



520 PLEASANT ST

ATTLEBORO, MA

FOR SALE | FREESTANDING RETAIL BUILDING

- 0.54 AC +/-
- 4,200 SF
- Adjacent to former Texas Instrument Campus
- High Traffic Count



**THE
STUBBLEBINE
COMPANY**

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Presenting an exceptional opportunity in the heart of Attleboro, this freestanding 4,200 SF retail building sits on 0.54 acres on a busy retail strip offering immense potential for retail or commercial use. Built in 1950, the property combines timeless character with modern updates, including a refurbished roof in 2025.

Adjacent to the property is a 3-bedroom home with a newly renovated kitchen and bathroom, offering additional versatility for residential, office, or mixed-use possibilities.

PROPERTY HIGHLIGHTS

- Zoning: GB
- Environmentally clean
- Refurbished Roof in 2025
- 1.1 Miles to Route 152
- 2.2 Miles to Route 95
- 4 Miles to Route 295

OFFERING SUMMARY

Building Size:	4,200 SF
Lot Size:	0.54 AC
Ceiling Height:	15'2"
Drive in Door	1 (9.2' x 11.7')
Sale Price:	\$975,000

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	16,001	37,224	158,065
Total Population	41,124	96,292	400,430
Average HH Income	\$125,000	\$130,776	\$127,032



LOCATION HIGHLIGHTS



LOCATION HIGHLIGHTS

- Prime Central Location | Conveniently situated just minutes from Downtown Attleboro, local shops, dining, and major employers.
- Excellent Transit Access | Less than 5 minutes to the Attleboro MBTA Commuter Rail Station – direct access to Boston and Providence.
- Easy Highway Connectivity | 1.5 miles to I-95, Route 1, and I-295 for seamless regional travel.
- Nearby Amenities | Close to Capron Park Zoo, Attleboro Arts Museum, grocery stores, and everyday conveniences.
- Thriving Neighborhood | Located in a well-established residential area with a strong community feel and walkable surroundings.
- Educational & Medical Facilities | Near quality schools, Bristol Community College, and Sturdy Memorial Hospital.

2025 TRAFFIC REPORT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	DISTANCE
Lindsey St	Division St S	3,136	0.51 MI
Forest St	Maynard St SE	4,889	0.51 MI
Emory St	Sturdy St W	4,454	0.67 MI
MA 118	Sturdy St W	4,056	0.67 MI
Emory St	Forest St W	4,663	0.67 MI
Holden St	Monroe St E	13,597	0.70 MI
Park St	Davis Ave S	5,739	0.73 MI
Bank St	Upland Rd S	1,586	0.75 MI



SHOWCASE
CINEMAS

STOP & SHOP



DUNKIN'

520 Pleasant St. Attleboro, MA



BEAUTY
Nails & Spa

shaw's

Santander

NEDA
NEW ENGLAND DANCE ACADEMY

Douglas
Fine Wine & Spirits



Walgreens

STOP & SHOP

CVS

Citizens

Papa Gino's

SUBWAY

BANK OF AMERICA

STOP & SHOP

LOCATION HIGHLIGHTS:

- 2.3 Miles from Route 95
- 1.1 Miles to Route 152
- 4.1 Miles to 295

520 PLEASANT ST

ATTLEBORO, MA

FOR SALE | 4,200 SF FREESTANDING RETAIL BUILDING ON 0.54 AC

SUMMER STUBBLEBINE

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