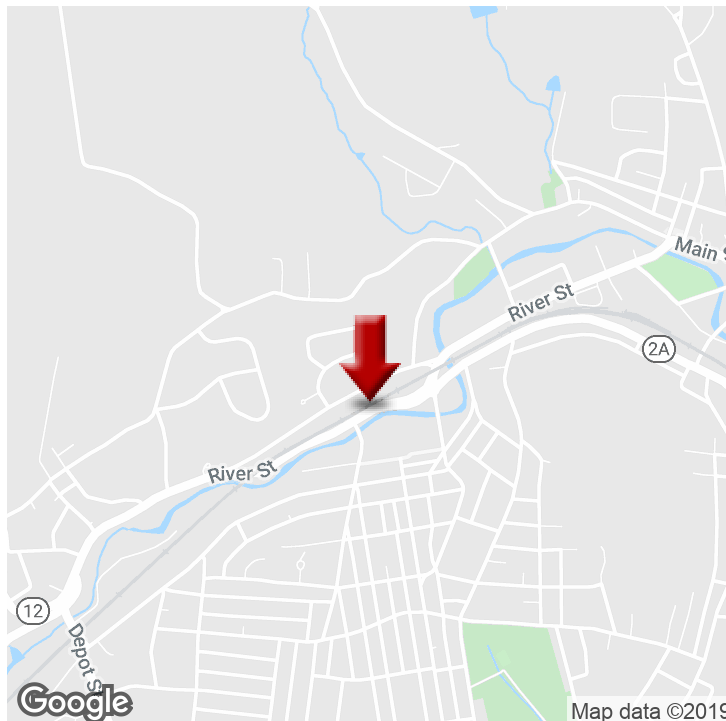


## RETAIL FOR LEASE

408 River St., Fitchburg, MA 01420



### OFFERING SUMMARY

<b>AVAILABLE SF:</b>	1,900 - 7,912 SF
<b>LEASE RATE:</b>	\$8.00 SF/yr (NNN)
<b>LOT SIZE:</b>	3,746 SF
<b>YEAR BUILT:</b>	1949
<b>BUILDING SIZE:</b>	7,912 SF
<b>RENOVATED:</b>	2006
<b>ZONING:</b>	C&A
<b>TRAFFIC COUNT:</b>	10,117

### PROPERTY OVERVIEW

Beautifully maintained Retail/Flex building located on State Road (Rt. 31 & 2A). Many updates include new building facade and windows in 2006. One newer heating system. Owners have owned and cared for this building for close to 20 yrs and it shows. Building is set up for (4) approx. 2000 sf retail/flex spaces with 3 bathrooms throughout.

Great location for Home Decor (existing business open for 20 yrs, owners retiring), Veterinarian, Church, Restaurant, Salon/Spa/Nails, Massage, Professional Offices, Computer Software Development or Automotive related business just to name a few. Buyer to confirm uses with City.

On Street Parking for approx. 40 cars

### PROPERTY HIGHLIGHTS

- Beautifully Maintained.
- High Traffic count of 10,117 (2W, 2017).
- Close to downtown and residential neighborhoods
- River Frontage to possibly create outside seating with views of river.
- On Street Parking for approx. 40 cars

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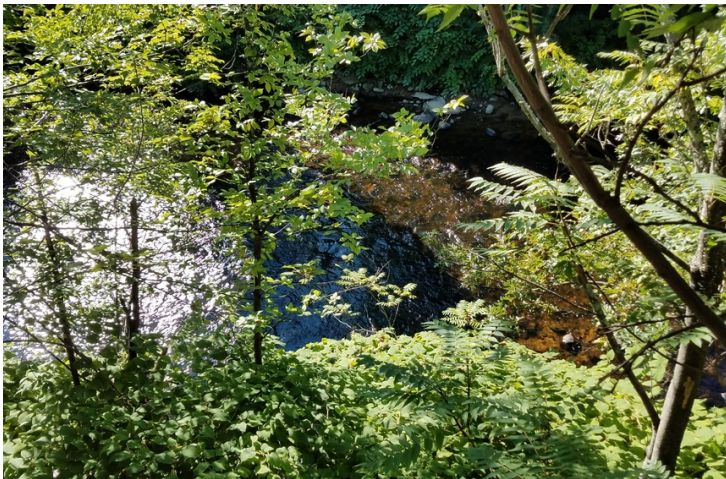
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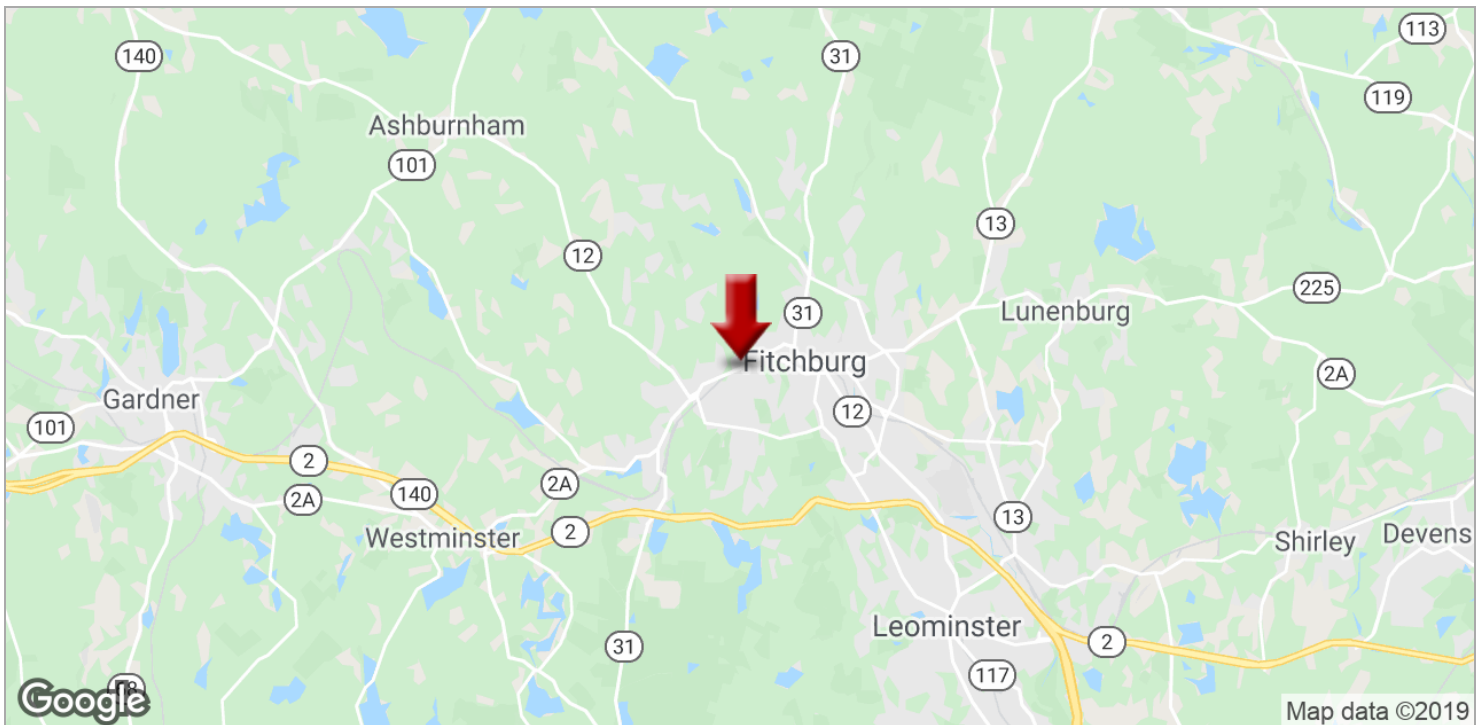
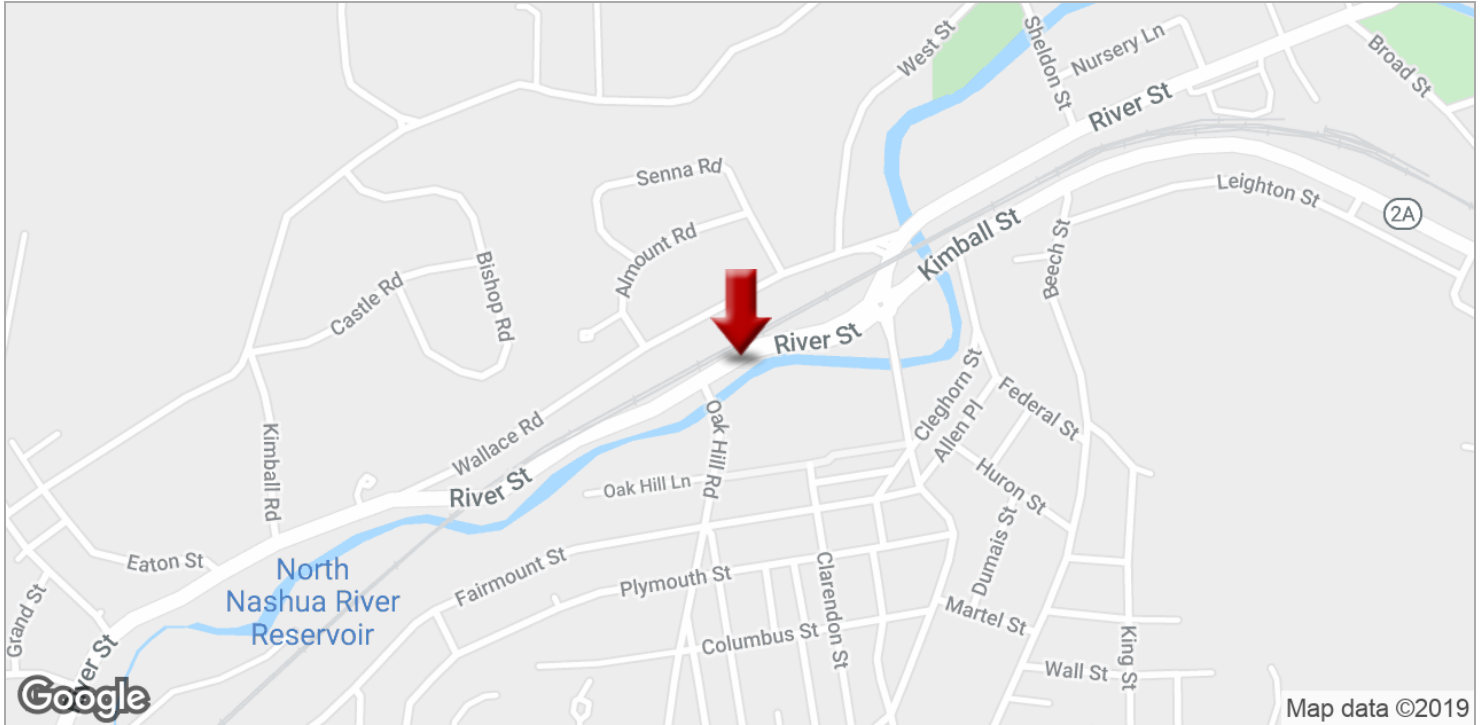
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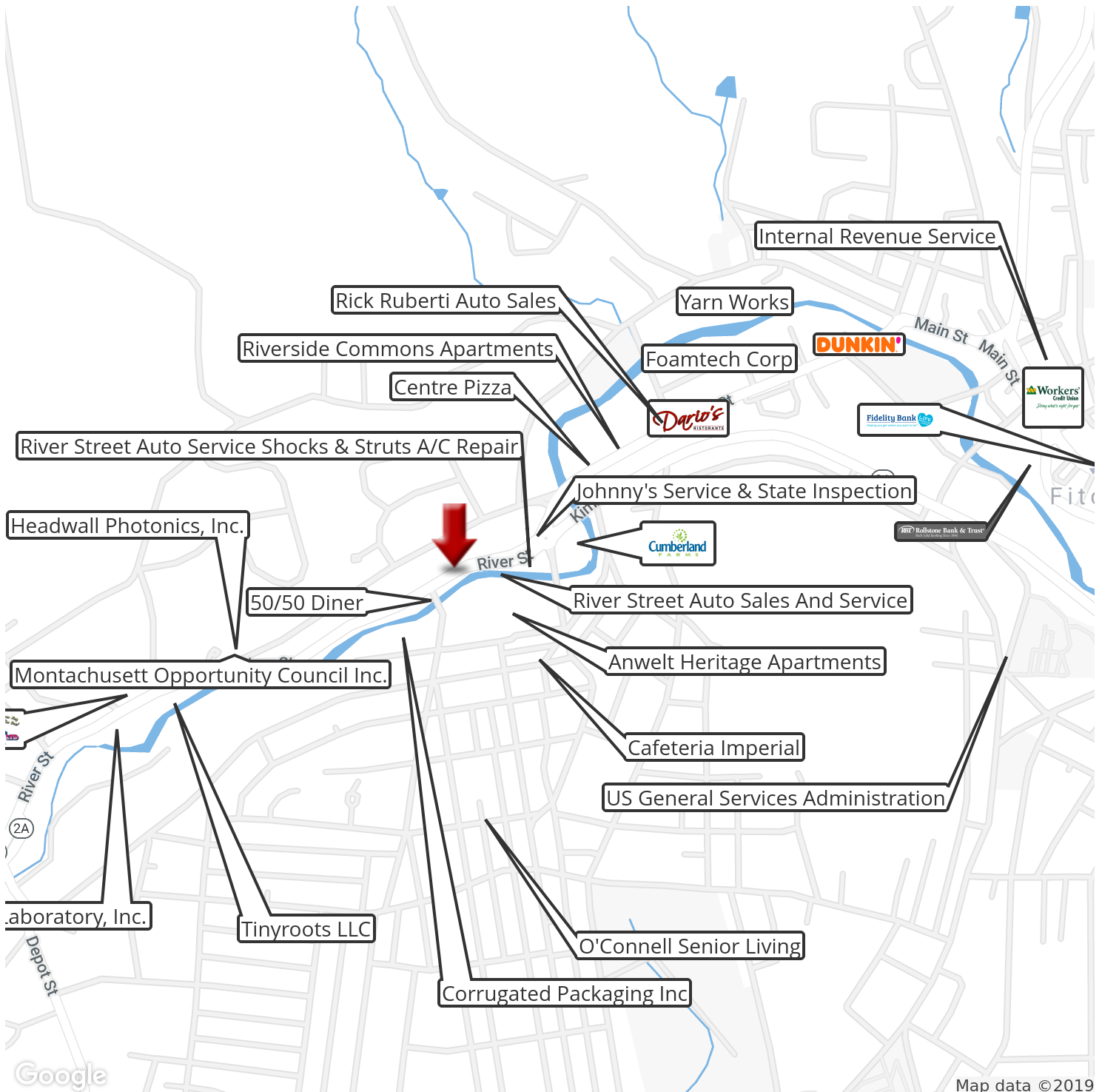


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Map data ©2019

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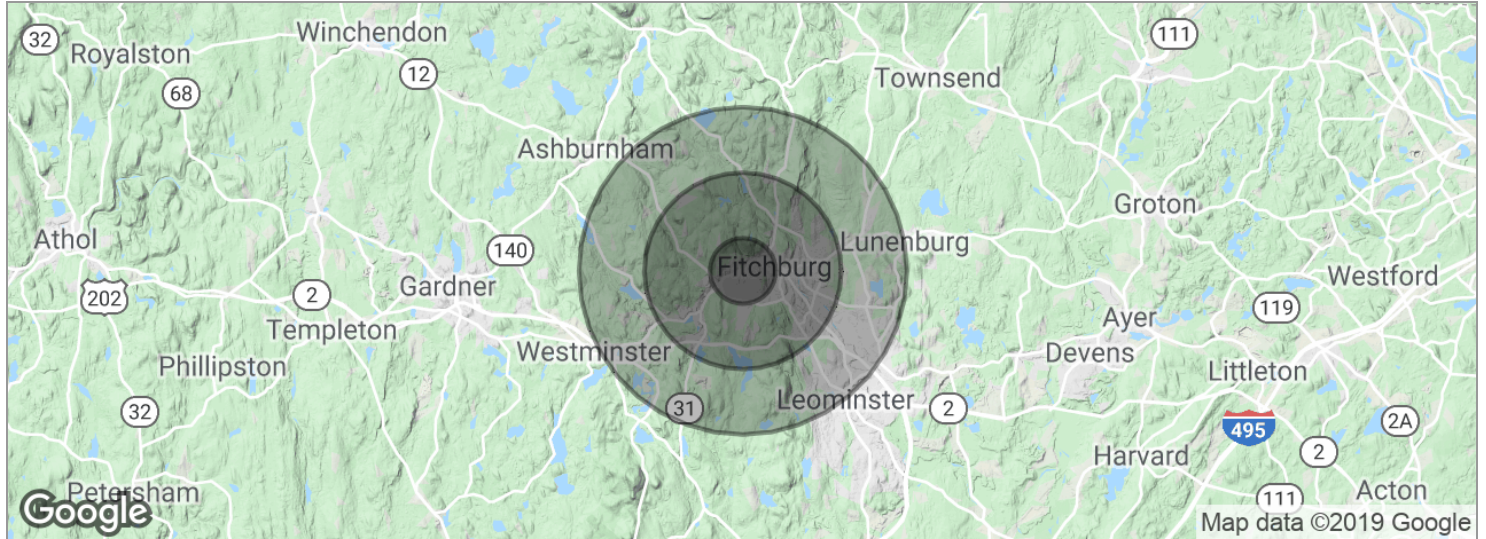
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,378	44,725	72,805
Median age	34.3	34.1	35.0
Median age (male)	32.3	32.2	32.9
Median age (Female)	37.2	36.6	37.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,065	16,791	26,925
# of persons per HH	2.6	2.7	2.7
Average HH income	\$52,089	\$61,392	\$65,363
Average house value	\$220,327	\$238,758	\$260,020
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	25.0%	19.4%	16.8%
RACE (%)	1 MILE	3 MILES	5 MILES
White	76.0%	81.9%	83.4%
Black	3.2%	4.2%	4.4%
Asian	4.0%	4.3%	3.6%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.4%	0.1%	0.2%
Other	12.3%	7.0%	5.7%

\* Demographic data derived from 2010 US Census

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