



SPENCER SHOPPERS VILLAGE

131-133 MAIN ST, SPENCER, 01562

FOR LEASE



PROPERTY DESCRIPTION

Spencer Shoppers Village is uniquely positioned within the western suburbs of Worcester, MA. It enjoys an ideal location at the signalized intersection of RT-9 (Main St.) and RT-31. The shopping center is anchored by Price Chopper, one of the regions largest grocery store chains. The available 8,056 SF end-cap unit was formerly occupied by CVS Pharmacy. The property offers great visibility from the surface streets with an abundant parking field for all tenants. The adjacent merchants include a liquor store, laundromat, and hair salon. The available space can be divisible for smaller use tenants.

OFFERING SUMMARY

| | |
|------------------|-----------|
| Sale Price: | \$15 PSF |
| Available Space: | 8,056 SF |
| Lease Type: | NNN |
| Building Size: | 53,103 SF |



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COLLIN MULCAHY

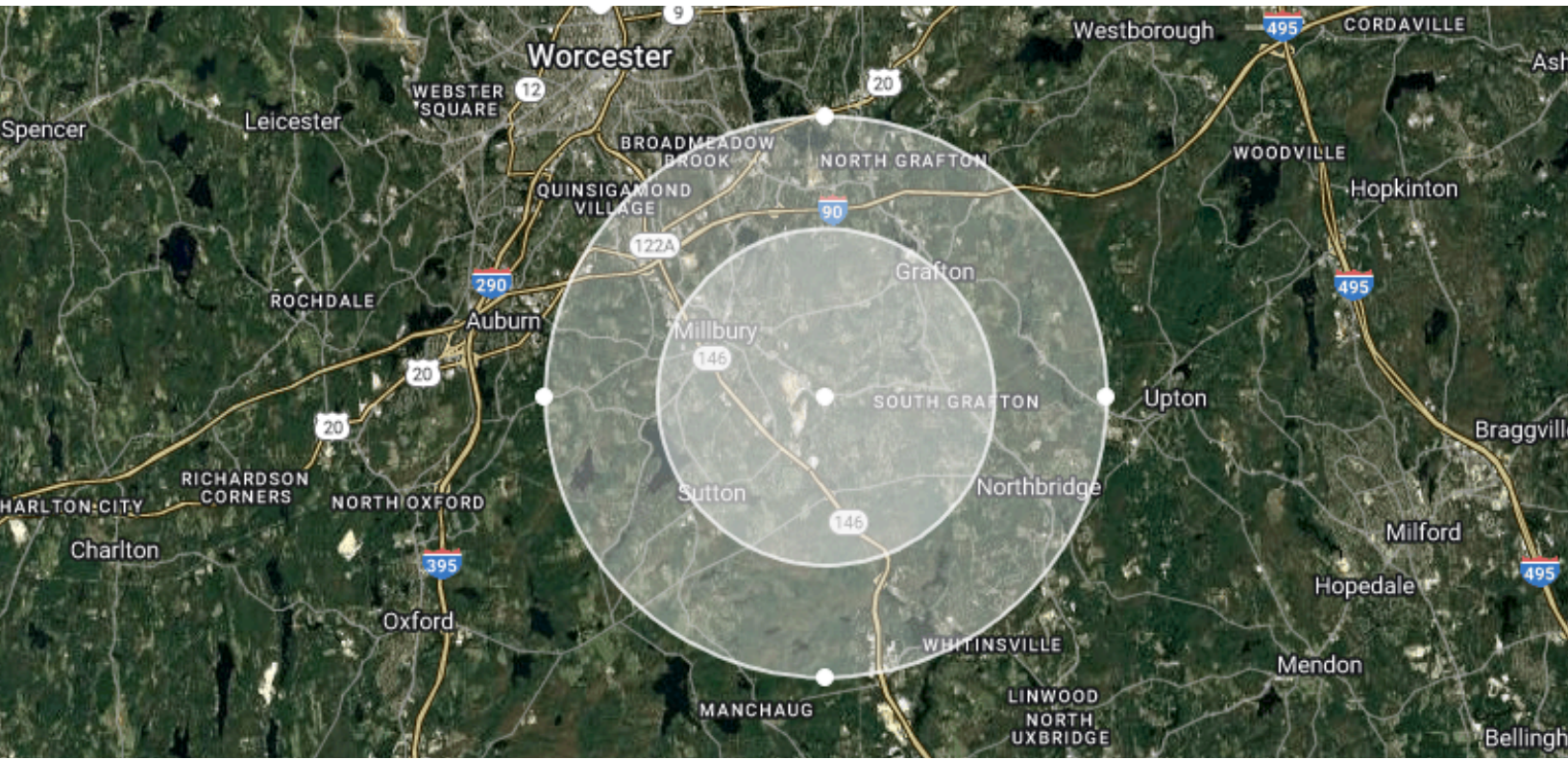
ASSOCIATE | 617-249-3184
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No Representation or Warranty by Seller. Purchaser hereby acknowledges that, except as specifically set forth herein, Seller has not and does not make any warranty or representation regarding the truth, accuracy or completeness of Documents or the sources thereof. Seller has not undertaken any independent investigation as to the truth, accuracy or completeness of the Documents and is providing the Documents solely as an accommodation to Purchaser.

TODD LORNELL

PRESIDENT | 860-305-7432
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DEMOGRAPHICS | 2



POPULATION

| | 3 MILE | 5 MILES | 7 MILES |
|-----------------------|--------|---------|---------|
| Total Population 2024 | 22,820 | 60,697 | 165,913 |
| Total Population 2029 | 22,698 | 61,038 | 168,623 |
| Average Age 2024 | 43 | 43 | 40 |
| Average Age 2029 | 44 | 44 | 41 |

HOUSEHOLDS & INCOME

| | 3 MILE | 5 MILES | 7 MILES |
|-----------------------|-----------|-----------|-----------|
| Total Households 2024 | 9,116 | 24,199 | 64,070 |
| Total Households 2029 | 9,197 | 24,665 | 66,033 |
| Average HH Income | \$153,643 | \$145,775 | \$125,439 |

* Demographic data derived from ESRI

