



TYNGSBOROUGH, MA

# 413 MIDDLESEX ROAD

8,502 SF SECOND GENERATION RESTAURANT SPACE AVAILABLE FOR LEASE





## PROPERTY DETAILS

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### PROPERTY HIGHLIGHTS

- 8,502 SF second-generation restaurant space available for lease
- Ground-Lease/Backfill opportunity
- ±1.92 AC
- 145 Parking Spaces
- Conveniently located within the Pheasant Lane Mall assemblage, which has over 155 shopping and dining options and sees over 7.3 million annual visits.
- Positioned immediately off Route 3 with right-in access off of Middlesex Road.

### KEY TRADE AREA DEMOGRAPHICS

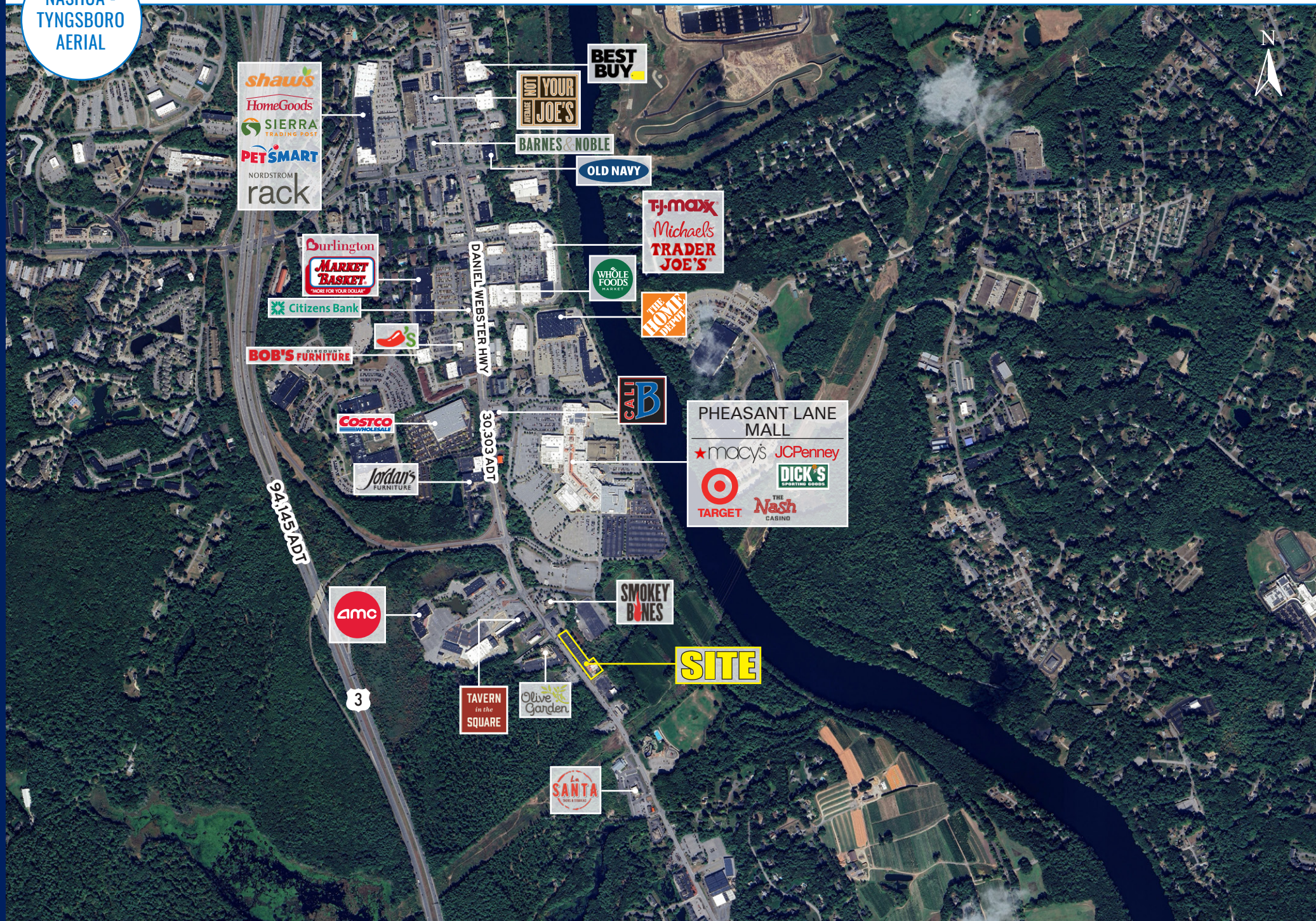
TOTAL POPULATION	423,000
AVERAGE HOUSEHOLD INCOME	\$131,000
AVERAGE HOUSEHOLD INCOME > \$100K	52%
MEDIAN HOME VALUE	\$590,000





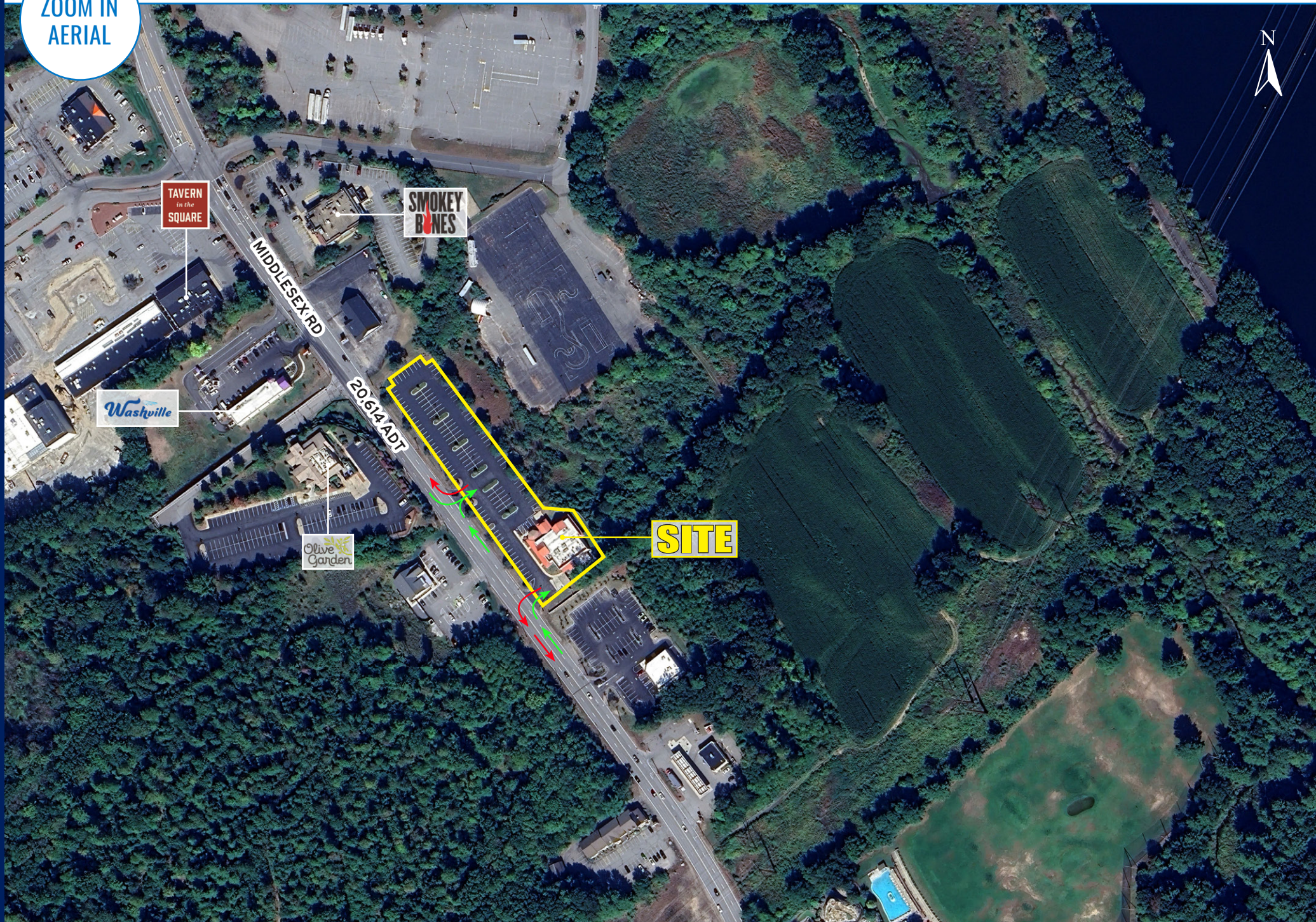
NASHUA -  
TYNGSBORO  
AERIAL

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ZOOM IN  
AERIAL







PHEASANT LANE MALL  
DINING

BURTONS  
GRILL & BAR



THE  
Nash  
CASINO

JCPenney

SMOKEY  
BONES

MIDDLESEX RD

20.614 ADT

**SITE**



TYNGSBOROUGH, MA

# 413 MIDDLESEX RD

**8,502 SF SECOND GENERATION RESTAURANT SPACE AVAILABLE**

**SAM VARSANO**

617.369.5908

SVARSANO@ATLANTICRETAIL.COM

**PETER CONSIDINE**

617.369.5959

PCONSIDINE@ATLANTICRETAIL.COM



**ALBANY**

**ATLANTA**

**BOSTON**

THE PRUDENTIAL CENTER  
BOSTON, MA 02199

617.239.3600

**CHARLOTTE**

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