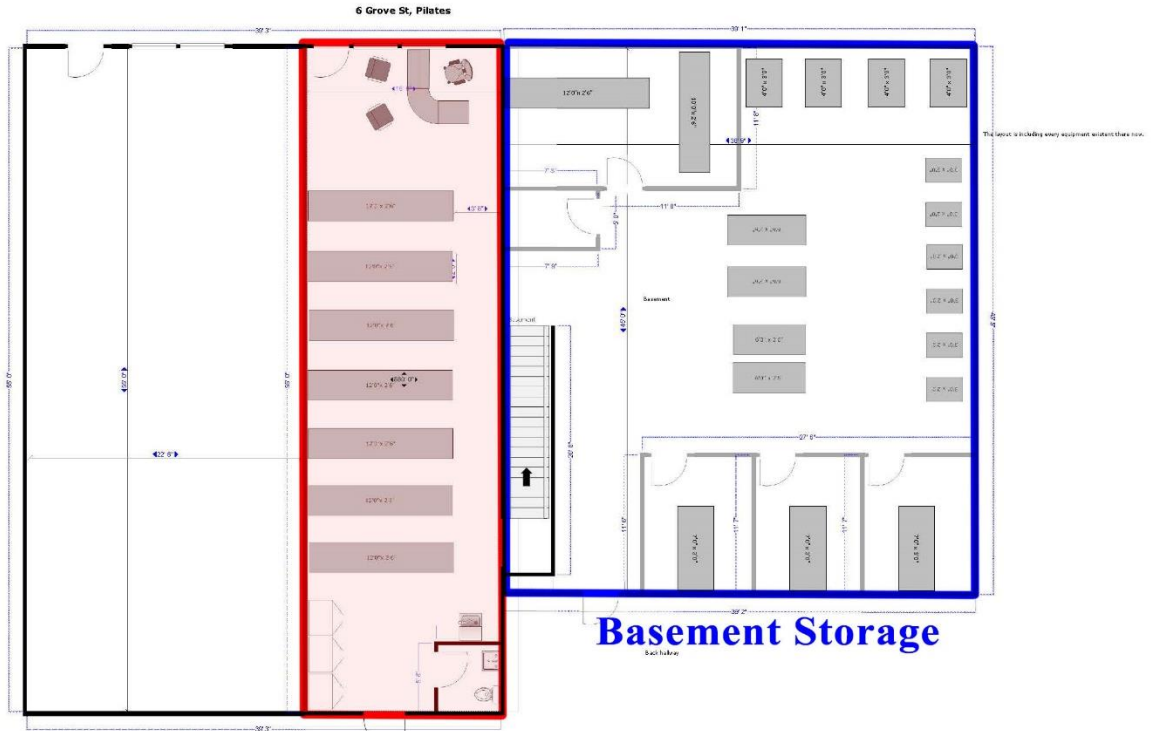




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Floor Plan



Unit 06-1B

Unit 06-1B
6 Grove Street
Grove Street Crossing
Norwell, MA

Grove Street



Equipment not Included

*Measurements are Approximate
& Not to Scale*