

Subject Shopping Center

Cranberry Plaza

SHOPPING CENTER

Type:	Power Center	Land Acres:	61.64 AC
Name	Cranberry Plaza	# of Properties:	11
GLA:	315,958 SF	Year Built/Renov	Built 1954, Renov 2002
Anchor GLA:	64,034 SF	Levels:	1
Available Spaces:	4	Location Score:	Below National Avg (45)
% Leased	98.89%	Walk Score®:	Somewhat Walkable (55)
Website:	-	Transit Score®:	Minimal Transit (0)
Anchor Tenant:	Stop & Shop, Stop & Shop Gasoline, Dollar Tree		
Parking	500 Surface Spaces are available; Ratio of 5.05/1000 SF		
Features:	Dedicated Turn Lane, Pylon Sign, Signage, Signalized Intersection		
Frontage:	Cranberry Hwy 4,885'		
For Sale:	Not for sale		

AVAILABLE SPACES

Address	Space Type			Square Feet		Rent	On Mkt	Vacant
	Use	Type	Occupancy	SF Avail	Bldg Contig			
2991 Cranberry Hwy	Retail	Direct	Vacant	3,492	3,492	Withheld	181 mo	181 mo
2991 Cranberry Hwy	Retail	Direct	30 Days	5,365	5,365	Withheld	98 mo	-
2991 Cranberry Hwy	Retail	Direct	30 Days	8,920	8,920	Withheld	73 mo	-
2991 Cranberry Hwy	Retail	Direct	30 Days	9,230	9,230	Withheld	52 mo	-
All Spaces				27,007	9,230	-		

SHOPPING CENTER PROPERTIES

Property Name / Address	Yr Blt/Renov	Bldg SF	Anchor	Availability			NNN Rent Per SF
				Spcs	Avail %	Vac %	
1 Cranberry Crossing 2991 Cranberry Hwy ★★★★★	1970/1994	140,072	Stop & Shop Dollar Tree	4	19.3%	2.5%	\$17-21 (Est.)
2 Cranberry Plaza 3005 Cranberry Hwy ★★★★★	1993/-	126,097	-	0	0.0%	0.0%	\$18-22 (Est.)
3 3017 Cranberry Hwy ★★★★★	2003/-	20,388	-	0	0.0%	0.0%	\$17-21 (Est.)
4 3013 Cranberry Hwy ★★★★★	1954/2002	6,842	-	0	0.0%	0.0%	\$17-21 (Est.)
5 Chili's 2885 Cranberry Hwy ★★★★★	1965/1994	5,600	-	0	0.0%	0.0%	\$17-21 (Est.)
6 Eastern Bank 3003 Cranberry Hwy ★★★★★	1995/-	4,740	-	0	0.0%	0.0%	\$17-21 (Est.)

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Property Name / Address	Yr Blt/Renov	Bldg SF	Anchor	Availability			NNN Rent Per SF
				Spcs	Avail %	Vac %	
7 3015 Cranberry Hwy ★★★★★	1992/-	3,746	-	0	0.0%	0.0%	\$18-22 (Est.)
8 Friendly's 2895 Cranberry Hwy ★★★★★	1970/1994	2,650	-	0	0.0%	0.0%	\$18-21 (Est.)
9 Papa Gino's 2889 Cranberry Hwy ★★★★★	1999/-	2,216	-	0	0.0%	0.0%	\$18-22 (Est.)
10 Rockland Trust 2995 Cranberry Hwy ★★★★★	1965/1994	2,100	-	0	0.0%	0.0%	\$17-20 (Est.)
11 2991 Cranberry Hwy ★★★★★	1970/-	1,507	Stop & Shop Gasoline	0	0.0%	0.0%	\$17-20 (Est.)



1 **2991 Cranberry Hwy**

140,072 SF, Built 1970/Renov 1994
 12 Tenants, Vacancy 2.5%
 27,007 SF / 4 Spaces Avail
Rent/SF - \$17-21 (Est.)
 ★★★★★



2 **3005 Cranberry Hwy**

126,097 SF, Built 1993
 2 Tenants, Vacancy 0%
 Fully Leased
Rent/SF - \$18-22 (Est.)
 ★★★★★



3 **3017 Cranberry Hwy**

20,388 SF, Built 2003
 Freestanding
 Fully Leased
Rent/SF - \$17-21 (Est.)
 ★★★★★

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4 3013 Cranberry Hwy



6,842 SF, Built 1954/Renov 2002
Freestanding
Fully Leased
Rent/SF - \$17-21 (Est.)



5 2885 Cranberry Hwy



5,600 SF, Built 1965/Renov 1994
Restaurant
Fully Leased
Rent/SF - \$17-21 (Est.)



6 3003 Cranberry Hwy



4,740 SF, Built 1995
3 Tenants, Vacancy 0%
Fully Leased
Rent/SF - \$17-21 (Est.)



7 3015 Cranberry Hwy



3,746 SF, Built 1992
2 Tenants, Vacancy 0%
Fully Leased
Rent/SF - \$18-22 (Est.)



8 2895 Cranberry Hwy



2,650 SF, Built 1970/Renov 1994
Restaurant
Fully Leased
Rent/SF - \$18-21 (Est.)



9 2889 Cranberry Hwy



2,216 SF, Built 1999
Restaurant
Fully Leased
Rent/SF - \$18-22 (Est.)



10 2995 Cranberry Hwy



2,100 SF, Built 1965/Renov 1994
Bank
Fully Leased
Rent/SF - \$17-20 (Est.)



11 2991 Cranberry Hwy



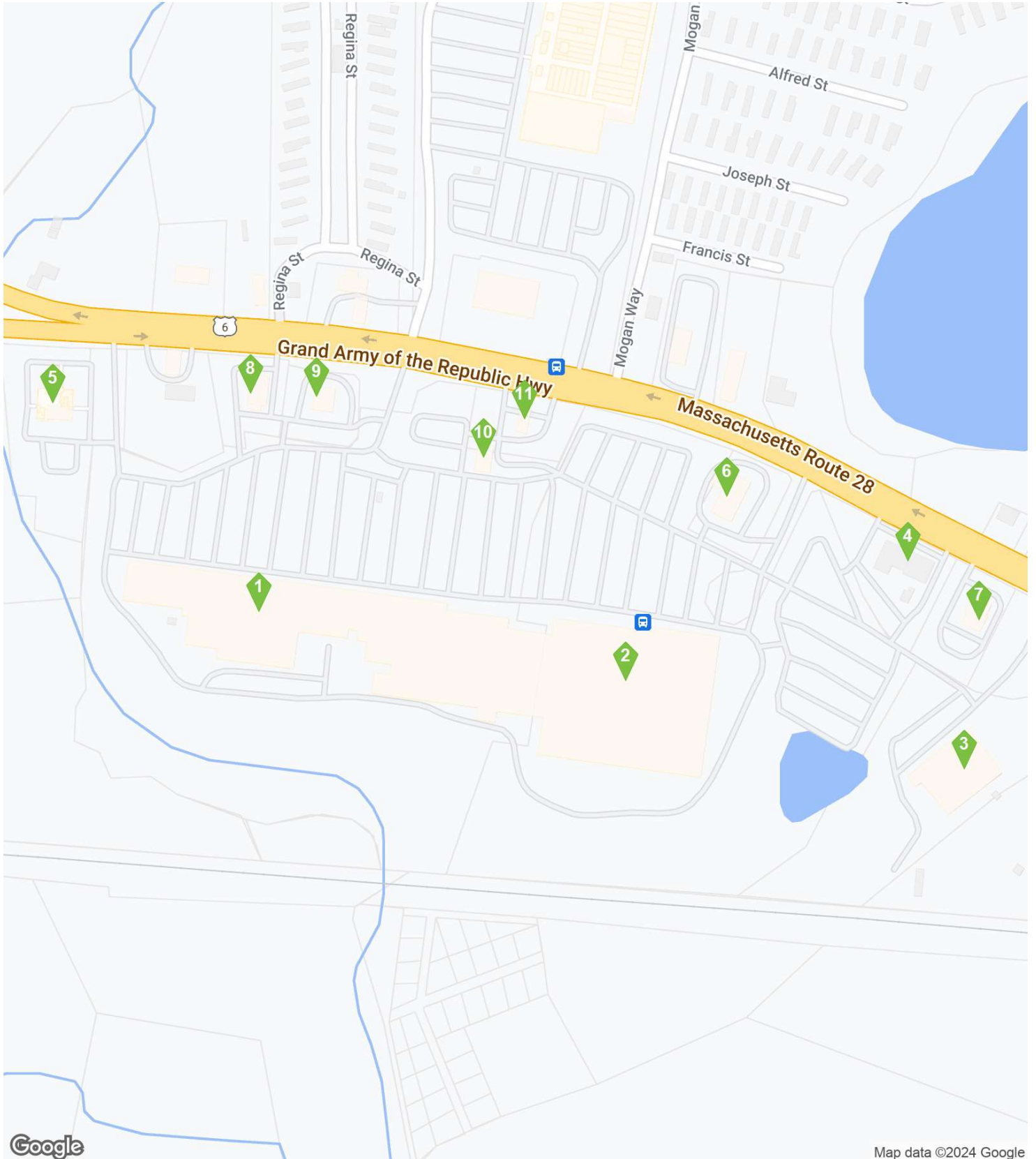
1,507 SF, Built 1970
1 Tenant, Vacancy 0%
Fully Leased
Rent/SF - \$17-20 (Est.)



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SHOPPING CENTER PROPERTIES



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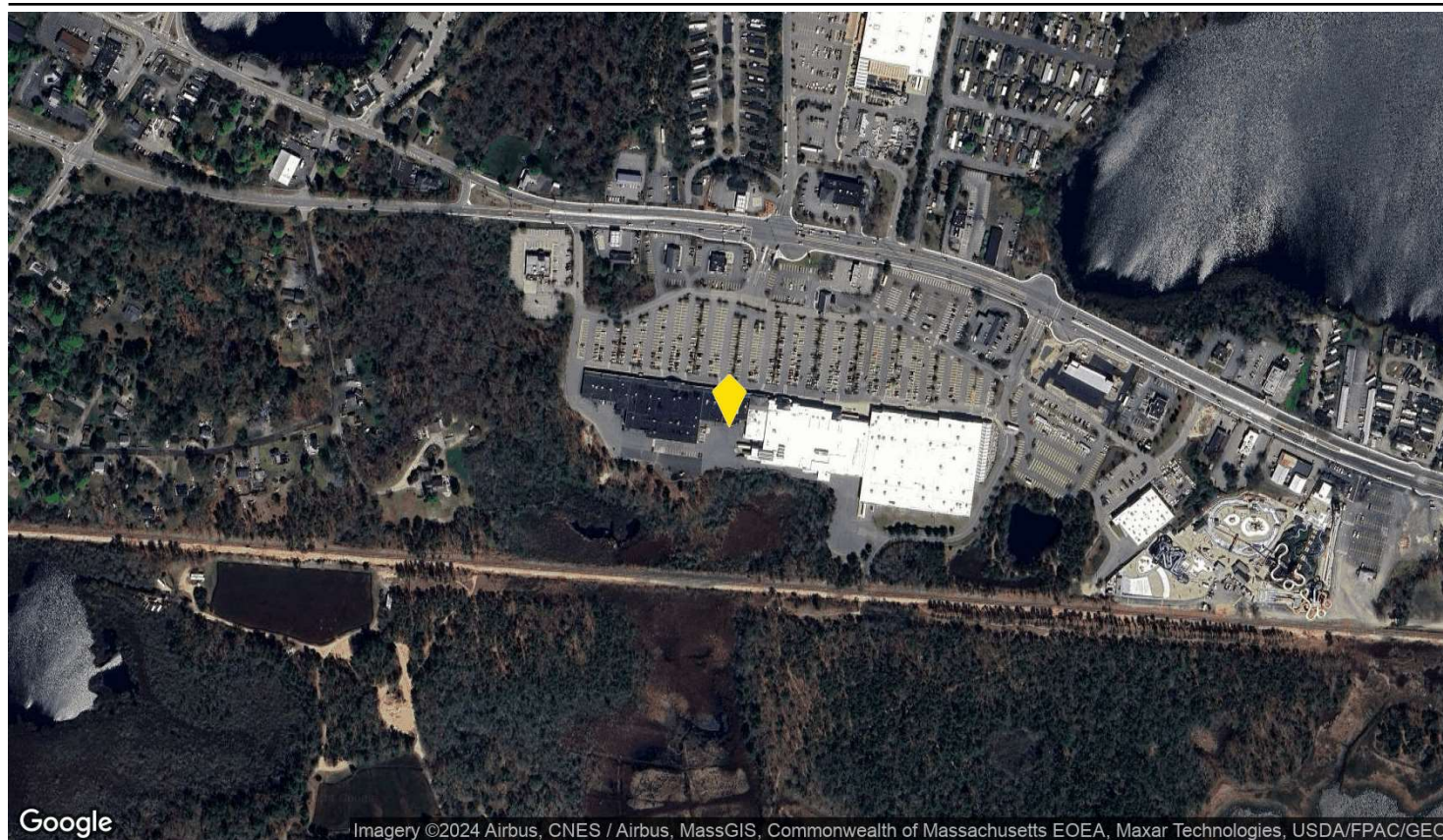
TENANTS

1	2991 Cranberry Hwy - Cranberry Crossing	Store Type	SF Occupied	Chain	Move Date	Exp Date
	Stop & Shop	Supermarket	51,527	Yes	Apr 2006	-
	Planet Fitness	Fitness	20,649	Yes	Sep 2016	-
	Dollar Tree	Dollar/Variety/Thrift	11,000	Yes	Jan 2011	-
	Olympia Sports	Shoe Repair	9,518	No	May 2006	-
	AutoZone	Automotive	6,210	Yes	Jul 2006	-
	East Wareham Liquors	-	4,202	No	May 2022	-
	United States Postal Service	Business/Copy/Postal Services	3,500	Yes	Jul 1978	-
	Shell	Gasoline Station	2,500	Yes	Dec 2021	-
	Citizens Bank	Bank	2,000	Yes	Feb 2019	-
	Mimi's Nails	-	2,000	No	Feb 2019	-
	Delken Dry Cleaners	-	1,400	No	May 2022	-
	Coinstar	Other Retail	500	Yes	Jan 2024	-
2	3005 Cranberry Hwy - Cranberry Plaza	Store Type	SF Occupied	Chain	Move Date	Exp Date
	Cardi's Furniture	Furniture/Mattress	88,268	Yes	Feb 2019	-
	Ocean State Job Lot	Discount Store	37,829	Yes	Apr 2015	-
3	3017 Cranberry Hwy	Store Type	SF Occupied	Chain	Move Date	Exp Date
	Tractor Supply Company	Home Improvement	20,388	Yes	Nov 2012	-
5	2885 Cranberry Hwy - Chili's	Store Type	SF Occupied	Chain	Move Date	Exp Date
	Chili's	Restaurant	5,600	Yes	May 2010	-
6	3003 Cranberry Hwy - Eastern Bank	Store Type	SF Occupied	Chain	Move Date	Exp Date
	Eastern Bank	Bank	2,340	Yes	Jul 2020	-
	Cape Optical	Optical	1,200	No	Jul 2020	-
	Pro-Cuts	Salon/Barber/Spa	1,200	No	Jul 2020	-
7	3015 Cranberry Hwy	Store Type	SF Occupied	Chain	Move Date	Exp Date
	KFC	Fast-food	1,873	Yes	Mar 2010	-
	Taco Bell	Fast-food	1,873	Yes	Nov 2008	-
8	2895 Cranberry Hwy - Friendly's	Store Type	SF Occupied	Chain	Move Date	Exp Date
	Santander	Bank	2,650	Yes	Apr 2018	-
9	2889 Cranberry Hwy - Papa Gino's	Store Type	SF Occupied	Chain	Move Date	Exp Date
	Papa Gino's	Pizza	2,000	Yes	Jun 2006	-
10	2995 Cranberry Hwy - Rockland Trust	Store Type	SF Occupied	Chain	Move Date	Exp Date
	Rockland Trust	Bank	2,100	Yes	Jul 2020	-
11	2991 Cranberry Hwy	Store Type	SF Occupied	Chain	Move Date	Exp Date
	Stop & Shop Gasoline	Supermarket	1,507	Yes	Apr 2021	-

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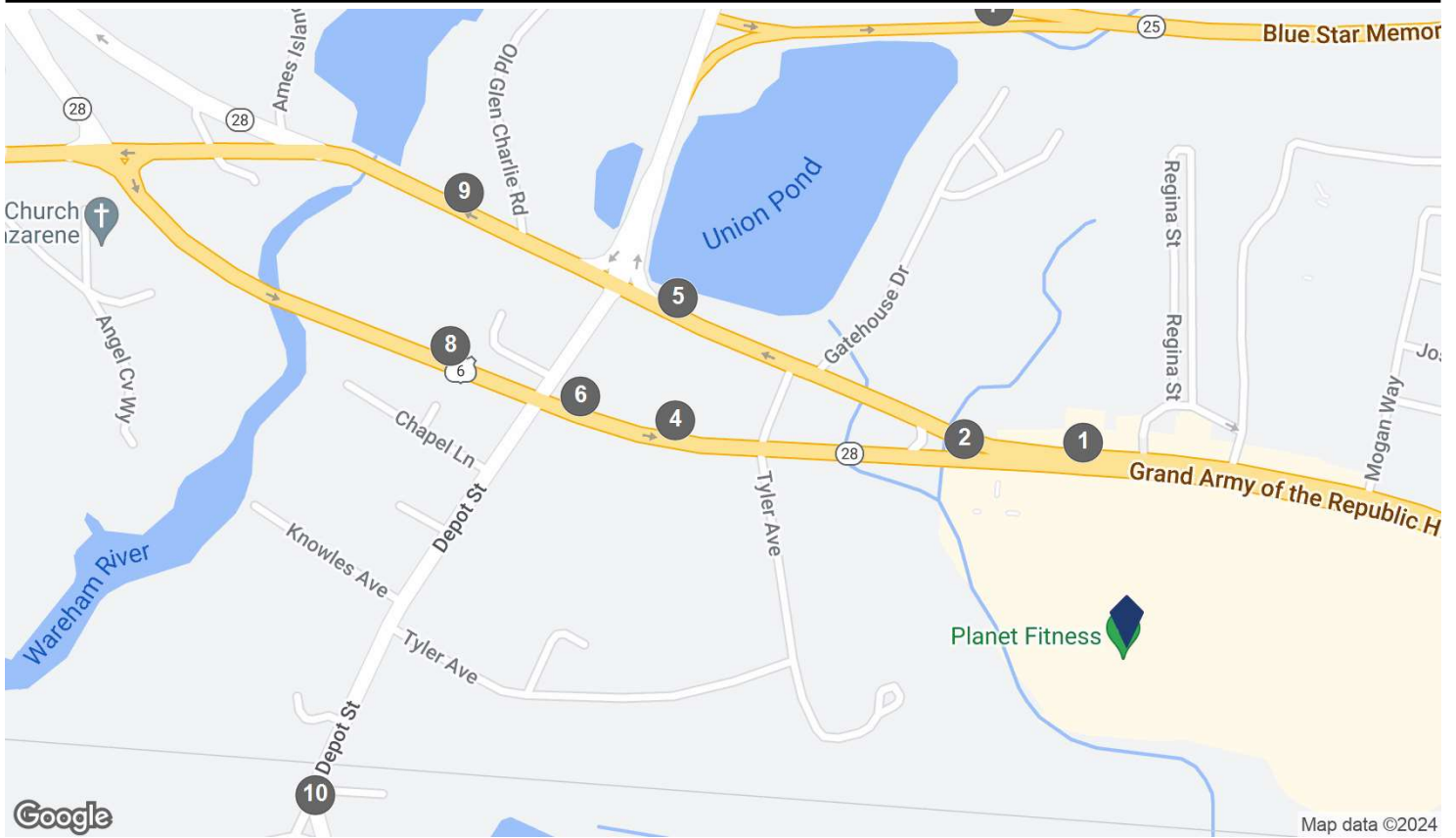
AERIAL VIEW



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TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 Cranberry Hwy	Mogan Way - E	26,621	2022	0.12 mi
2 Cranberry Highway	Tyler Ave - NW	16,102	2022	0.16 mi
3 Cranberry Hwy	Tyler Ave - E	25,426	2022	0.32 mi
4 Cranberry Highway	Tyler Ave - E	25,772	2022	0.32 mi
5 Cranberry Hwy	Glen Charlie Rd - NW	11,465	2022	0.36 mi
6 Cranberry Highway	Glen Charlie Rd - NW	28,873	2022	0.38 mi
7 RAMP-GLEN CHARLIE RD TO RT 25 EB	Spectacle Pond Rd - E	1,325	2022	0.41 mi
8 Cranberry Hwy	Depot St - SE	26,790	2018	0.47 mi
9 Cranberry Hwy	Old Glen Charlie Rd - SE	12,731	2022	0.51 mi
10 Onset Avenue	Depot St - N	8,316	2022	0.54 mi



Demographics

Cranberry Plaza

2885-3017 Cranberry Hwy

315,958 SF Power Center

East Wareham, MA 02538 - Route 3 South Submarket

PREPARED BY



Jackson Lomis

Real Estate Equity -Asset Management



Income & Spending Demographics

Cranberry Plaza

	1 Mile		3 Miles		5 Miles		20 Min. Drive	
2023 Households by HH Income	1,156		7,836		15,071		28,606	
<\$25,000	227	19.64%	1,281	16.35%	2,077	13.78%	3,350	11.71%
\$25,000 - \$50,000	319	27.60%	1,555	19.84%	2,725	18.08%	4,489	15.69%
\$50,000 - \$75,000	156	13.49%	1,523	19.44%	2,826	18.75%	4,635	16.20%
\$75,000 - \$100,000	144	12.46%	1,144	14.60%	2,034	13.50%	3,929	13.73%
\$100,000 - \$125,000	145	12.54%	868	11.08%	1,726	11.45%	2,744	9.59%
\$125,000 - \$150,000	78	6.75%	669	8.54%	1,318	8.75%	2,384	8.33%
\$150,000 - \$200,000	51	4.41%	455	5.81%	1,353	8.98%	3,624	12.67%
\$200,000+	36	3.11%	341	4.35%	1,012	6.71%	3,450	12.06%
2023 Avg Household Income	\$72,909		\$82,523		\$93,886		\$111,626	
2023 Med Household Income	\$55,423		\$67,848		\$74,255		\$86,634	

	1 Mile		3 Miles		5 Miles		20 Min. Drive	
Total Specified Consumer Spending	\$33M		\$243.4M		\$501.3M		\$1B	
Total Apparel	\$1.7M	5.11%	\$12M	4.92%	\$24.5M	4.89%	\$50.1M	4.80%
Women's Apparel	\$663.6K	2.01%	\$4.8M	1.95%	\$9.8M	1.96%	\$20.2M	1.94%
Men's Apparel	\$344.9K	1.04%	\$2.5M	1.02%	\$5.1M	1.02%	\$10.6M	1.01%
Girl's Apparel	\$109.5K	0.33%	\$779.4K	0.32%	\$1.6M	0.32%	\$3.3M	0.31%
Boy's Apparel	\$89.2K	0.27%	\$595.1K	0.24%	\$1.2M	0.24%	\$2.3M	0.22%
Infant Apparel	\$79.8K	0.24%	\$542K	0.22%	\$1.1M	0.21%	\$2.1M	0.20%
Footwear	\$401.2K	1.21%	\$2.8M	1.15%	\$5.7M	1.14%	\$11.6M	1.12%

Total Entertainment & Hobbies	\$4.8M	14.67%	\$35.6M	14.65%	\$73.5M	14.66%	\$151.6M	14.54%
Entertainment	\$467.5K	1.42%	\$3.9M	1.62%	\$8.4M	1.68%	\$17.9M	1.71%
Audio & Visual Equipment/Service	\$1.3M	3.87%	\$9M	3.69%	\$18M	3.58%	\$35.5M	3.40%
Reading Materials	\$88K	0.27%	\$653.6K	0.27%	\$1.3M	0.27%	\$2.7M	0.26%
Pets, Toys, & Hobbies	\$938.9K	2.84%	\$6.8M	2.80%	\$14M	2.79%	\$28.1M	2.70%
Personal Items	\$2.1M	6.27%	\$15.2M	6.26%	\$31.8M	6.34%	\$67.4M	6.47%

Total Food and Alcohol	\$9.4M	28.37%	\$67.2M	27.62%	\$136.3M	27.20%	\$275M	26.37%
Food At Home	\$5.2M	15.65%	\$36.2M	14.87%	\$72.3M	14.43%	\$144.1M	13.81%
Food Away From Home	\$3.6M	10.87%	\$26.5M	10.87%	\$54.5M	10.88%	\$111.2M	10.66%
Alcoholic Beverages	\$612.4K	1.85%	\$4.6M	1.87%	\$9.5M	1.89%	\$19.7M	1.89%

Total Household	\$5.7M	17.22%	\$41.8M	17.16%	\$86.5M	17.25%	\$182.9M	17.54%
House Maintenance & Repair	\$1.5M	4.59%	\$10.5M	4.33%	\$21.1M	4.22%	\$43.2M	4.14%
Household Equip & Furnishings	\$2.1M	6.46%	\$15.5M	6.37%	\$32.1M	6.40%	\$66.5M	6.37%
Household Operations	\$1.5M	4.55%	\$11.4M	4.69%	\$23.8M	4.75%	\$51.6M	4.95%
Housing Costs	\$538.8K	1.63%	\$4.3M	1.78%	\$9.4M	1.88%	\$21.7M	2.08%

Income & Spending Demographics

Cranberry Plaza

	1 Mile		3 Miles		5 Miles		20 Min. Drive	
Total Transportation/Maint.	\$7.9M	23.96%	\$60M	24.65%	\$123.6M	24.66%	\$259.4M	24.88%
Vehicle Purchases	\$3.6M	10.77%	\$28M	11.51%	\$58.3M	11.62%	\$125.3M	12.02%
Gasoline	\$2.1M	6.35%	\$15.2M	6.26%	\$30.5M	6.09%	\$60.8M	5.83%
Vehicle Expenses	\$224.8K	0.68%	\$1.5M	0.62%	\$3.3M	0.65%	\$7.1M	0.68%
Transportation	\$963K	2.92%	\$7.3M	2.99%	\$15.4M	3.07%	\$33M	3.17%
Automotive Repair & Maintenance	\$1.1M	3.24%	\$8M	3.27%	\$16.2M	3.23%	\$33.2M	3.18%
Total Health Care	\$1.8M	5.42%	\$12.9M	5.31%	\$26.2M	5.23%	\$54.1M	5.19%
Medical Services	\$1M	3.07%	\$7.4M	3.03%	\$15.1M	3.00%	\$31.6M	3.03%
Prescription Drugs	\$582K	1.76%	\$4.1M	1.70%	\$8.3M	1.65%	\$16.6M	1.59%
Medical Supplies	\$196.5K	0.59%	\$1.4M	0.58%	\$2.9M	0.58%	\$5.9M	0.56%
Total Education/Day Care	\$1.7M	5.24%	\$13.9M	5.70%	\$30.7M	6.12%	\$69.7M	6.69%
Education	\$1M	3.11%	\$8.3M	3.40%	\$18.6M	3.71%	\$42.7M	4.09%
Fees & Admissions	\$705K	2.13%	\$5.6M	2.30%	\$12.1M	2.41%	\$27M	2.59%