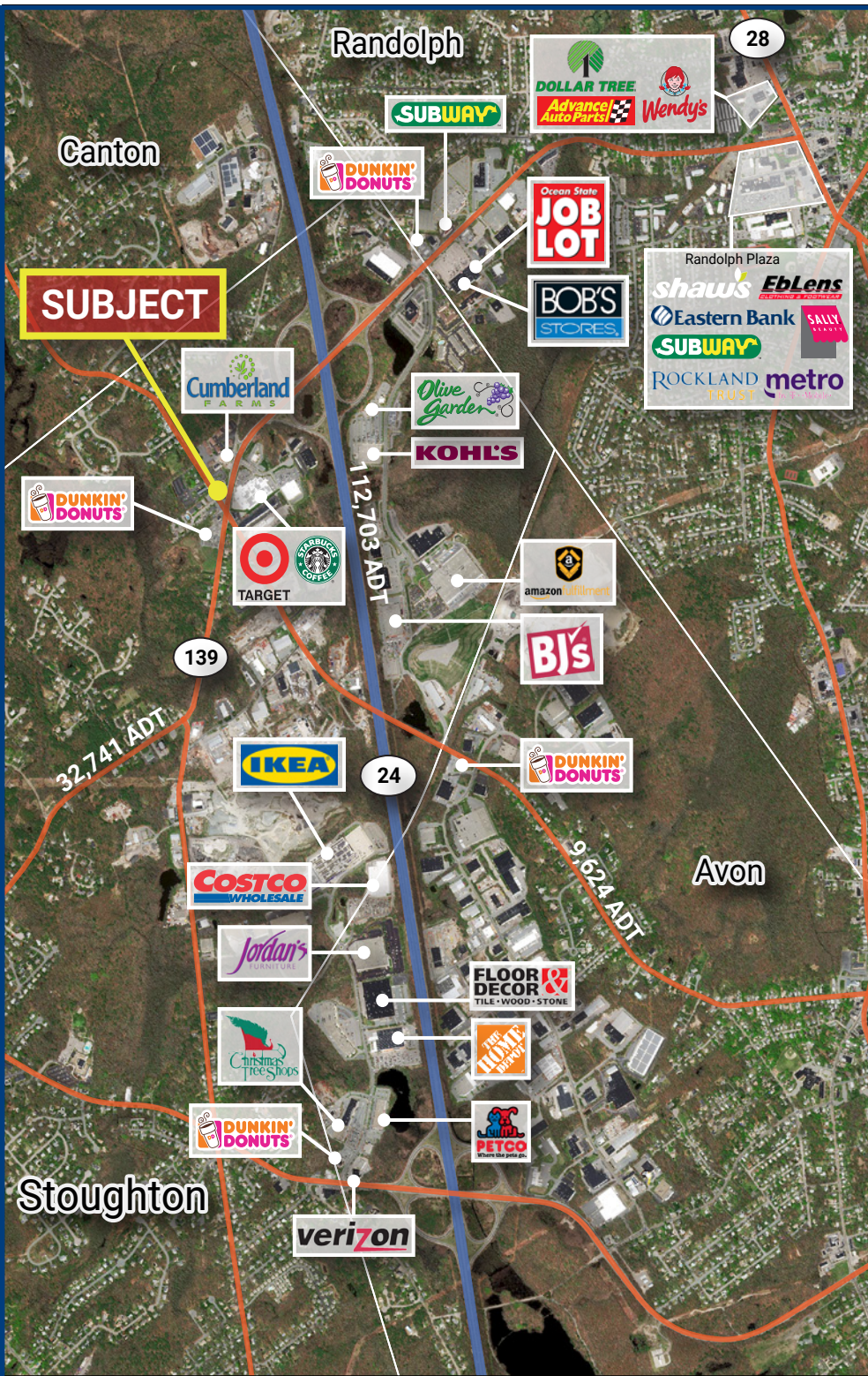


# ROUTE 139 STOUGHTON MA GAS/ C STORE FOR LEASE

1578 Turnpike St • Stoughton, MA 02072



## Highlights:

- Easy signaled access just off Route 24
- Excellent Gas / Convenience Store location
- High volume service/ repair business
- Existing mechanic tenant can continue leasing the garage or vacate
- Building can be expanded by 1,200 SF
- Landlord will supply gas at competitive prices
- Owner will sell the business and supply fuel





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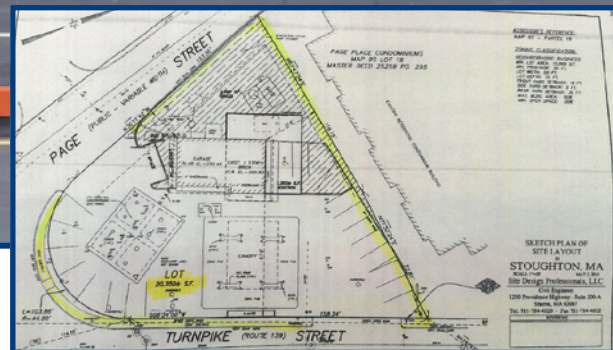
**SUBJECT**

Page St

5,000 ADT

Turnpike St

32,742 ADT



## Trade Area:

	3 - Mile	5 - Mile	7 - Mile
Total Population	60,354	150,444	325,670
Total Households	22,279	56,169	120,287
Med. HH Income	\$79,063	\$78,306	\$79,821
Owner Occ. Housing	14,697	37,811	77,874
Renter Occ. Housing	7,580	18,348	42,477
Total Businesses	2,718	5,875	13,059
Total Employees	35,348	78,191	188,742

## For More Information Contact:

**Walter Steinkrauss**

617-845-5002

wsteinkrauss@paramountpartners.com

## Property Profile:

<b>Total Land Area:</b>	20,000 SF
<b>Availability:</b>	May 2019
<b>Frontage:</b>	155 ±
<b>Zone:</b>	Neighborhood Business (NB)
<b>Services:</b>	Municipal Water and Sewer
<b>Utilities:</b>	Gas, Electricity, Telephone, Cable

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