

Offering Memorandum  
614 Southbridge Street, Auburn, Massachusetts  
Investment/Redevelopment Opportunity  
PRICE REDUCTION: \$5,995,000

## 16.4 Acre Development Site Offered For Sale

Kelleher & Sadowsky Associates, Inc. (“Broker”) would like to introduce an exceptional development opportunity located at 614 Southbridge Street (Route 12) in Auburn, MA. The ±16.40 acre former hotel site with direct visibility from the Massachusetts Turnpike (at exit 10) was previously fully permitted & engineered for a Lowe’s Home Goods Center that included a 121,000 square foot building, an additional 32,000 square foot garden center and a total of 423 on-site parking spaces. The property also provides immediate access to heavily traveled Route 290, Route 395 & Route 20. The site is in close proximity to area retailers such as McDonalds, Wal-Mart, Home Depot, and BJ’s Wholesale Club.

Map I.D.:	55/19
Land Area:	16.40 (+/-)
Currently Improved:	Vacant
Zoning:	Highway Business (HB)
Frontage:	288’ (Route 12)
Utilities:	Public
Assessed Value:	\$3,132,800.00
Comm. Tax Rate:	\$24.40/\$1000.00

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120 Front Street, Suite 210 Worcester, Massachusetts 01608

# Location & Access

## **Location:**

South Central Massachusetts, bordered by Worcester & Leicester to the North and Sutton & Oxford to the South. Auburn is 5 miles south of Worcester; 56 miles southwest of Boston; 33 miles northwest of Providence, Rhode Island; and 160 miles from New York City.

## **Transportation & Access:**

Located in the Worcester market, which has three major cross-state highways: Route 9, Route 20, and the Massachusetts Turnpike. I-495 borders to the east, I-190 links to the Fitchburg-Leominster area, I-84 and I-395 connect to Connecticut and points south. The region is well connected by rail and highway to the ports, airports, and intermodal facilities of Boston and Providence. Auburn is a member of the Worcester Regional Transit Authority (“WRTA”) which provides fixed bus route service between Auburn, Oxford, Webster, and Worcester.

## **Highway Access:**

**Massachusetts Turnpike (I-90):** The 138 mile Massachusetts Turnpike was commissioned in 1957 and is a part of the 3,099 mile long I-90, the longest Interstate in the country. Almost 5 miles of I-90 runs from the west-southwest to east-northeast through Auburn and is six lanes wide (three each direction) through the town. The right of way is nominally about 300 feet wide. Auburn also contains Exit 10. The total land utilized in Auburn for the interstate is about 200 acres.

**I-290:** The first three miles of the 20 mile long northbound Interstate 290 is in Auburn along with exits 7 (I-90), 8 (Rt. 12), and 9 (Swanson RD EB, Auburn St. WB).

**I-395:** Two miles of Interstate 395 are in Auburn which becomes I-290 where they pass I-90.

**Route 12 (Southbridge Street):** Five miles of Rt. 12 (Southbridge St.) traverses generally north/south through Auburn and its intersection with Auburn St. is named Drury Square.

**US 20:** Five miles of US 20 runs through Auburn. At 3,365 miles, US 20 is the longest road in the United States. In Auburn it is also known as Southbridge St. (concurrent section with RT 12), Washington St. and the SW Cutoff.

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# Location & Access Map

## Traffic Counts

Interstate 290: 13,956 (AADT) in 2015

Interstate 395: 115,694 (AADT) in 2015

Route 20: 24,698 (AADT) in 2002  
(@intersection of Route 12 & 20)

Route 12: 14,400 (AADT) in 2015



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# Aerial Map



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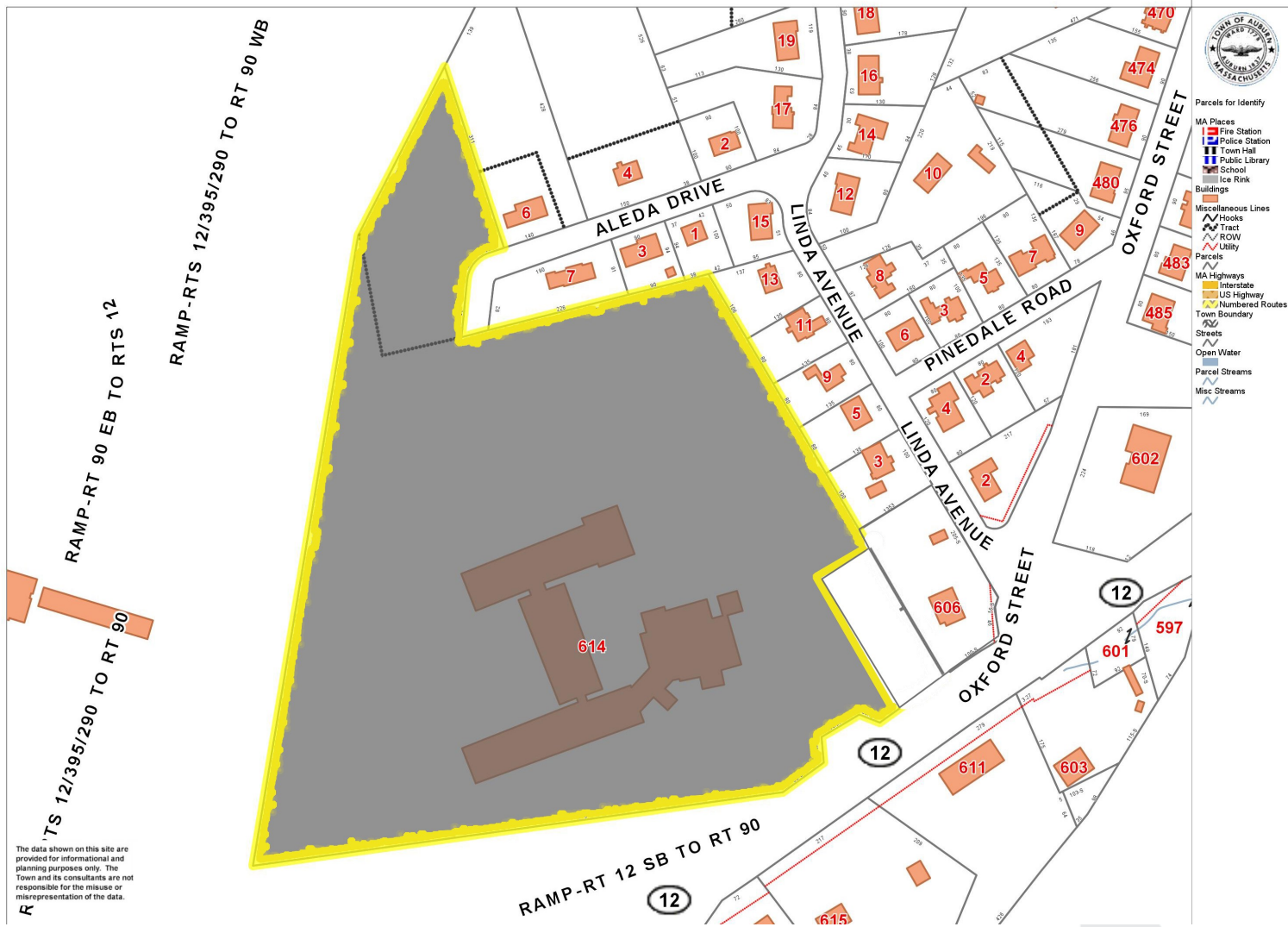
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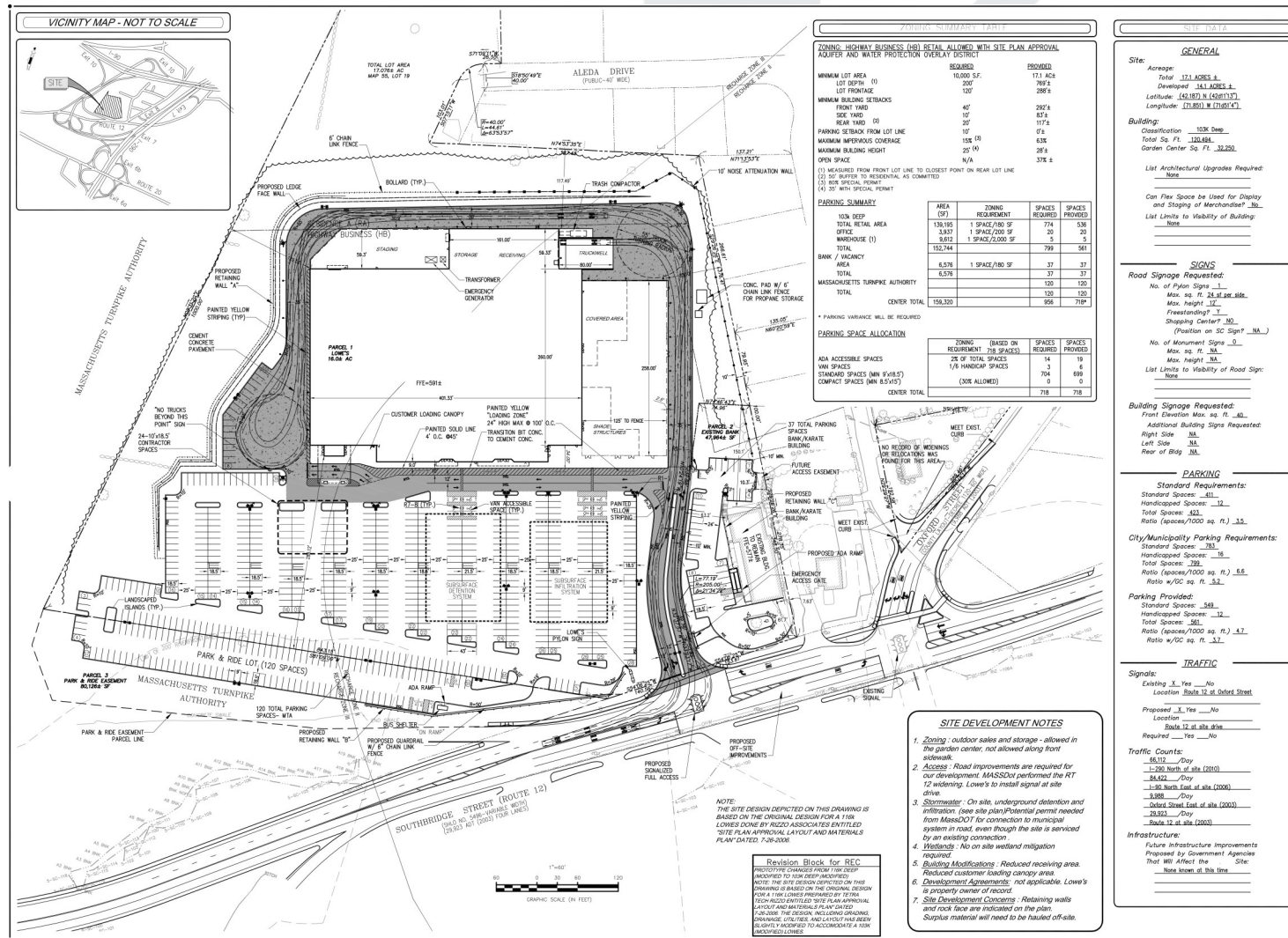
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# Previously Permitted Site



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