



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')

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



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- 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

HONEY DEW



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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