



**LAND
FOR SALE
\$995,000**

391 HARVARD STREET LEOMINSTER, MA COMMERCIAL PARCEL 3 +/- ACRE LAND PARCEL

391 Harvard Street is an attractive land parcel located directly off Exit 34 on Rt-2, right at the junction of Rt-2 and I-190. Zoned multiple use, the parcel is ideal for many use applications including a restaurant, retail store, bank, hotel, etc. Located adjacent to the Orchard Hill Park Shopping Center, 391 Harvard Street offers close proximity to Target, Best Buy, Olive Garden, Dick's Sporting Goods, Kohl's, and many more restaurants and retail businesses. The property includes an existing building of 3,000 +/-SF. Electricity, town water, and septic are available.

To learn more contact: Nate Nickerson at 978 369 5500 ext. 124.

C O M M E R C I A L
O'BRIEN
P R O P E R T I E S , I N C

**EXCLUSIVE LISTING AGENT:
O'BRIEN COMMERCIAL PROPERTIES, INC.**



336 Baker Avenue | Concord, MA



978-369-5500



www.obriencommercial.com

>> SPECIFICATIONS

Land: 3 Acres
Zoning: Multi-Use
Type: Level Land
Frontage: 575' on Harvard Street
Water: Town
Sewer: Tie-in Nearby
Electric: National Grid



Existing Building on Land

>> EXCEPTIONAL RETAIL OPPORTUNITY

- 3 +/- SF building lot directly opposite Orchard Hill Park Shopping Center with major retailers such as Target, Kohl's, Best Buy, and Dick's Sporting Goods.
- Close to highway interchange for I-190 and Route 2
- Excellent visibility and retail synergy
- Traffic count averages 46,000 cars per day
- Demographics 2018:

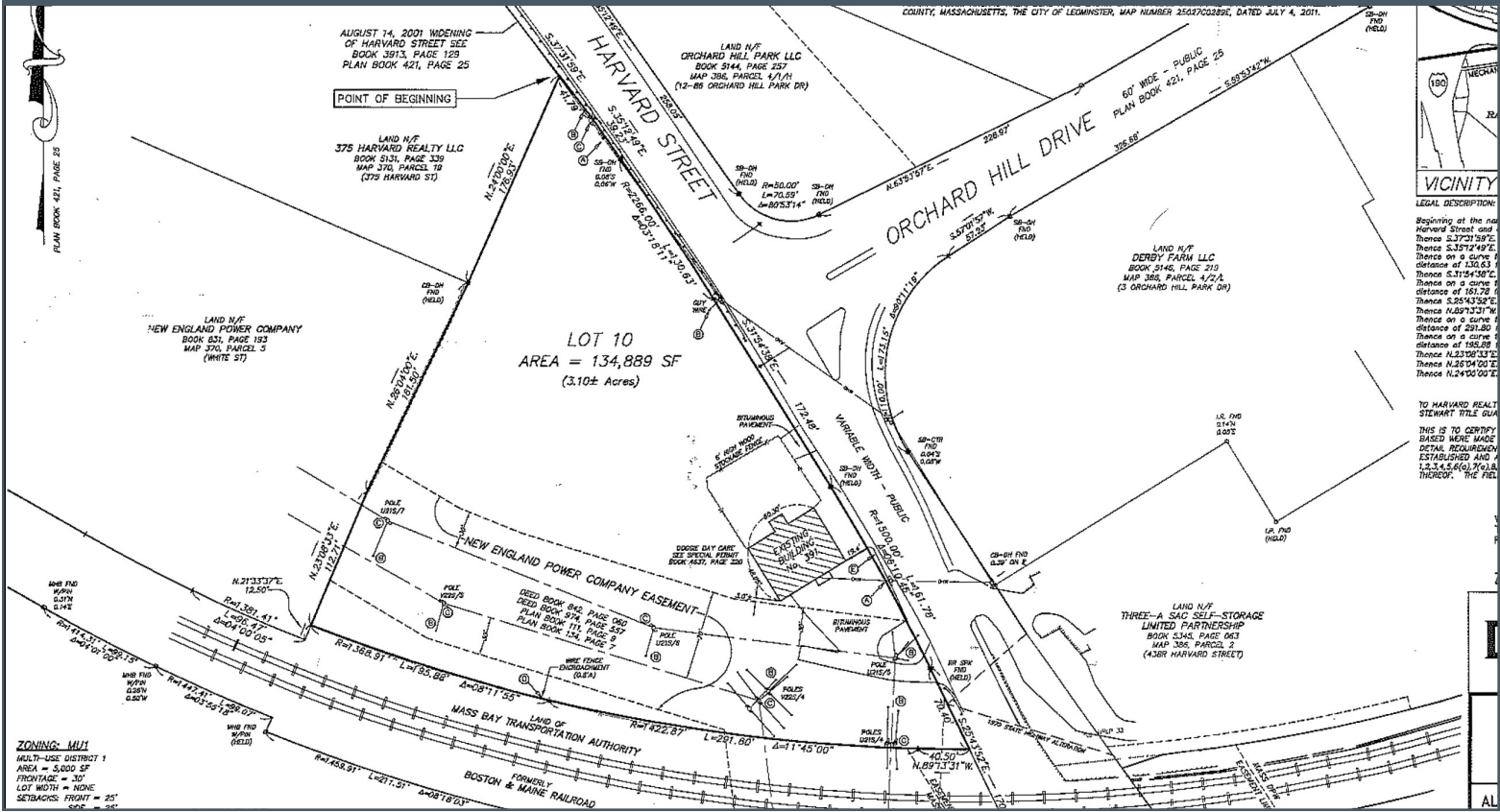
	3-mile	5-mile	10-mile
Population	34,248	63,026	175,550
Households	13,515	24,274	66,489
Avg. HH Inc.	\$61,246	\$65,434	\$75,450

>> BIRD-EYE VIEW

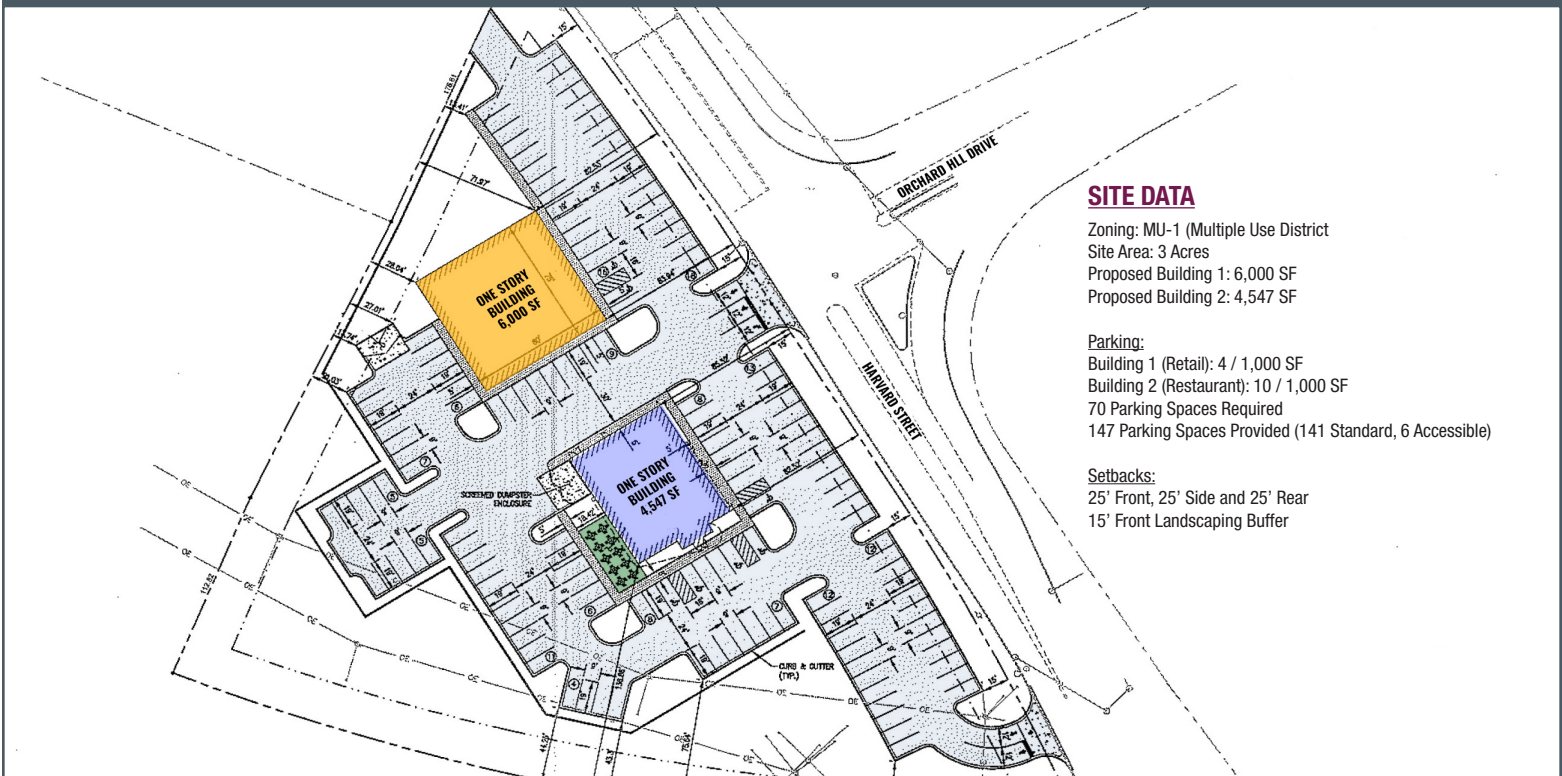


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>> SITE MAP



>> PROPOSED RETAIL DEVELOPMENT



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