

FOR LEASE

LEVI LINCOLN HOUSE

371 MAIN STREET,
STURBRIDGE, MA 01566



CHRIS NAFF

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Property Type:	Retail
Building Size:	7,377 SF
Available SF:	1,500 - 3,000 SF
Zoning:	C - Commercial
Lease Rate:	\$12.50 SF/yr (NNN)

PROPERTY OVERVIEW

Kelleher & Sadowsky is pleased to present the historic Levi Lincoln House as available for lease. Governor Levi Lincoln originally built this impressive home for his family in Worcester. The building was eventually moved to Sturbridge, MA. Ideally located near the entrance to Old Sturbridge Village, the Lincoln House has been home to multiple successful businesses. The available space would be ideal for many retail and office tenants. The building offers great signage and visibility directly on Route 20 and is minutes away from the Mass Pike and Interstate 84. Don't miss out on the opportunity to call this historic mansion home for your business. Contact us for more information today!



**Kelleher
& Sadowsky**

Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

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

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ADDITIONAL PHOTOS



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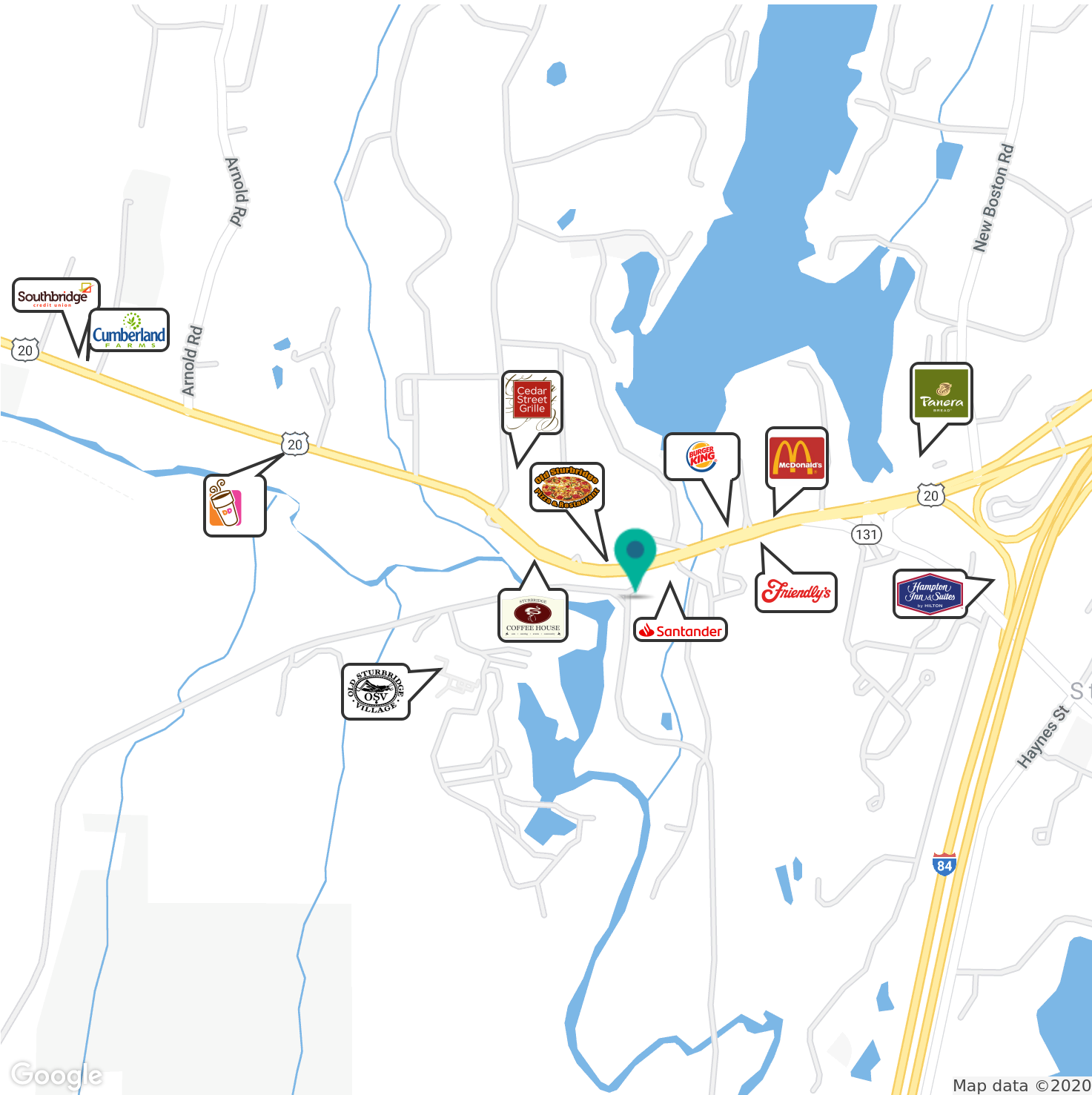
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LOCATION MAPS



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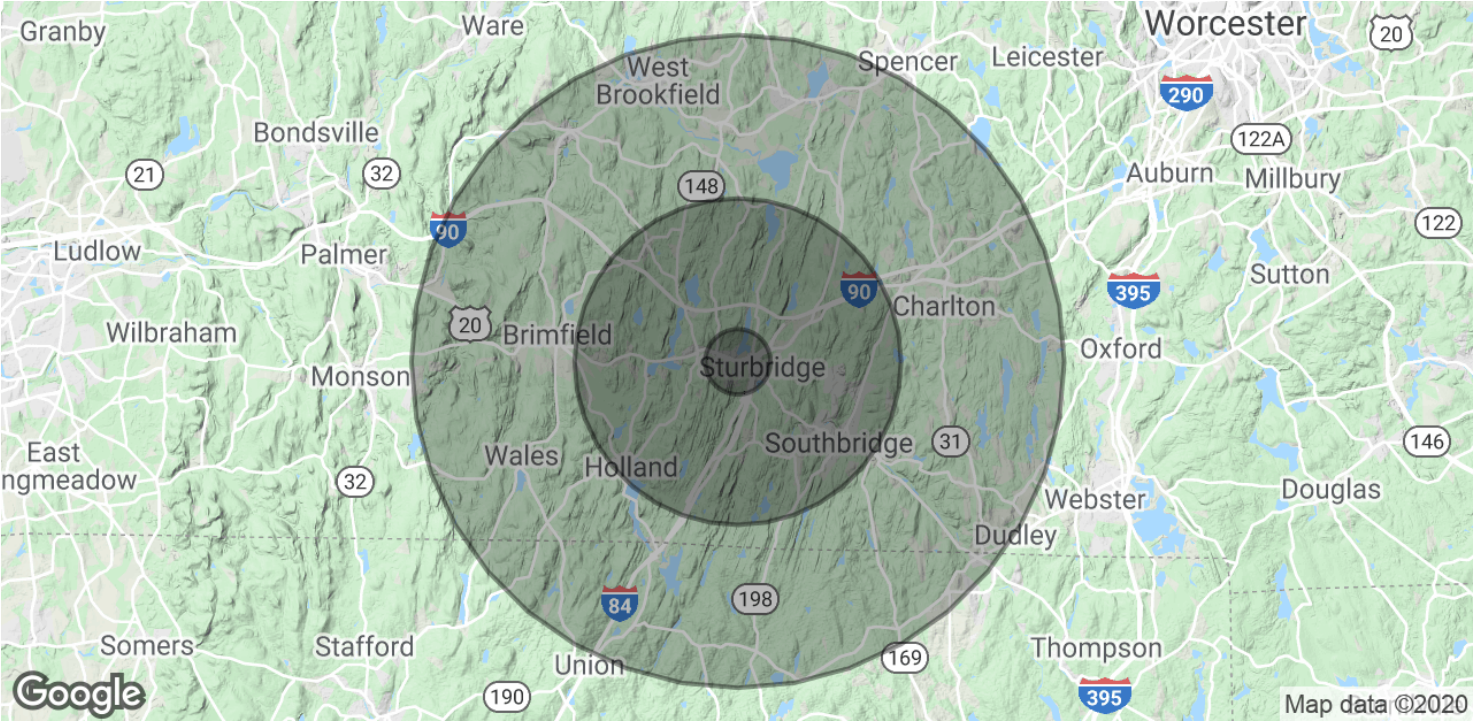
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	678	28,984	76,030
Median age	41.5	38.6	40.1
Median age (Male)	39.8	37.7	39.3
Median age (Female)	42.7	39.0	40.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	278	11,394	29,277
# of persons per HH	2.4	2.5	2.6
Average HH income	\$87,880	\$70,759	\$74,219
Average house value	\$344,021	\$295,260	\$295,021

* Demographic data derived from 2010 US Census