

OFFERED FOR SALE:
10.5 ACRE DEVELOPMENT SITE

1009 S WASHINGTON ST NORTH
ATTLEBORO, MA



AT EMERALD SQUARE
NORTH ATTLEBORO, MA
A TRANSFORMCO PROPERTY

EMERALD SQUARE MALL

JCPenney ★ macy's H&M

295

26,584 VPD

1

S WASHINGTON STREET - 29,000 VPD



10.5
ACRES



151,827 SF OF
IMPROVEMENTS

A GENERATIONAL REDEVELOPMENT OPPORTUNITY

A 10.5-acre site with 151,827 SF of existing improvements, prominently located along Route 1 (South Washington Street) in North Attleboro, Massachusetts within the Emerald Square Mall. Presently unencumbered by any tenant leases, the site affords an incoming investor immediate redevelopment potential.

EMERALD SQUARE MALL

JCPenney ★ macy's H&M

EMERALD SQUARE MALL – THE DOMINANT REGIONAL RETAIL HUB

The offering is connected to Emerald Square Mall, the dominant enclosed regional shopping center serving the Greater Providence and Southeastern Massachusetts trade area. The property's positioning allows it to capture significant crossover foot traffic and consumer demand from one of New England's most strategically located retail nodes.



29,000 VPD
ROUTE 1



55,918 VPD
I-295

SOUTH WASHINGTON STREET /ROUTE 1 – THE DOMINANT RETAIL CORRIDOR

Route 1 (South Washington Street) is the primary retail artery of North Attleboro, with 29,000 vehicles per day. The corridor's critical mass of national retailers is exceptional, including Target, Walmart, Best Buy, Lowe's, Dick's Sporting Goods, Marshalls, Five Below, Dollar Tree, Patel Brothers, Raymour & Flanigan, BJ's, Longhorn Steakhouse, and Ulta Beauty, among others. The intersection of Route 1 and I-295 (55,918 VPD) creates one of the highest-volume retail intersections in southeastern Massachusetts.



10 MILES
SOUTH OF PVD



42 MILES
NORTH OF BOS

STRATEGIC POSITIONING BETWEEN TWO MAJOR MSAS

Uniquely positioned between Boston (42 miles north) and Providence (10 miles south), North Attleboro's Route 1 corridor draws consumers from two of the largest metropolitan statistical areas in New England. The property sits at the intersection of I-295 and Route 1, providing direct access to I-95 and commanding regional visibility. This positioning creates a rare dual-market trade area dynamic not found elsewhere in the region.

3 MILES

46,556
PEOPLE
\$139,546
AHHI

5 MILES

169,125
PEOPLE
\$114,597
AHHI

UNMATCHED LOCAL DEMOGRAPHICS

Located in one of the wealthiest and most densely populated suburban corridors in southeastern Massachusetts, the subject property benefits from an affluent and growing trade area. Average household incomes within the 3-mile and 5-mile radius exceed \$139,546 and \$114,597 respectively. The 5-mile population of 169,125 reflects a deep and established residential base supported by healthcare, manufacturing, distribution, and service employment anchored by major employers throughout Bristol County.



OFFERED
DEBT-FREE



STRATEGIC
MARKETING

OFFERED FOR SALE, FREE-AND-CLEAR OF EXISTING DEBT

The site is being offered unencumbered by existing debt through a formal marketing process.



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to market for sale At Emerald Square, a former Sears anchor to the Emerald Square Mall located at 1009 South Washington Street in North Attleboro, Massachusetts. Situated along Route 1 in the densely populated suburb positioned 10 miles north of Providence and 42 miles south of Boston, the asset offers a tremendous redevelopment opportunity to reimagine one of the most significant parcels along this dominant regional retail corridor. The property draws from an expansive trade area with a local population of over 169,125 people within a 5-mile radius earning average household incomes exceeding \$114,597 per year.

Totaling 151,827 square feet across three stories, At Emerald Square is presently unencumbered by any tenant leases, affording immediate redevelopment potential. This 10.5-acre site features direct access from Route 1, the dominant retail highway of North Attleboro, which sees 29,000 vehicles per day, and is positioned at the interchange of I-295, which carries 55,918 vehicles per day. The property is being offered for sale without a formal asking price, free-and-clear of existing debt.

 ADDRESS 1009 S Washington St North Attleboro, MA	 OFFERING GLA 151,827 SF	 SITE AREA 10.5 Acres
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Atlantic
CAPITAL PARTNERS



AT EMERALD SQUARE
NORTH ATTLEBORO, MA
A TRANSFORMCO PROPERTY

★macy's

JCPenney

EMERALD SQUARE MALL

★macy's

S WASHINGTON STREET - 29,000 VPD





Emerald Square Mall is an enclosed regional shopping center located in North Attleboro, Massachusetts, directly adjacent to the subject property along Route 1 at the interchange with I-295. As the primary enclosed mall serving the Greater Providence MSA on the Massachusetts side of the border, it serves not only North Attleboro but also draws from the surrounding communities of Attleboro, Mansfield, Wrentham, Cumberland, Pawtucket, and beyond. Its proximity to both I-295 and I-95 makes it accessible to residents throughout southeastern Massachusetts and northern Rhode Island.

The mall is anchored by Macy's Home and JCPenney and hosts a complementary mix of specialty retail, dining, and services that has made it the centerpiece of one of the most prolific retail corridors in the state. The development surrounding the mall includes a dense and vibrant concentration of additional retail centers, restaurants, and service businesses along Route 1, creating a major commercial corridor for all of southeastern Massachusetts.

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AT EMERALD SQUARE
NORTH ATTLEBORO, MA
A TRANSFORMCO PROPERTY

EMERALD SQUARE MALL
JCPenney ★ macy's H&M





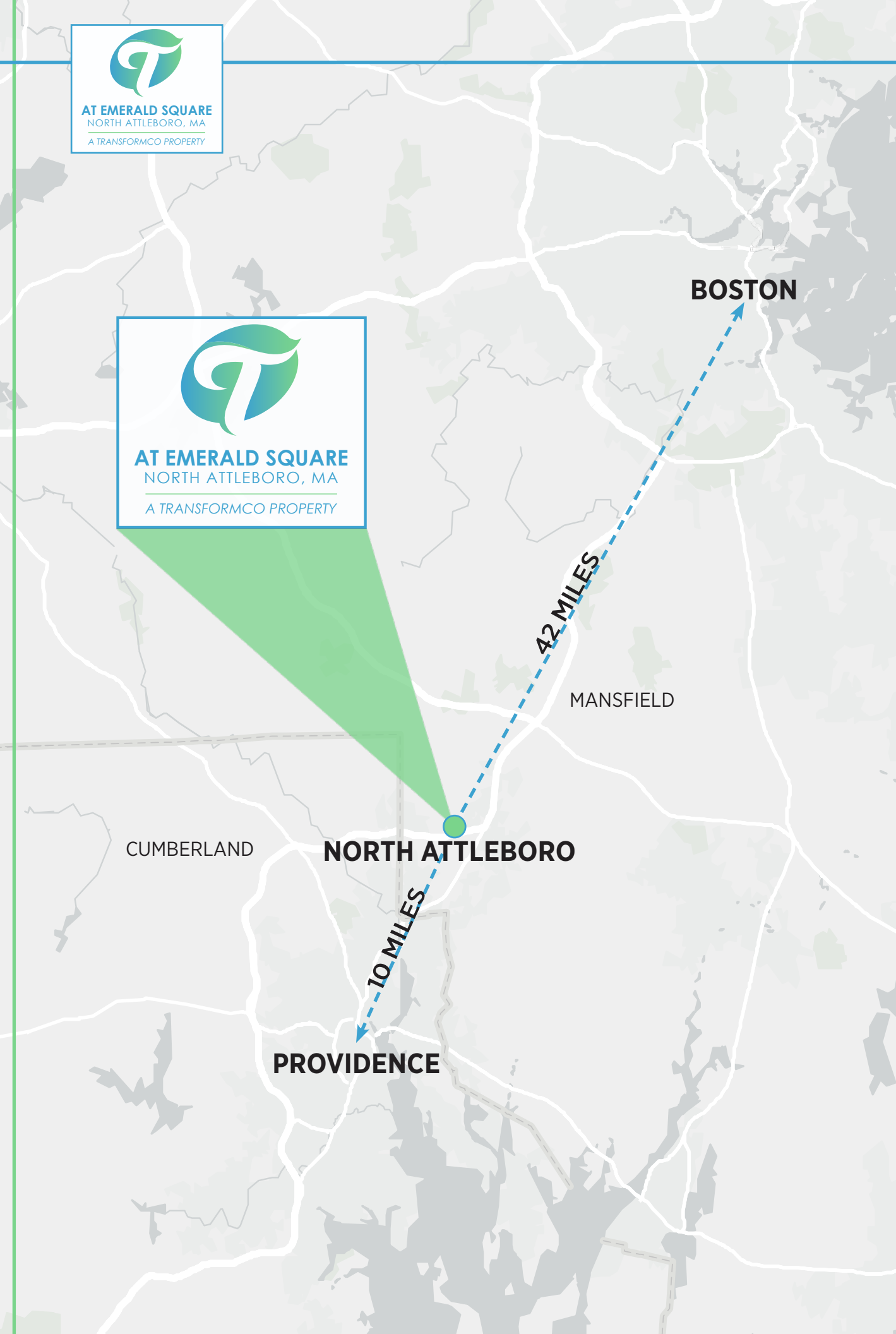





 55,918 VPD

SWASHINGTON STREET - 29,000 VPD



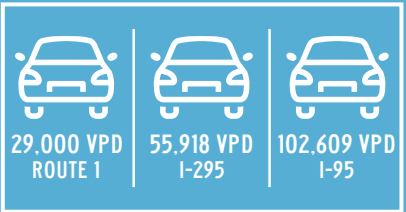
NORTH ATTLEBORO, MASSACHUSETTS

North Attleboro is located in Bristol County, Massachusetts, approximately 42 miles south of downtown Boston and 10 miles north of Providence, Rhode Island. Bordered by Attleboro to the south, Mansfield to the north, Plainville to the west, and Cumberland, Rhode Island to the east, North Attleboro is a thriving town with a population of approximately 30,000 residents. The community is positioned at the crossroads of the I-295 and Route 1 corridor, two of the most traveled roadways in the Greater Providence-Boston metropolitan corridor, making North Attleboro one of the most prolific retail markets in southeastern New England.

North Attleboro’s economy is diverse and resilient, with key industries including manufacturing, retail, healthcare, distribution, and engineering. The town is particularly renowned for its historic association with jewelry manufacturing, a legacy that continues to be upheld by thriving businesses in the sector. The area presents a strong mix of employers, including Metalor Technologies, Comtran Group, TriMark, Sensata Technologies, Distron Corporation, Interplex, NeedleTech Products, Sturdy Memorial Hospital, as well as major national retailers including Walmart, The Home Depot, Lowe’s, and BJ’s.

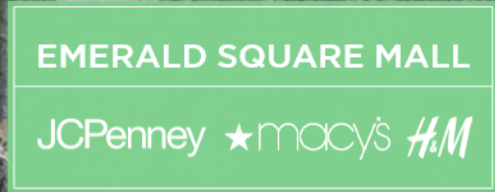
The Greater Providence Metropolitan Statistical Area, which encompasses North Attleboro, is the economic engine of southeastern New England. The region benefits from deep roots in healthcare, education, manufacturing, and professional services, and is home to Brown University, Providence College, and the Rhode Island School of Design, among other major institutions. North Attleboro sits at the strategic overlap between the Boston and Providence MSAs, capturing consumer demand and workforce population from both labor sheds simultaneously.

AREA DEMOGRAPHICS



AREA EMPLOYERS





ROUTE 1 / SOUTH WASHINGTON STREET – A SUPER-REGIONAL RETAIL CORRIDOR

Route 1 (South Washington Street) represents the primary retail corridor of North Attleboro and one of the most productive retail arteries in southeastern Massachusetts. The corridor's direct access to I-295 and proximity to I-95 has attracted a remarkable concentration of national retailers, making the stretch of Route 1 running through North Attleboro a destination for consumers throughout the region. The corridor serves as the market's premier retail artery, hosting a dense and prolific concentration of national powerhouses including Target, Walmart Supercenter, Best Buy, Lowe's, The Home Depot, TJ Maxx, Marshalls, Dick's Sporting Goods, ULTA Beauty, Five Below, Dollar Tree, JoAnn, DSW, Patel Brothers, Raymour & Flanigan, BJ's Wholesale, Longhorn Steakhouse, Chick-fil-A, and many others.

The Emerald Square Mall, with Macy's Home and JCPenney as anchors, serves as the centerpiece of this dominant commercial node, and the subject property sits immediately adjacent as one of the corridor's most prominent and opportunity-rich parcels. The North Attleboro Marketplace, anchored by Dick's Sporting Goods, JoAnn, and Five Below, provides additional co-tenancy and gravitational pull along the same stretch. The constant flow of commuters, residents, and regional shoppers along I-295 (55,918 VPD) and Route 1 (29,000 VPD) ensures a level of retail visibility and consumer density that is unmatched in Bristol County.

The combination of dual-interstate access at I-295 and I-95, dense and affluent demographics, and the established critical mass of national retailers makes the Route 1 corridor in North Attleboro one of the most attractive retail redevelopment environments in the Northeast.

PROPERTY DESCRIPTION

SITE DESCRIPTION

Property Address	1009 S Washington St, North Attleboro, MA 02760
Land Size	10.5 AC
Level 1	47,345
Level 2	57,142
Level 3	47,340
Total Building GLA	151,827
Levels	3
Current Use	Vacant (Former Sears Department Store)
Zoning	C-60
Parking	681 + 18 handicap
REA Expiration	July 10, 2054

HISTORICAL EXPENSES

EXPENSES	FY 2024	FY 2025
Tax Expense	\$77,600	\$78,600
Insurance Expense	\$85,576	\$94,665
CAM Expense	\$51,598	\$45,212
Utility Expense	\$56,528	\$56,918
Total Expenses	\$271,301	\$275,395

ZONING SUMMARY

C-60 (Limited Highway Commercial District, 60,000 SF minimum lot area) is intended for businesses requiring an outlying location along a major highway, with use restrictions designed to keep building size limited relative to land area. Permitted by-right uses include the full range of retail, restaurants, hotels, banks, medical/professional offices, indoor entertainment, and conference facilities — making it the standard zoning for highway-oriented retail nodes like the Route 1 corridor.

By Right Uses:

Church or other religious purposes	Retail – convenience goods (food, drugs, proprietary stores)	Medical marijuana treatment center (cultivation and processing only)
Educational purpose (religious, sectarian, denominational, or public)	Retail – general merchandise (dry goods, apparel, furniture, hardware, etc.)	Bus passenger terminal
Private school, college, or university	Eating and drinking places (consumption within building)	Accessory building (garage, greenhouse, toolshed, pool, carport, etc.)
Private day nursery or kindergarten	Other retail establishments	Accessory private garage for noncommercial motor vehicles
Town equipment garage	Hotels and motels	Accessory community garage / off-street parking for 3+ noncommercial vehicles
Cemetery	Medical center (incl. accessory medical research and associated facilities)	Accessory driveway – residential
Town, state, or federal recreational facility (outdoor)	Banks and financial institutions	Accessory driveway – commercial or industrial
Public utility (except power plant and refuse facility)	Miscellaneous professional/business offices (medical, legal, insurance, real estate)	Accessory repair/storage in retail or consumer establishment (≤25% GFA; ≥15 ft from public entrances)
Municipal parking lot	Miscellaneous business and repair service	Accessory outside storage for permitted principal wholesale/transportation/industrial/business use (screening required)
Facilities for essential services	Motion-picture establishment (indoor)	Newsstand, barbershop, dining/cafeteria within hotel, office, industrial bldg, hospital >50 rooms, or transp. terminal
Private utility facilities (overhead transmission, substation, or similar)	Amusement and recreation service (indoor)	Wall/fence ≤6 ft (no traffic interference)
Agriculture (crops), horticulture, floriculture (excl. greenhouse/retail stand)	Commercial parking lots or structure	Accessory signs (per Article VI)
Greenhouse or stand for wholesale of agricultural/horticultural/floricultural products	Conference facilities (incl. guest accommodations)	Accessory off-street parking and loading (per Article VI)
Greenhouse or stand for retail sale of agricultural/horticultural/floricultural products	Marijuana cultivator	
	Marijuana research facility	
	Marijuana product manufacturer	
	Marijuana testing facility	
Noncommercial forestry and growing of vegetables and flowers	Marijuana transporter	

RESTRICTIONS SUMMARY

USE RESTRICTIONS UNDER REA

Property must be operated primarily for retail sales and services typically found in a first-class regional shopping center. Peripheral/ Outparcels may be used for retail, commercial, restaurant, hotel, or office.
Strictly prohibited uses include residential, trailer courts, bowling alleys, skating rinks, movie theaters (unless designated), adult stores, mortuaries, vehicle repair, and manufacturing.
Warehousing is prohibited, with the strict exception of areas used for the storage of goods intended to be sold at a retail establishment on-site.
Any use that creates obnoxious odors, excessive noise, dust, dirt, or constitutes a public/private nuisance is prohibited, including the storage or sale of explosives or hazardous materials.
The Parking Area is exclusively for passenger vehicles, pedestrian traffic, landscaping, and signage. Delivery trucks cannot park on another party's parcel, within 200 ft of another entrance, or for >72 hours.
If the Sears store ceases operations as a retail department store for 180 days (6 months) without curing the default, the Developer gains the right to purchase the parcel, and it may trigger termination rights for other anchors.
Outparcels explicitly permit the operation of an outdoor patio and restaurant/brewhouse (e.g., BJ's), including the sale of alcohol in compliance with regulations.

BUILDING RESTRICTIONS UNDER REA

Construction and expansion are strictly limited to the boundaries of the designated "Permissible Building Areas" on the Site Plan, and Maximum Gross Leasable Area (GLA) caps apply.
Building heights cannot exceed the limits shown on the exhibits to protect anchor sightlines. Outparcel buildings are limited to one story with a maximum height of 32'0" (including roof-mounted equipment).
A baseline parking ratio of 4.5 spaces per 1,000 sq. ft. of Floor Area must be continuously maintained. (Note: Tiered up to 5.0 spaces per 1,000 sq. ft. for certain retail/financial buildings under 1M sq. ft. of total mall area).
Peripheral Parcel buildings cannot be located closer than 10 feet to any adjoining property line, or closer than 20 feet to any public/private road, including the Ring Road.
Outparcel signage is capped at one sign per building face and one monument sign (which must be at least 100 feet from the existing Shopping Center monument sign). All signs must conform to Exhibit Criteria.
Outparcels have no cross-parking rights or easements with the rest of the Shopping Center; their required parking must be wholly contained within the Outparcel.



Exclusively Offered By



The Prudential Center
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