



~FOR SALE or LEASE~
~Great Investment Opportunity~

14,040 SF Retail Property
2241 G A R Highway, Swansea, MA 02777
\$1,700,000 / \$10 NNN



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

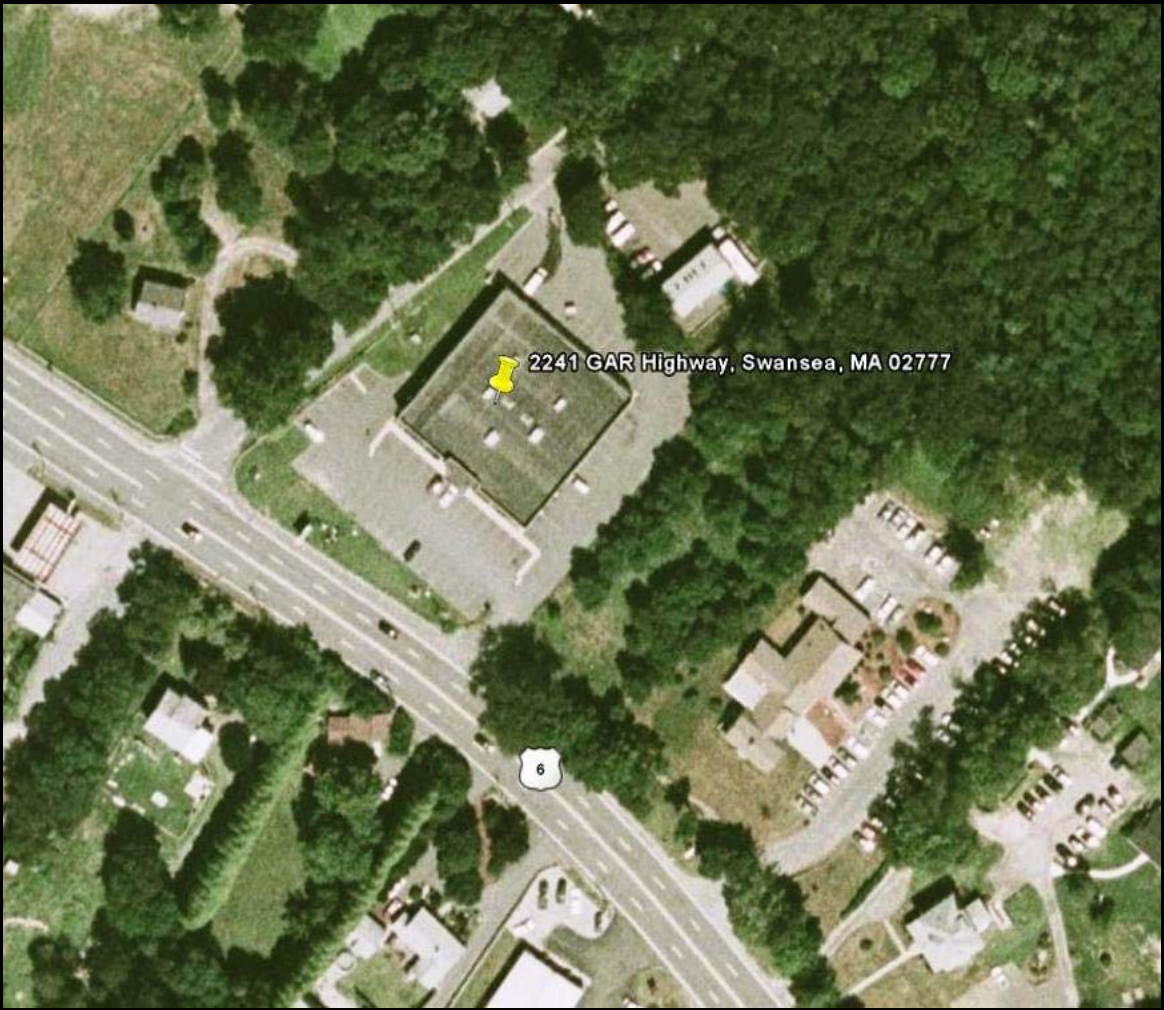
Denenberg Realty Advisors has been retained to market for sale, the fee simple interest in 2241 G A R Highway, Swansea, MA 02777. This 14,040 +/- square foot retail building is an excellent investment.

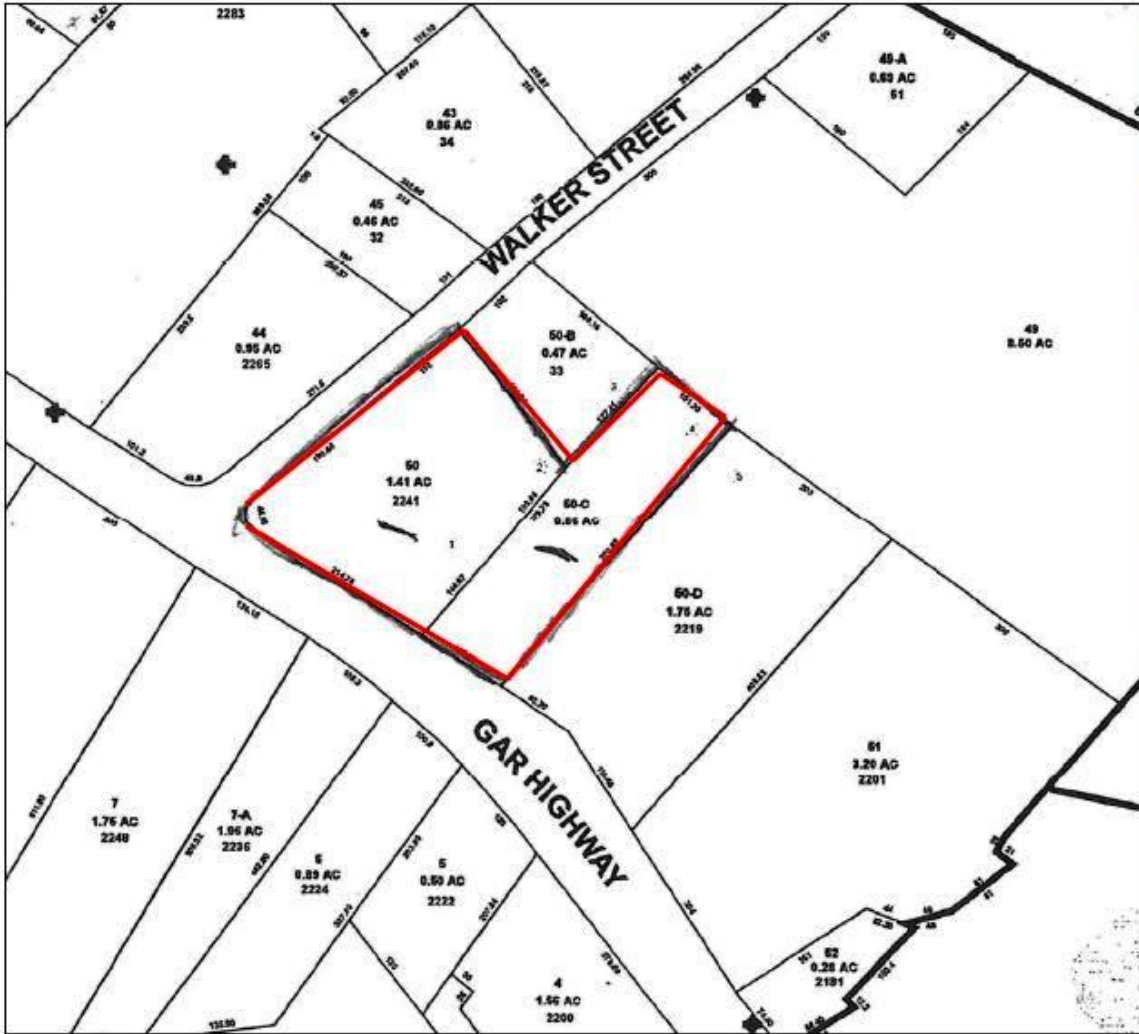
This stone/stucco/steel building was built in 1998 and is in excellent shape. The site sits on Route 6 which is a well traveled road with a traffic count of approximately 12,500 vehicles per day. There are 55 +/- parking spaces in the front and in the rear of the building. The current owner has had his furniture business in the building since 1998. This is a great opportunity to own a building 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
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
Price:	\$1,700,000 / \$10 NNN



Aerial View



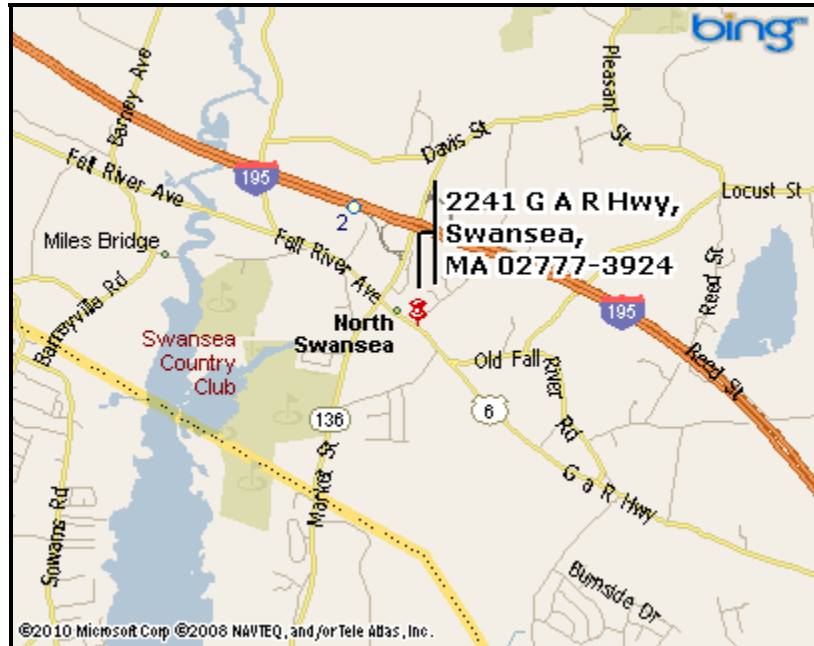


Plot Plan

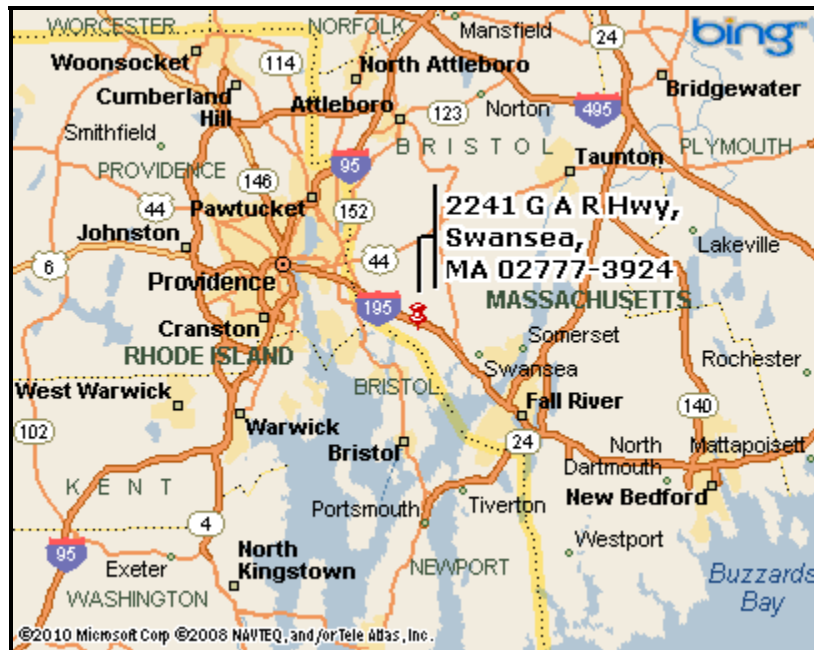
Demographic Details

Radius	1 Mile	3 Mile	5 Mile
Population:			
2014 Projection	1,499	20,311	70,317
2009 Estimate	1,481	20,302	70,450
2000 Census	1,427	20,089	69,999
Growth 2009-2014	1.20%	0.00%	(0.20%)
Growth 2000-2009	3.80%	1.10%	0.60%
2009 Population By Hispanic Origin:	15	209	849
2009 Population by Race:			
White	1,431	19,633	67,272
Black or African American	15	120	855
American Indian and Alaska Native	4	59	150
Asian	20	221	827
Native Hawaiian and Pacific Islanders	0	5	17
Other Race	2	67	331
Two or More Races	8	198	1,000
2009 Households:			
2014 Projection	515	7,794	27,047
2009 Estimate	505	7,747	26,972
2000 Census	479	7,551	26,499
Growth 2009-2014	2.00%	0.60%	0.30%
Growth 2000-2009	5.50%	2.60%	1.80%
Owner Occupied	423	5,726	21,042
Renter Occupied	82	2,021	5,930
2009 Avg Household Income	\$81,767	\$86,035	\$86,130
2009 Med Household Income	\$75,000	\$68,836	\$69,359
2009 Per Capita Income	\$28,921	\$32,917	\$33,238
2009 Households by Household Inc:			
Income Less than \$15,000	16	629	2,035
Income \$15,000 - \$24,999	24	550	1,847
Income \$25,000 - \$34,999	17	556	2,118
Income \$35,000 - \$49,999	79	1,016	3,181
Income \$50,000 - \$74,999	116	1,480	5,479
Income \$75,000 - \$99,999	125	1,233	4,618
Income \$100,000 - \$149,999	95	1,382	4,753
Income \$150,000 - \$249,999	31	687	2,242
Income \$250,000 - \$499,999	2	182	578

Maps



Street View



State View