

#### FOR LEASE

# RETAIL SPACE AVAILABLE

512A BOSTON TURNPIKE, SHREWSBURY, MA 01545



#### PAUL MATT WILLIAM D. KELLEHER, IV

Vice President pmatt@kelleher-sadowsky.com 0: 508.635.6781 C: 508.846.8800 Principal wkelleher@kelleher-sadowsky.com O: 508.635.6785 C: 508.596.5395

## **EXECUTIVE SUMMARY**



#### **OFFERING SUMMARY**

Property Type:	Retail	
Building Size:	11,000 SF	
Available SF:	4,200 - 6,200 SF	
Zoning:	CB - Commercial/ Business	

#### **PROPERTY OVERVIEW**

Kelleher & Sadowsky has been named the exclusive listing agents for this East Bound, Boston Turnpike (Rt 9) retail space. This section of Shrewsbury includes destination retailers such as Home Depot, Staples, Bed Bath & Beyond, Buffalo Wild Wings, and Bob's Apparel. The Commercial Business (CB) zoning designation allows for most commercial uses by right including: Retail, Restaurant & Professional Office.

DEMOGRAPHICS	1 MILE	<b>3 MILES</b>	5 MILES
Total Households	2,713	18,223	49,753
Total Population	6,655	47,710	126,732
Average HH Income	\$87,107	\$93,898	\$80,916

Lease Rate:

\$15.50 SF/yr (NNN)

#### PAUL MATT WILLIAM D. KELLEHER, IV

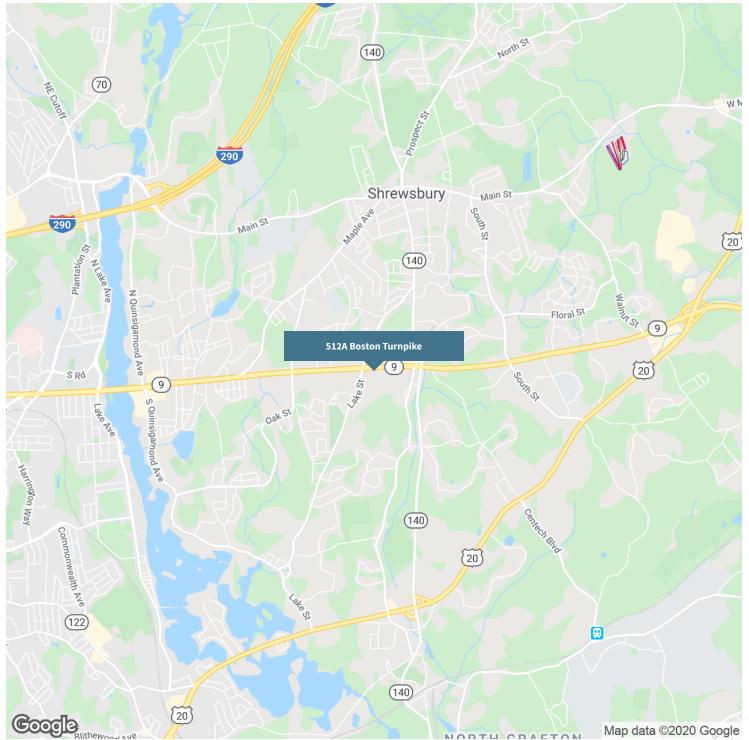


120 Front Street, Suite 210 | Worcester, MA 01608 | 508.755.0707 | kelleher-sadowsky.com

Vice President pmatt@kelleher-sadowsky.com O: 508.635.6781 C: 508.846.8800 **Principal** wkelleher@kelleher-sadowsky.com O: 508.635.6785 C: 508.596.5395

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine to your own satisfaction the suitability of the property for your needs.

## **REGIONAL MAP**



### WILLIAM D. KELLEHER, IV

### Kelleher &Sadowsky

Vated Best Commercial Real Estate Brokerage - Warcester Business Journal 120 Front Street, Suite 210 | Worcester, MA 01608 | 508.755.0707 | kelleher-sadowsky.com Vice President pmatt@kelleher-sadowsky.com O: 508.635.6781 C: 508.846.8800

**PAUL MATT** 

Principal wkelleher@kelleher-sadowsky.com 0: 508.635.6785 C: 508.596.5395

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine to your own satisfaction the suitability of the property for your needs.