

526

MAIN STREET *ACTON, MA*



COMMERCIAL
O'BRIEN
PROPERTIES, INC

1,500 - 3,942 SF For Lease

SUMMARY / SPECIFICATIONS

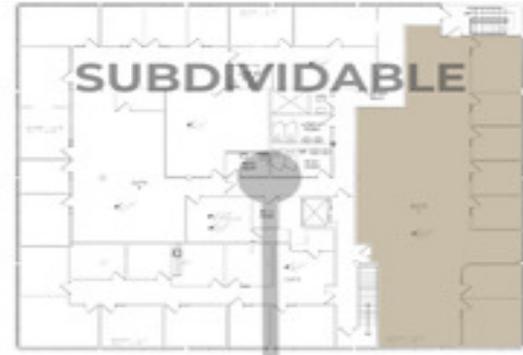
526 MAIN ST ACTON, MA



**1ST
FLOOR
3,942 SF**



**SECOND
FLOOR
1,200-1,500 SF**



**THIRD
FLOOR
3,908 SF**

PROPERTY DESCRIPTION

526 Main Street, is a spectacular three story 35,605 SF building that sits on 5.30 acres of meticulously maintained grounds and professionally managed. It is strategically located in Acton Center, on Route 27, with easy access to both Route 2 and Route 495. Fitchburg/Acton commuter rail is only six minutes away. There are abundant local amenities including thriving retail centers, restaurants, banks, Acton Self Storage and the Acton Central Post Office.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,500 - 3,942 SF
Lot Size:	5.3 Acres
Building Size:	35,605 SF

PROPERTY HIGHLIGHTS

- Total size: 36,000 SF
- Land: 5.30 AC
- (Three) 3 Stories
- Parking: 160 spaces
- Elevators: (One) 1
- Septic: Private septic
- Heating: Natural gas
- Steel construction
- Fire suppression: Wet
- Water: Town of Acton

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	43	191	1,279
Total Population	133	582	3,551
Average HH Income	\$235,230	\$233,181	\$210,956

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PROPERTY / LOCATION

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