

Executive Summary



LEASE OVERVIEW

AVAILABLE SF: 2,355 SF

LEASE RATE: Negotiable

LOT SIZE: 0.62 Acres

BUILDING SIZE: 5,936 SF

PROPERTY DESCRIPTION

Conveniently located on Route 20 in Downtown Sudbury

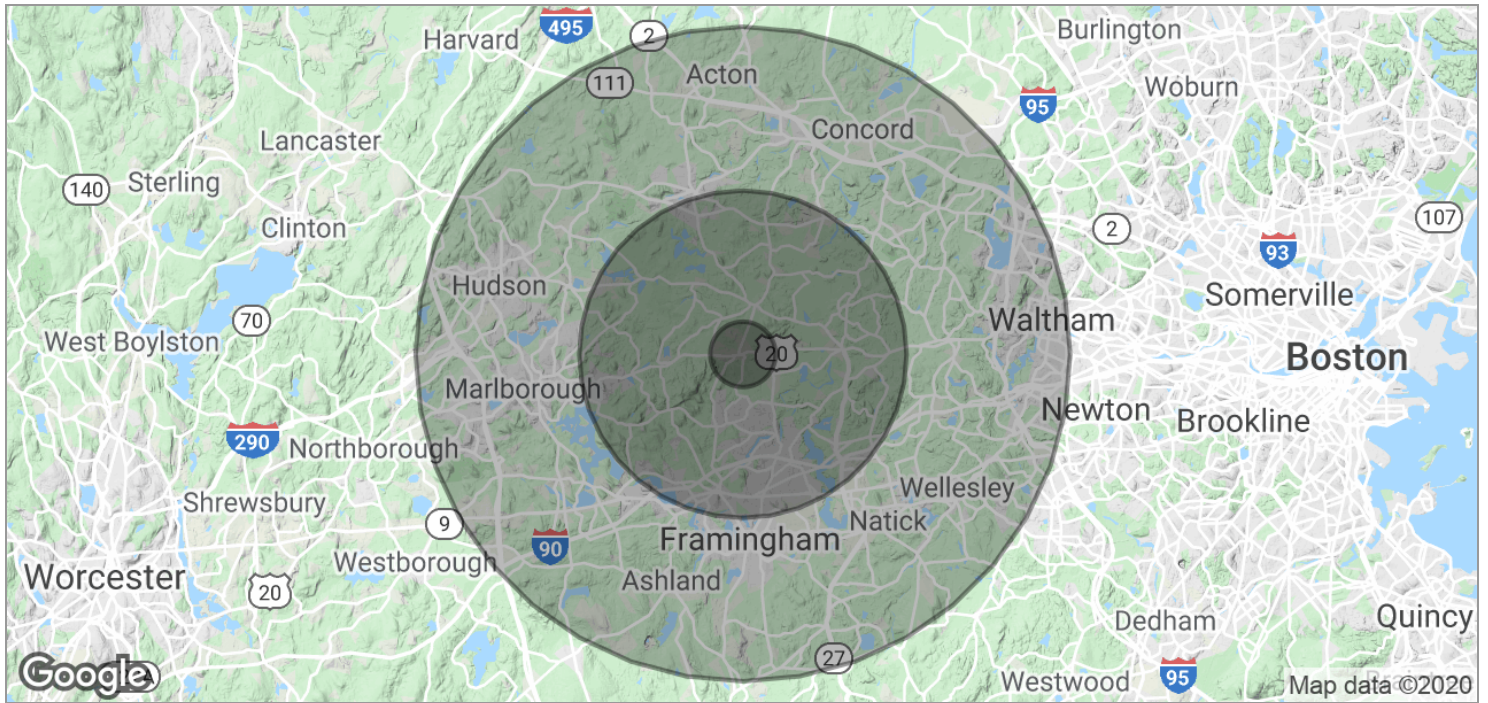
PROPERTY HIGHLIGHTS

- New Construction
- Potential Use for Medical, Retail, Restaurant, Bank and many more
- Located in the heart of the retail center of Sudbury with direct access into the site from Route 20
- Surrounding retailers include: TJ Maxx, Pearle Vision, Subway, Rite Aid, Pure Barre, Elizabeth Grady, Fitness Together, Domino's, El Basha, TD Bank and Sudbury Farms

Ariel Photo



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,340	96,837	364,712
MEDIAN AGE	44.2	40.9	40.5
MEDIAN AGE (MALE)	45.1	40.3	40.0
MEDIAN AGE (FEMALE)	42.5	41.5	41.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	777	35,825	137,992
# OF PERSONS PER HH	3.0	2.7	2.6
AVERAGE HH INCOME	\$173,447	\$122,235	\$124,267
AVERAGE HOUSE VALUE	\$640,410	\$502,146	\$500,824