

# For Sale

4,722 SF | \$895,000  
Retail Space



## 211 Main St

Oxford, Massachusetts 01540

### Property Highlights

- 4,722 SF freestanding commercial building
- 26,136 SF total lot size
- Former restaurant with full kitchen infrastructure in place
- Large dining area + separate bar/lounge space
- 25 on-site parking spaces
- General Business (GB) zoning – flexible use potential
- Utilities: water, septic, propane
- Strong visibility along Route 12 (Main Street)
- Less than 5 minutes to I-395
- Ideal for restaurant, bar, retail, or redevelopment

### Offering Summary

<b>Sale Price:</b>	\$895,000
<b>Building Size:</b>	4,722 SF
<b>Available SF:</b>	
<b>Lot Size:</b>	23,202 SF

### Demographics

	0.25 Miles	0.5 Miles	1 Mile
<b>Total Households</b>	105	435	1,429
<b>Total Population</b>	298	1,226	4,002
<b>Average HH Income</b>	\$115,797	\$114,671	\$118,678

### For More Information

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**BROCHURE**

**211 Main St, Oxford, MA 01540**



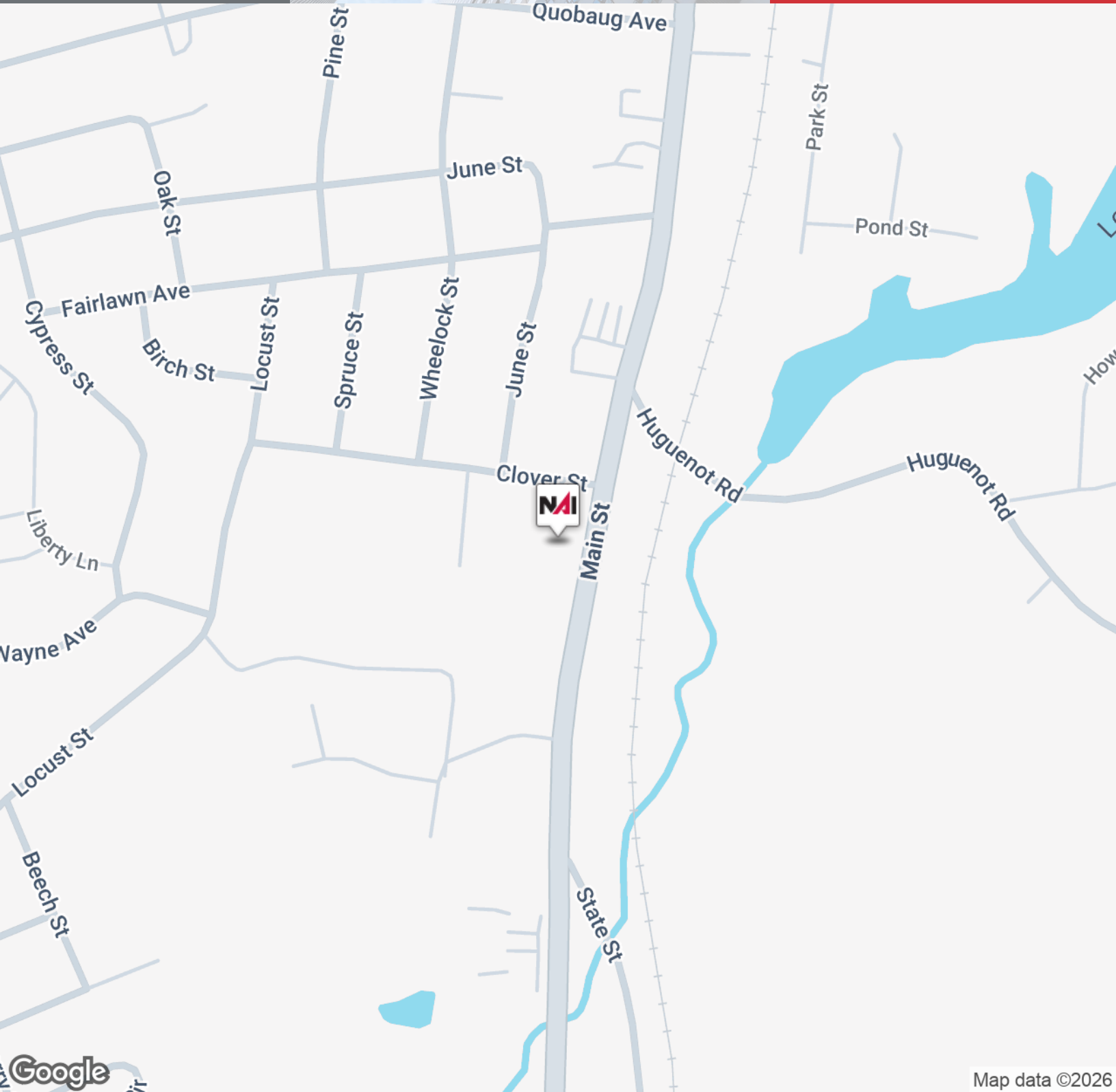
## BROCHURE

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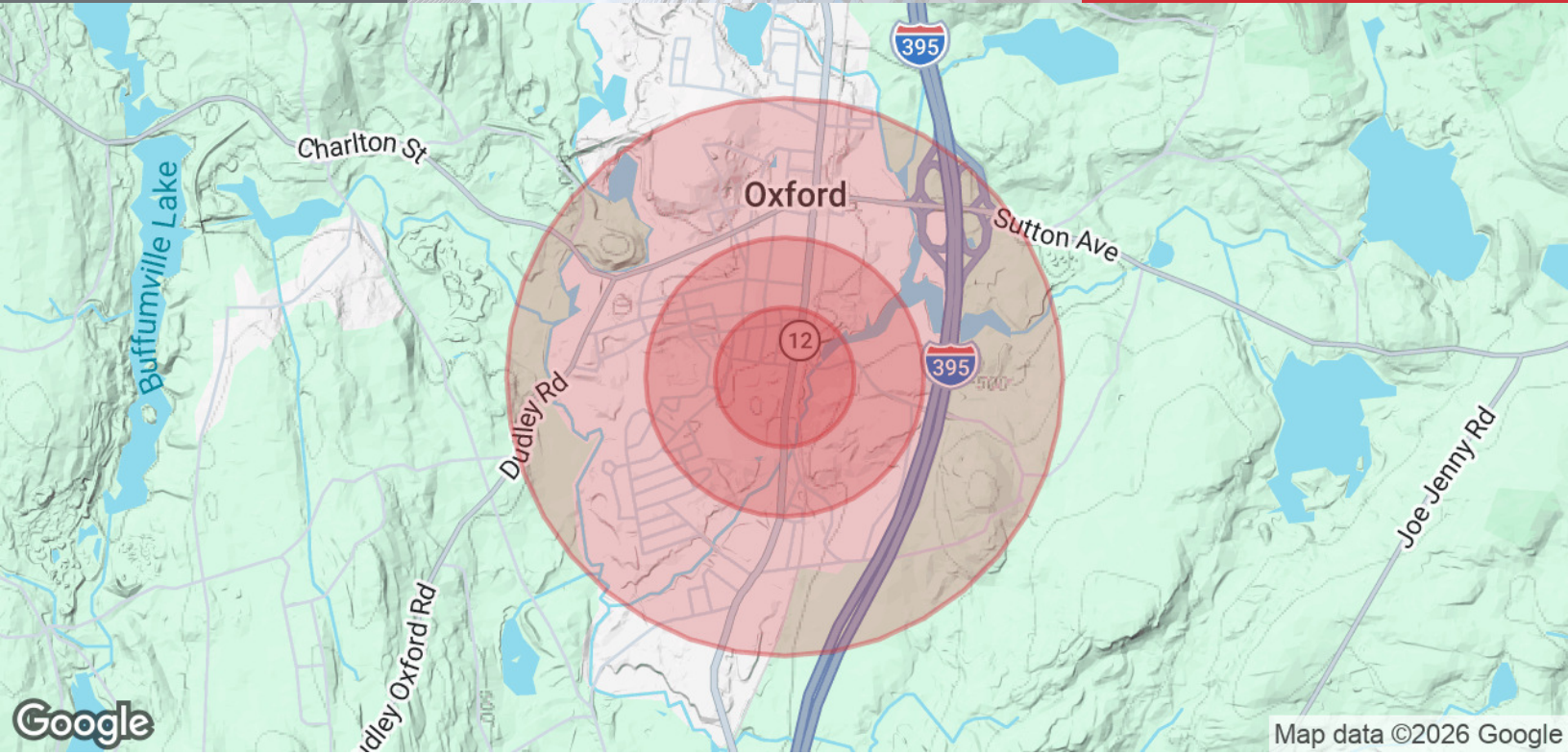
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## Population

### 0.25 Miles

### 0.5 Miles

### 1 Mile

<b>Total Population</b>	298	1,226	4,002
<b>Average Age</b>	41.8	40.9	41.5
<b>Average Age (Male)</b>	41.9	41.1	40.6
<b>Average Age (Female)</b>	41.2	40.4	41.4

## Households & Income

### 0.25 Miles

### 0.5 Miles

### 1 Mile

<b>Total Households</b>	105	435	1,429
<b># of Persons per HH</b>	2.8	2.8	2.8
<b>Average HH Income</b>	\$115,797	\$114,671	\$118,678
<b>Average House Value</b>	\$329,961	\$324,082	\$328,127

2023 American Community Survey (ACS)

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