

RETAIL PROPERTY FOR LEASE

# 97 ELM STREET

*Millbury, Massachusetts*



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 **Kelleher  
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### PROPERTY DESCRIPTION

Kelleher & Sadowsky is pleased to present 97 Elm Street in Millbury, Massachusetts for lease. This ±1,890 square foot retail space is currently occupied by Timothy Jay Sweets, a well-known local bakery, and offers a turn-key opportunity for other food-related businesses seeking to establish themselves in the heart of Millbury.

The existing bakery infrastructure and equipment are available for purchase directly from the current tenant, allowing a new operator to step into a fully functional space with minimal downtime. Conveniently located near Millbury Center, the property offers easy access to Route 146, I-90 (Mass Pike), and I-290, as well as strong visibility, steady traffic, and proximity to local amenities.

Contact us today for additional information or to schedule a tour.

### OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Available SF:	1,890 SF
Zoning:	B-1
Equipment:	Available for Purchase Separate

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,128	9,938	52,942
Total Population	4,801	24,249	136,919
Average HH Income	\$119,729	\$132,639	\$105,058

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Additional Photos



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Location & Amenity Map

