

RARE DRIVE-THRU OPPORTUNITY AT COHASSET

Prime 3,500–15,000 SF retail pad with drive-through and parking, on busy Route 3A, Chief Justice Cushing Highway

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‘Plug & Play’ Retail Pad on the Region’s Primary Route

Positioned along Cohasset's main corridor and directly connected to the MBTA Greenbush Commuter Rail Line, Cohasset Crossing (formerly Old Colony Square) offers exposure, access, and a ready customer base to support a high-performing drive-through operator.

Retail, dining, and lifestyle in a popular mixed-use destination

With 16 luxury apartments and 8 existing retail units on site, Cohasset Crossing attracts daily commuters, residents, and coastal visitors—an ideal setting for quality local or regional tenants looking to expand on the South Shore.

15,000

Square feet of pad space with drive-thru available. (from 3,500 to 15,000 SF).

33,000

Square feet of adjacent retail center, 100% leased.

~20,000

Average daily traffic on Route 3A.
*(MassDOT/CTPS Route 3A corridor study)

16

Luxury residential units on site.

AND MUCH MORE:

Direct access to the Greenbush commuter rail, ample on-site parking, a Triple Net (NNN) lease, and proximity to downtown Cohasset, Hingham, and Scituate.

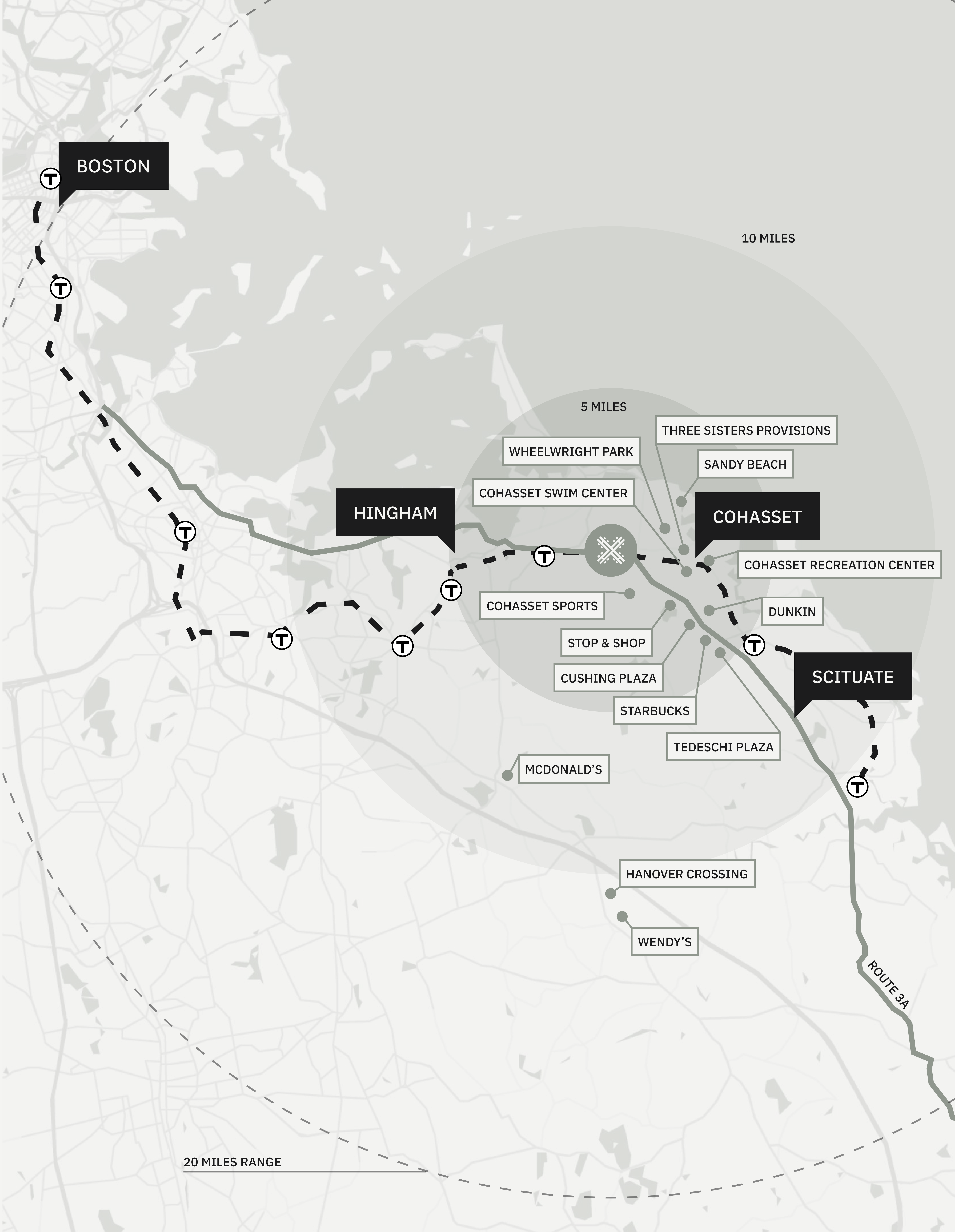
Exceptional Drive-by Visibility

Cohasset Crossing sits on Route 3A, a major commuter corridor linking Hingham, Cohasset, and Scituate. With over 20,000 vehicles passing daily, the site combines strong local footfall with exceptional drive-by visibility.

Direct access to the MBTA Greenbush Line makes it easy for customers and staff to connect from Boston and neighboring towns, while the surrounding retail mix brings consistent daily traffic from nearby amenities and businesses.

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	823	35,670	183,994
Average Age	43.9	43.4	41.6
Average Age (Male)	43.2	42.0	39.8
Average Age (Female)	44.2	44.6	43.4

POPULATION	1 MILE	5 MILES	10 MILES
Total Households	291	13,069	72,486
# of Persons per HH	2.8	2.7	2.5
Average HH Income	\$163,818	\$135,569	\$100,002
Average House Value	\$775,584	\$617,916	\$497,791





Established Retail and an Affluent Residential Community

Cohasset Crossing combines boutique retail, dining, and residential living in a setting that reflects the town’s coastal-urban character. The existing retail base—including long term co-working, fitness, wine, and café tenants—attracts daily visitors, while the sixteen luxury loft-style apartments above provide a stable, affluent residential audience.

Longstanding Neighboring Tenants

Many of our retailers have been here for years—a reflection of the steady footfall, loyal customer base, and sense of community that keep Cohasset Crossing thriving.



The family-owned Olympus Grille has been serving authentic Greek dishes for over a decade. There’s always something delicious on the menu, making it one of the most popular restaurants in town.



Fresh-pressed juices, healthy sandwiches, gourmet salads, and nutritious snacks. The Daily Press is the area’s go-to spot for delicious nutrient-rich food and drinks.



South Shore Athletic Club is a community built on strength, wellness and support. A state-of-the-art facility with top-tier equipment, expert trainers, and exceptional staff.



A hidden gem offering expert nail and beauty treatments in a calm, elegant setting. Averié is known for its personal service and loyal clientele who return week after week.



The South Shore’s drink destination for unique local beer, spirits and curated wines. Hosting an impressive selection of specialty and local beverages, plus in-store tastings and wine seminars.



A bright, welcoming atmosphere and a vibrant professional community. Offering private offices, coworking areas, and meeting rooms, it’s designed for productivity and comfort.

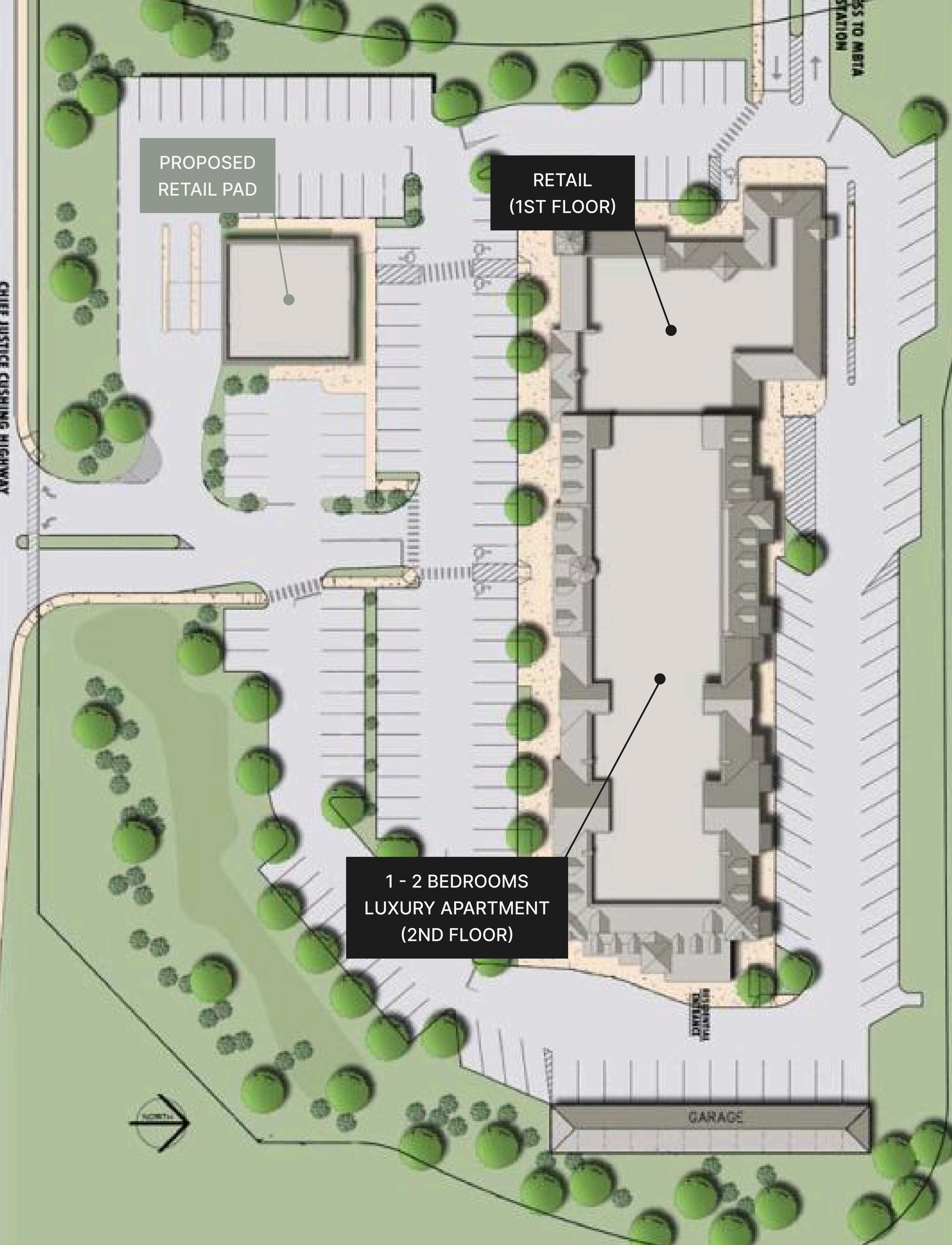


This award-winning boutique is Cohasset’s one-stop shop for luxury loungewear, swimwear, and lingerie —with a shopping experience tailored to each individual.



Chaudhry Law, PLLC.
Immigration Lawyer

Chaudhry Law specializes in navigating complex immigration laws, giving clients expert guidance through every step of their immigration journey.



Flexible Space, Ready to Build

The drive-through pad accommodates a range of potential layouts and operators, with parking, circulation, and utilities already in place.

See renderings for the site's flexibility for single-tenant or dual-tenant use, designed to complement the coastal architecture and character of Cohasset Crossing.





COHASSET CROSSING

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