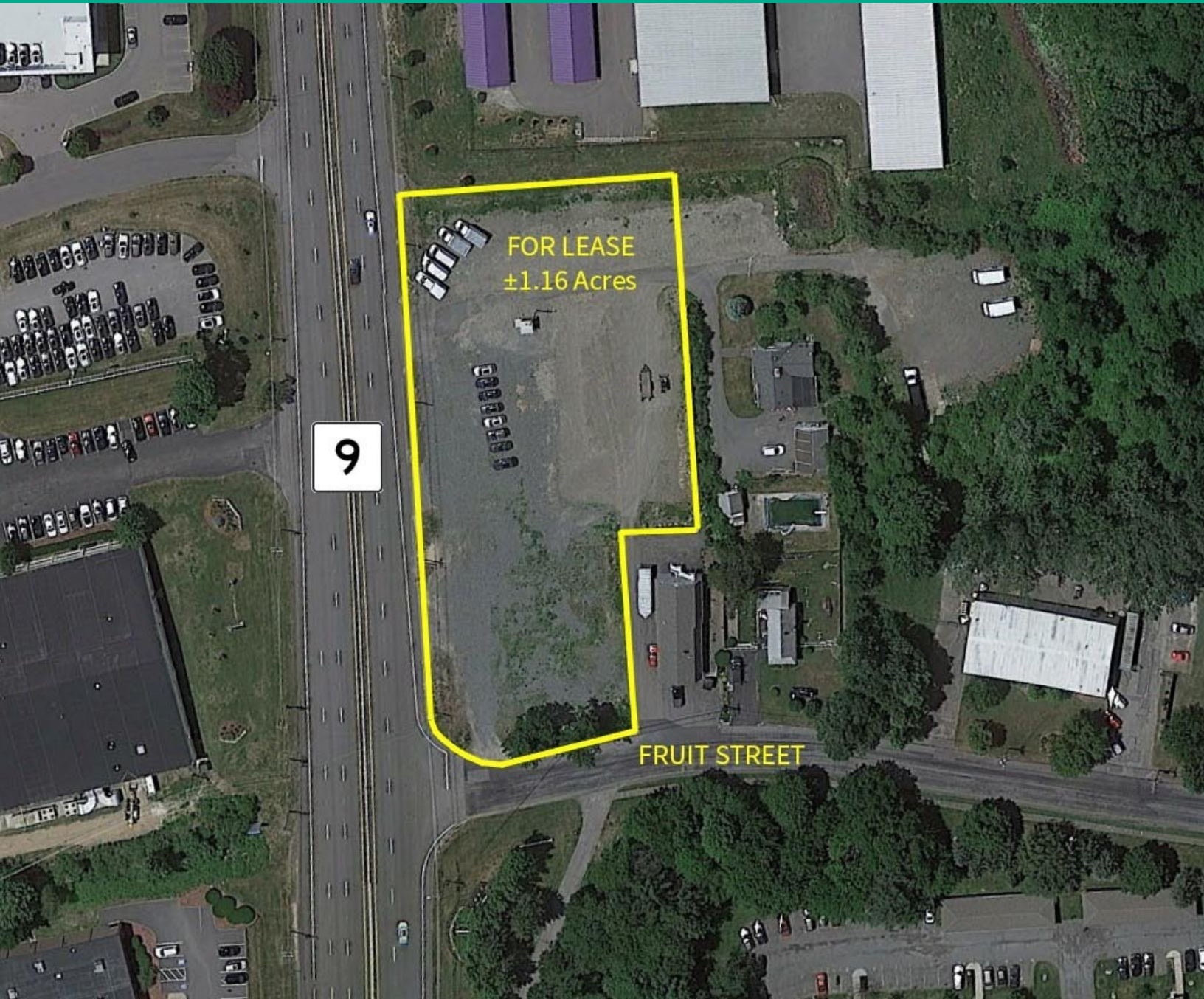


LAND FOR LEASE



795 BOSTON TURNPIKE & 40R FRUIT STREET
SHREWSBURY, MA



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

BRIAN JOHNSON

Vice President

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DREW HIGGINS

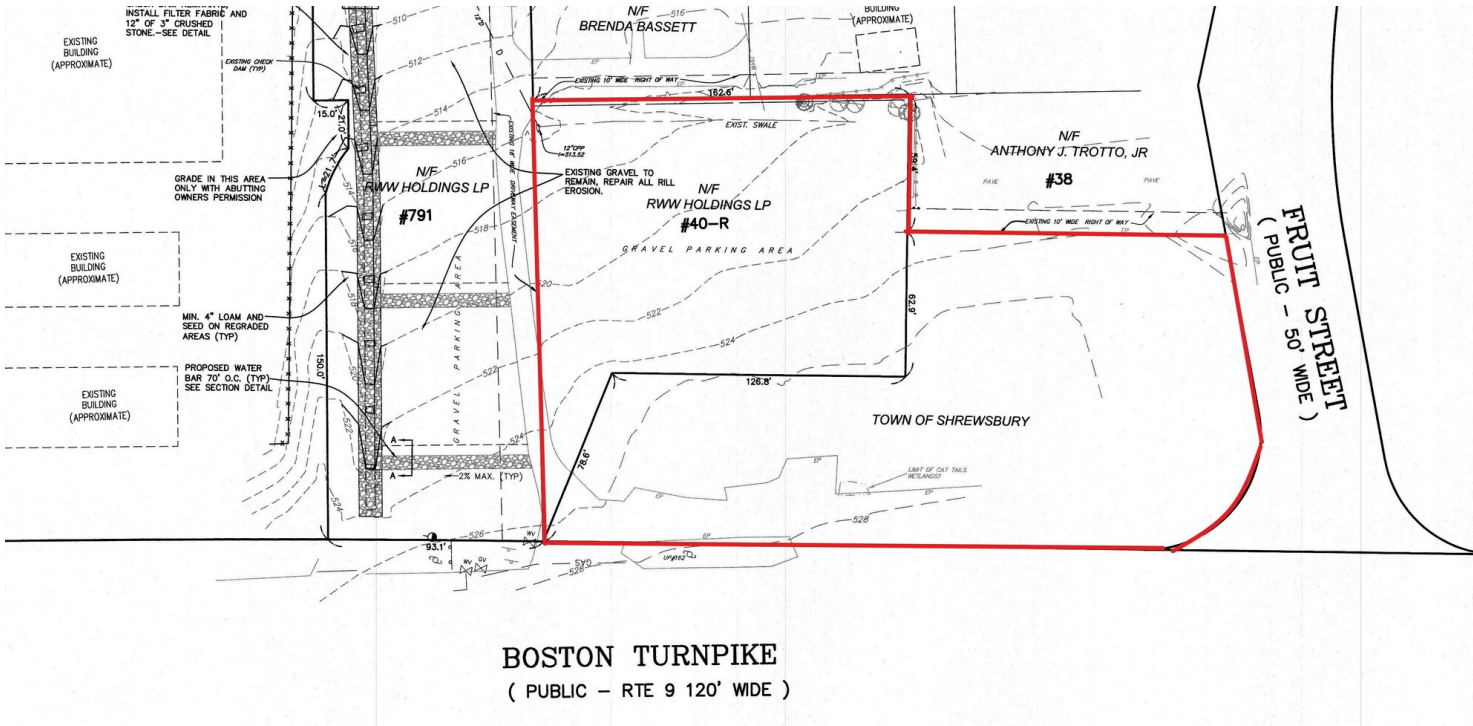
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Property Type:	Land
Available SF:	1.16 Acres
Zoning:	Commercial Business (CB)
Frontage:	±400' along Route 9
Type:	Land for lease / build-to-suit
Lease Rate:	Negotiable

PROPERTY OVERVIEW

Kelleher & Sadowsky Associates, Inc. is pleased to introduce 795 Boston Turnpike & 40R Fruit Street in Shrewsbury, Massachusetts as available for lease. Together, both parcels offer ±1.16 acres of clear, flat land situated on the westbound side of Route 9. The location provides high visibility and high traffic counts with convenient access to major area highways. In addition, the property is located in Shrewsbury’s Commercial-Business zoning district which allows a variety of uses including banks, professional & medical offices, gas stations, and restaurants. Drive-thru uses are allowed with a special permit issued by the Town’s Planning Board. Ownership is willing to build-to-suit for a user’s desired real estate needs.



Kelleher
& Sadowsky

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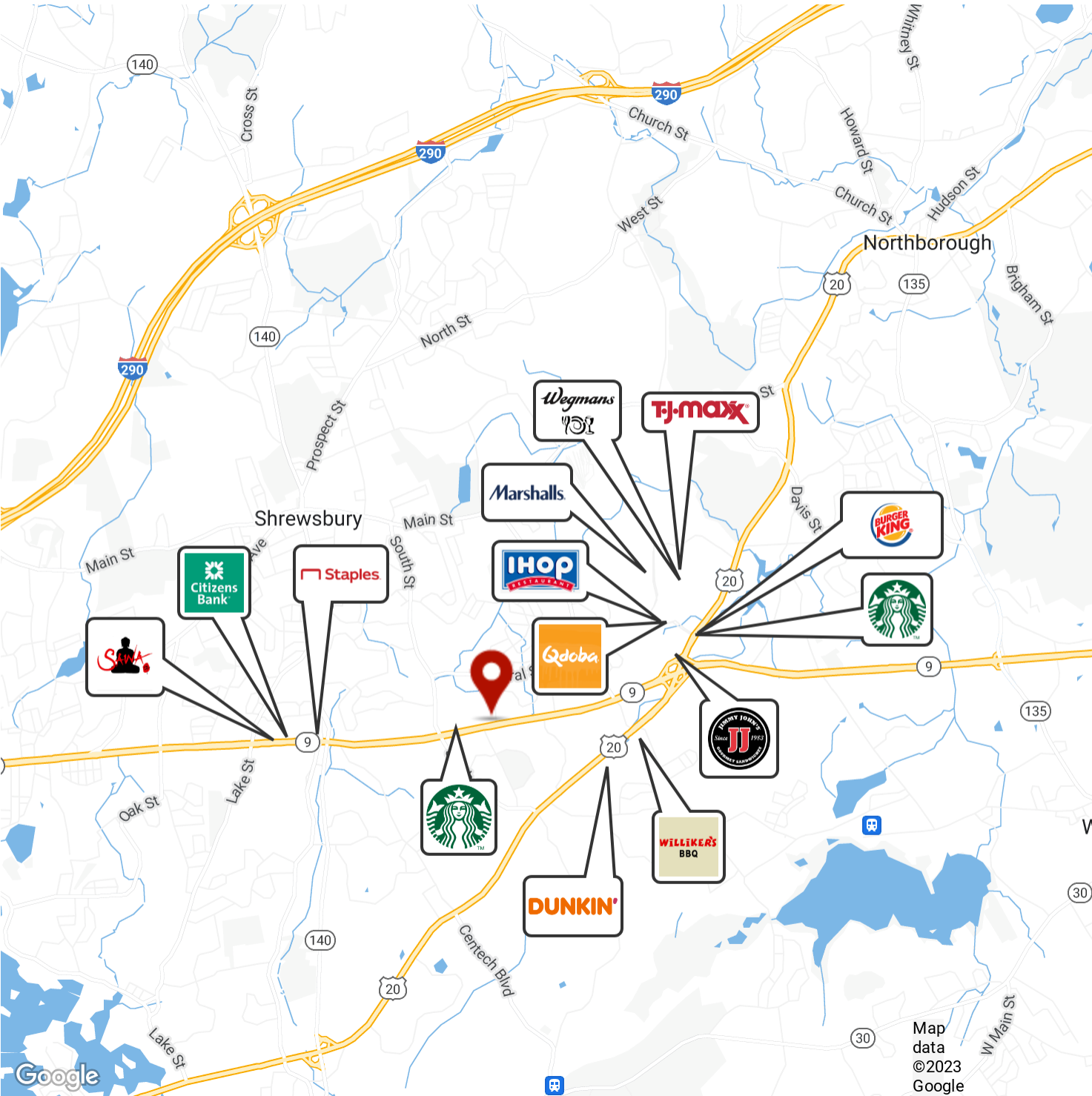
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LOCATION & AMENITY MAP



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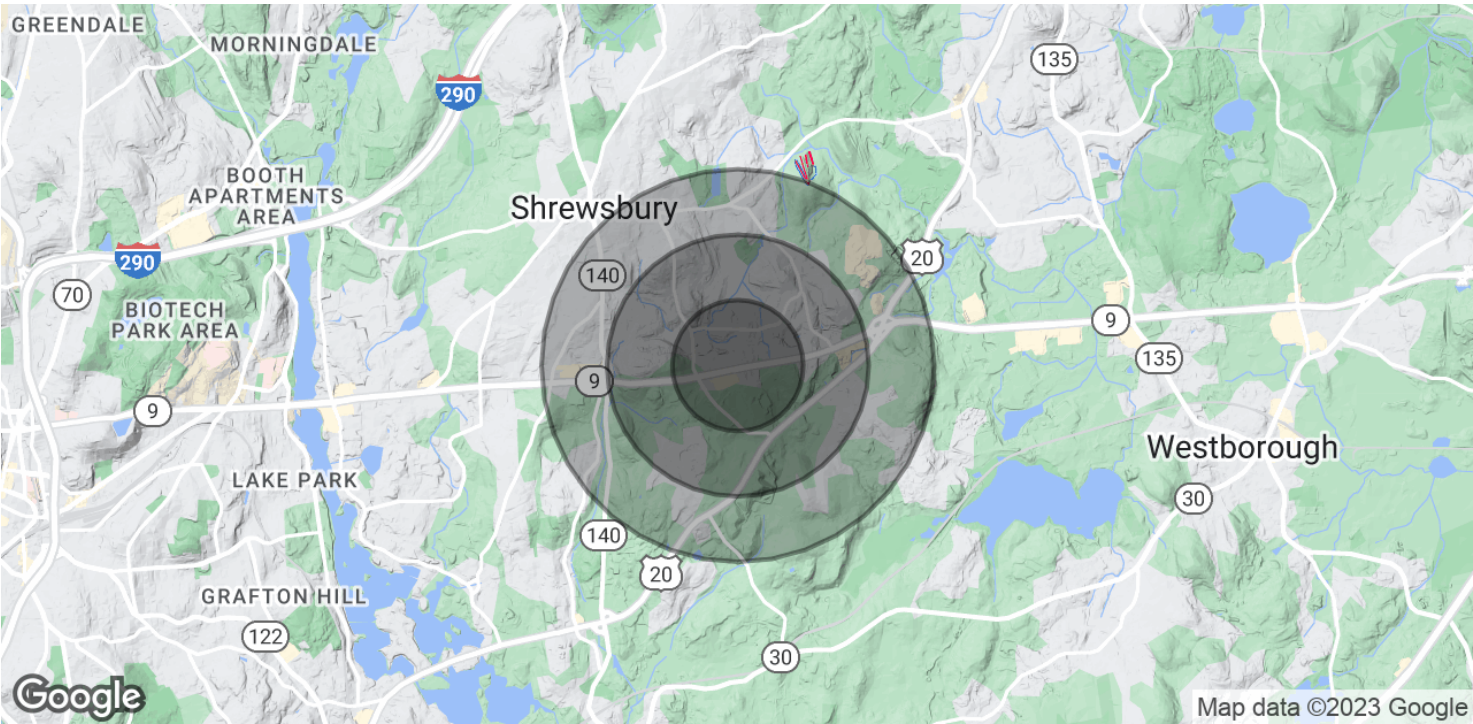
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,670	5,952	13,007
Average Age	34.6	40.2	41.7
Average Age (Male)	34.1	40.0	40.7
Average Age (Female)	38.3	41.4	43.1

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	679	2,211	4,948
# of Persons per HH	2.5	2.7	2.6
Average HH Income	\$104,607	\$121,857	\$127,248
Average House Value	\$395,381	\$445,698	\$438,726

* Demographic data derived from 2020 ACS - US Census



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