

FOR LEASE



333 SOUTHWEST CUTOFF

NORTHBOROUGH, MA 01532



**Kelleher
& Sadowsky**

Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

TODD ALEXANDER

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Property Type:	Retail/Flex
Building Size:	28,086 SF
Zoning:	Commercial
Available SF:	±1,959 - 5,446 SF or ±7,405 Combined
Lease Rate:	Negotiable
Utilities:	Town Water & Sewer

PROPERTY OVERVIEW

Kelleher & Sadowsky is pleased to introduce ±7,000 SF of premier flex space located at 333 Southwest Cutoff in Northborough, MA. This property is conveniently located at the intersection of Route 20 and Route 9. The property sits in an amenity-rich location opposite the thriving Northborough Crossing. These spaces can be utilized for a number of purposes including but not limited to athletic facilities, retail space, and office space. Call us today to set up a tour!



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

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ADDITIONAL PHOTOS



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LOCATION MAP



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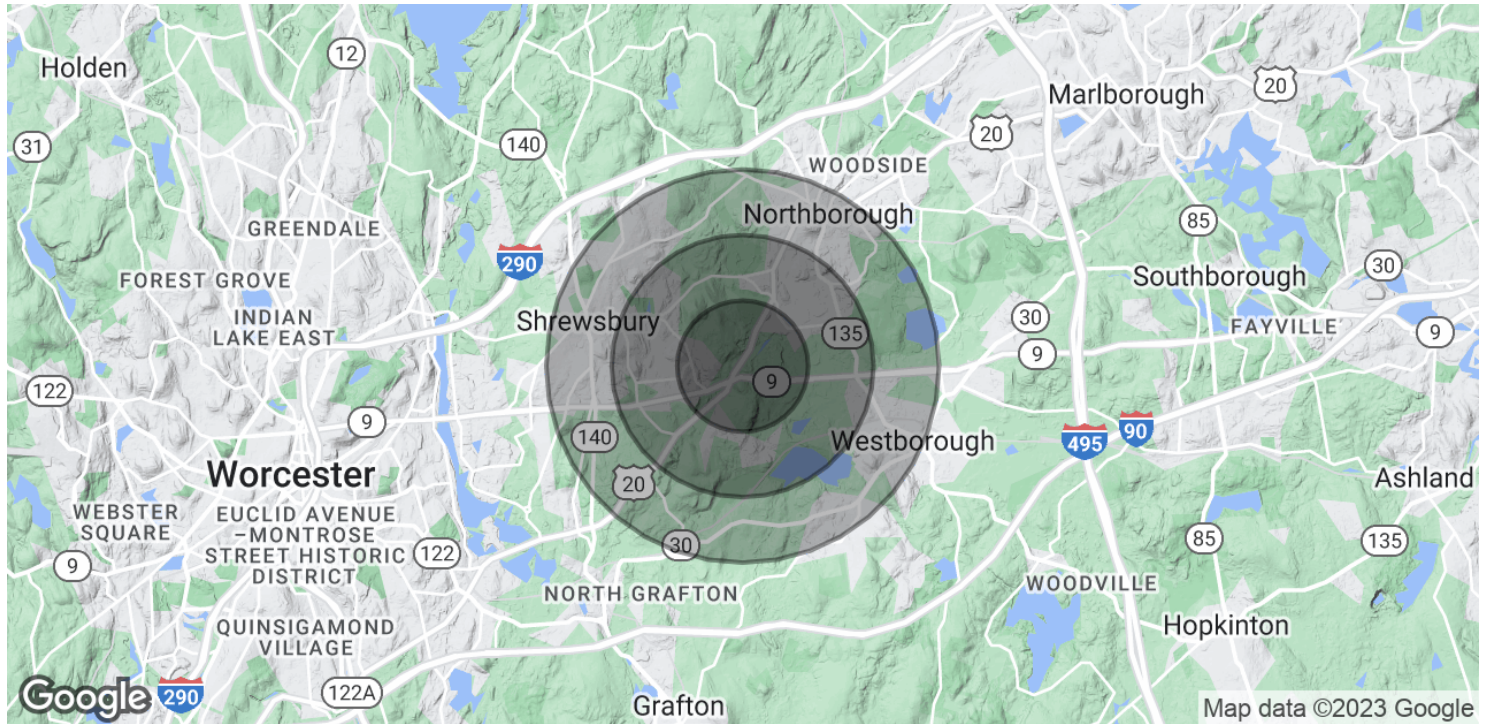
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,526	16,975	38,355
Average Age	37.8	40.1	41.6
Average Age (Male)	38.7	39.7	41.3
Average Age (Female)	37.9	40.7	42.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,322	6,315	14,413
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$152,848	\$148,811	\$150,279
Average House Value	\$469,942	\$467,930	\$458,115

* Demographic data derived from 2020 ACS - US Census



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