



CELEBRATING
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Legacy Heritage buys property for \$1.9 million from NationsHeritage

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Legacy Heritage, LLC, an affiliate of Legacy Real Estate Ventures, recently purchased 607 Pleasant St. for \$1.9 million. The seller, NationsHeritage Federal Credit Union, has owned and occupied the building for 25 years. NationsHeritage will maintain their retail banking operations in one third of the building, which they have leased back from Legacy on a long-term basis.

Legacy has selected Hayes and Sherry to represent them in marketing the space. Financing for the acquisition was provided by NationsHeritage Federal Credit Union.

607 Pleasant St. is an attractive 12,563 s/f single story brick building originally constructed in 1985 and expanded in 1995. The building offers abundant parking, mature landscaping, and a serene environment. The building was constructed by Texas Instruments for NationsHeritage as Texas Instrument's credit union. Four years ago NationsHeritage was granted approval by the Federal government to expand membership to include residents of local communities.

Legacy has exciting plans for the property. While the credit union will continue to occupy the retail space, the balance of the building will be converted to multi-tenant office occupancy.

The property is going to be renamed "The Heritage Building" and an attractive directory installed in the front lawn areas providing a high level of visibility to each occupant. Separate well-marked entrances with distinct signage will be provided. Tenants can be accommodated with space ranging from 1,500 to 8,000 s/f. The interior spaces have high end finishes and excellent window lines. The intent is to offer office users a high-end alternative to downtown Attleboro traffic and parking congestion, by providing a high end building with ample parking, excellent access, visibility and a suburban environment.

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