



**7 SUTTON AVE,
OXFORD, MA 01540**

FOR LEASE

PROPERTY DESCRIPTION

This newly available end cap unit (1,100 sq ft), suitable for countless retail/office uses at 7 Sutton Ave. Oxford, MA. Externally, the strip offers excellent frontage and . This unit has hardwood floors, carpet, 2 bathrooms, and a front desk/reception area. Patrons and staff can utilize street parking, on-site parking, or the public lot adjacent to the property.

LOCATION DESCRIPTION

Observing over 10,000 daily commuters, the storefront strip is perfectly located just before the entrance of the heavily traveled I-395 towards Worcester. The commercial possibilities are endless for this easily accessible space in Oxford Center.

OFFERING SUMMARY

Lease Rate:	\$16.50 FS
Available Space:	1,100 SF
Lot Size:	0.21 Acres
Zoning:	PRI COMM
Building Size:	3,360 SF



rubriccre.com

COLLIN MULCAHY

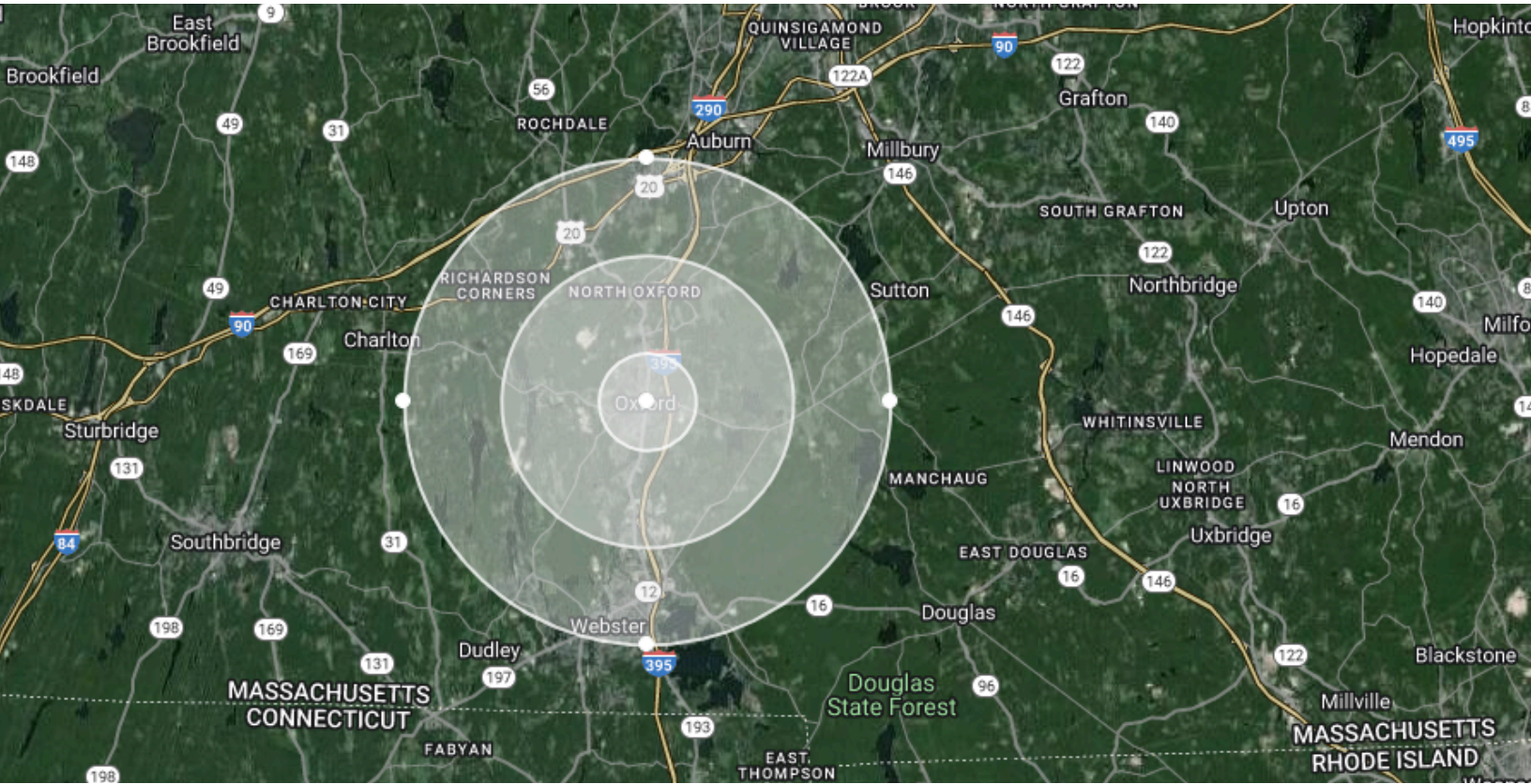
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DEMOGRAPHICS | 2



POPULATION

	3 MILES	5 MILES	7 MILES
Total Population 2023	3,951	12,460	38,132
Total Population 2028	3,925	12,362	38,345
Average Age 2023	46	44	44
Average Age 2028	47	45	45

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	7 MILES
Total Households 2023	1,692	4,922	15,729
Total Households 2028	1,702	4,951	16,048
2023-2028: Households: Growth Rate	0.60 %	0.60 %	2.00 %
Average HH Income	\$104,516	\$120,806	\$115,564

* Demographic data derived from ESRI

