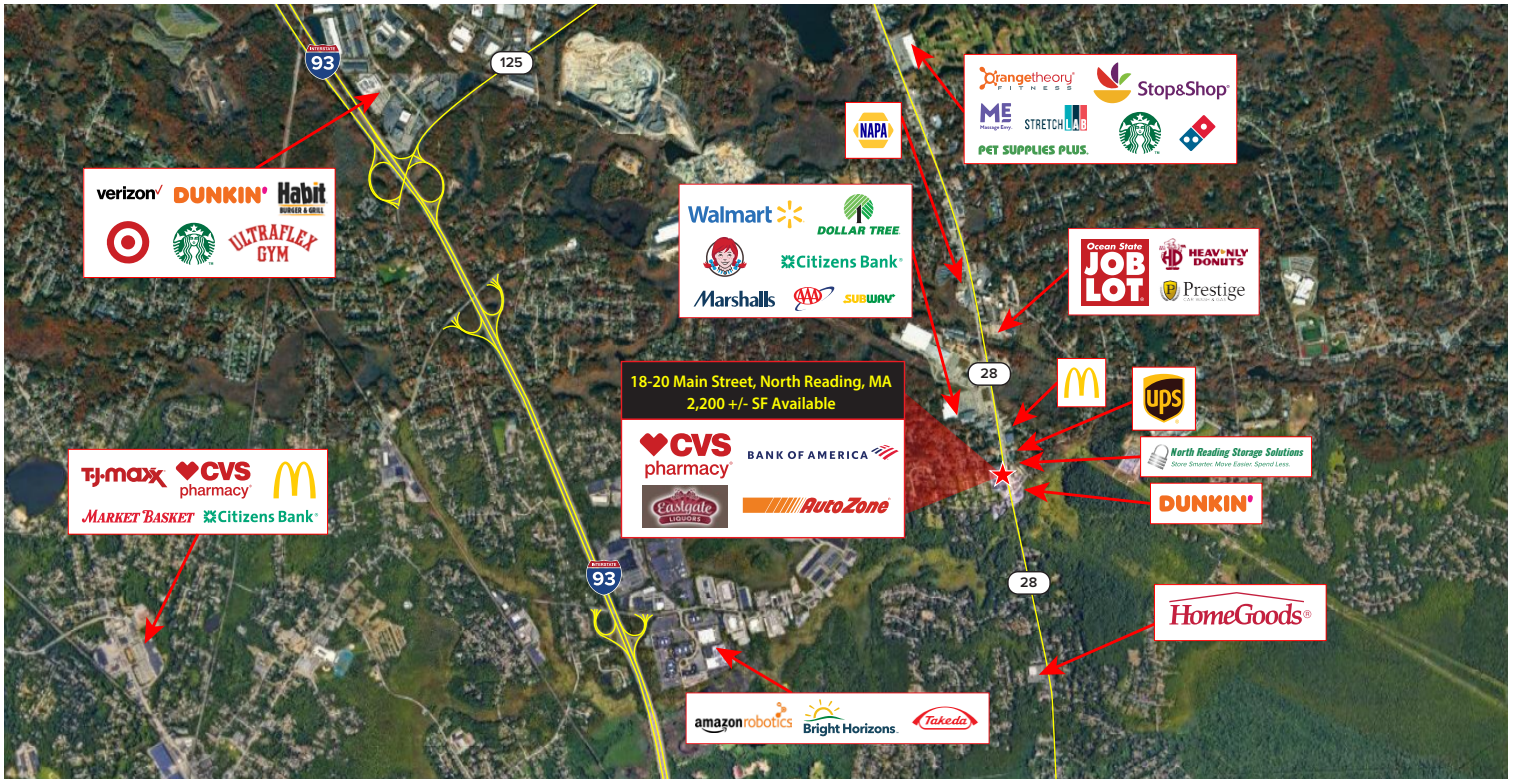


# Retail Space for Lease

## 18-20 Main Street

### North Reading, MA



#### Property Information

<b>Address:</b>	18-20 Main Street, North Reading, MA	<b>Water:</b>	Municipal
<b>Available Space:</b>	2,200 ± SF	<b>Sewer:</b>	Private
<b>Total SF:</b>	46,738 ± SF	<b>Gas:</b>	National Grid
<b>Land Area:</b>	6.57 ± Acres	<b>Zoning:</b>	Highway Business (HB)
<b>Parking Spaces:</b>	227 ± Spaces	<b>Year Built:</b>	1977; Improvements 2018-2019
<b>Traffic Counts:</b>	19,100 ± VPD	<b>Date Available:</b>	Now
<b>Frontage:</b>	518 ± SF Main Street (Route 28)		

#### Demographics:

	3 Miles	5 Miles	7 Miles
<b>Population:</b>	68,862	180,679	270,733
<b>Households:</b>	15,083	45,879	102,412
<b>HH Average Income:</b>	\$208,610	\$198,236	\$174,275



18-20 Main Street is a 46,738 ± SF, neighborhood shopping center ideally located along Main Street (Route 28) in North Reading, MA. Positioned in the heart of a strong suburban retail corridor, the property offers excellent visibility and accessibility with traffic counts of approximately 19,100 ± VPD. The center is anchored by a newly constructed CVS Pharmacy and features a diverse mix of national and local tenants including AutoZone, East Gate Liquors, and several service-oriented retailers, creating a stable and active retail environment. The property also benefits from dedicated on-site parking and recent upgrades and improvements.

Strategically located in affluent Middlesex County and within close proximity to Interstates 93 and 95, the site provides convenient access to the greater Boston region and surrounding communities. This is an exceptional opportunity within a high-performing retail corridor supported by strong demographics and consistent consumer demand.

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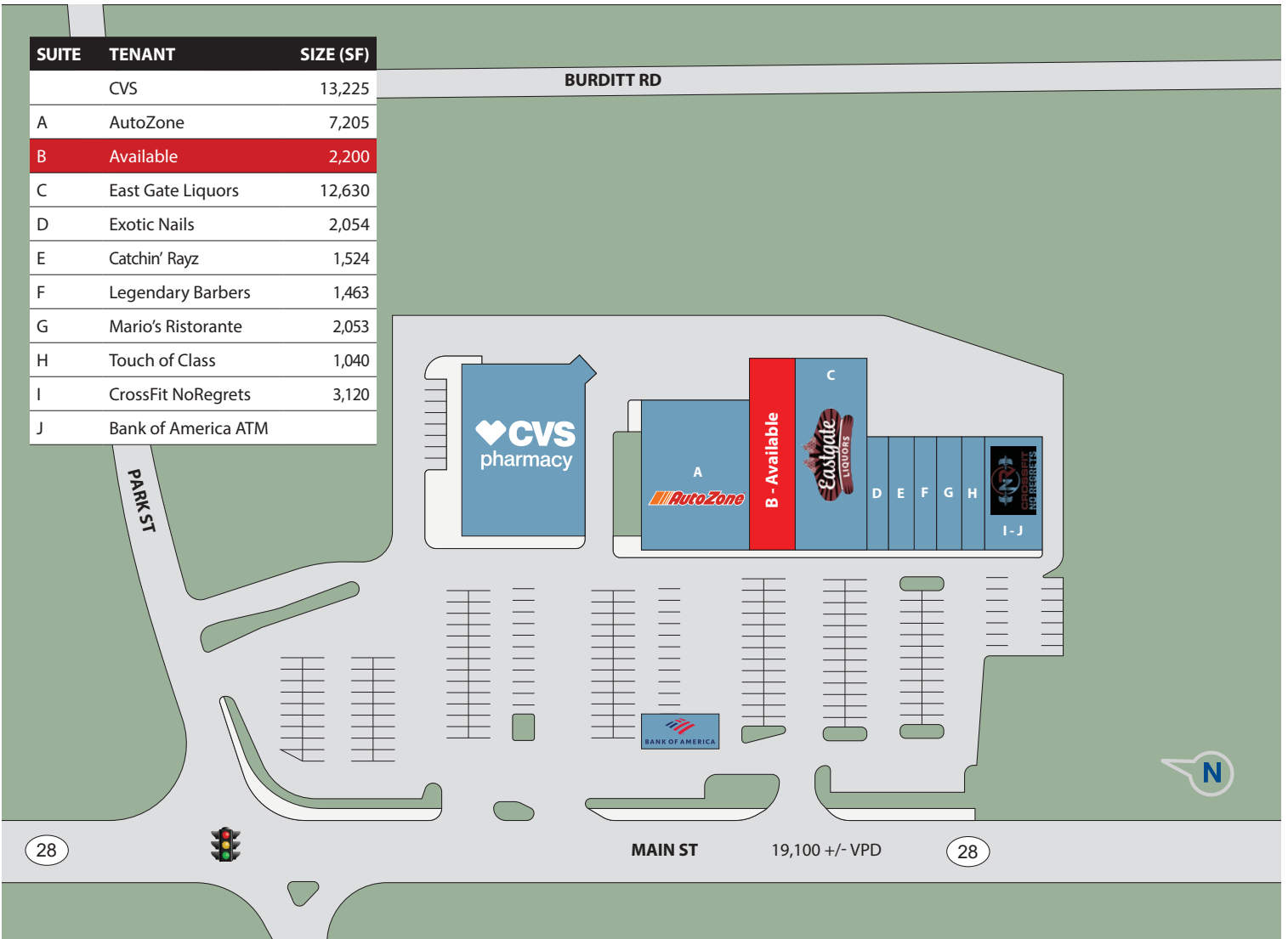
# Retail Space for Lease

## 18-20 Main Street

### North Reading, MA



SUITE	TENANT	SIZE (SF)
	CVS	13,225
A	AutoZone	7,205
B	Available	2,200
C	East Gate Liquors	12,630
D	Exotic Nails	2,054
E	Catchin' Rayz	1,524
F	Legendary Barbers	1,463
G	Mario's Ristorante	2,053
H	Touch of Class	1,040
I	CrossFit NoRegrets	3,120
J	Bank of America ATM	



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