

SUB-LEASE OPPORTUNITY

Maynard, MA

Walgreens #12323

2nd Floor | ± 10,496 SF

21 Main Street



Property Overview

Size. ±0.65 acre; ± 10,496 SF (2nd floor)

Other Tenant in Building: Emerson Hospital occupies the 1st floor of the building.

Centrally Located. Located in the center of Maynard. Neighboring tenants include McDonald's, CVS and many local shops

Opportunity. Long-term sublease (10/31/2034), with excellent visibility + access

Major Intersection Nearby. ± 21,415 VPD at intersection

Zoning. Town of Maynard

Frontage. ±75' on Main Street
±75' on Summer Street

Access. Main Street: FI+FO
Summer Street: FI+RO

Convenient Location.

Surrounded by residential housing

Restricted Uses. Retail pharmacy

Signage.

Shared Pylon on Summer Street + building signage



'22 Estimates	1.00 Mile	3.0 Mile	5.0 Mile
Population	9,614	31,738	68,931
Households	4,127	12,100	25,418
Avg. HH Inc.	\$118,021	\$158,470	\$167,300

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SUB-LEASE TERMS

SUGGESTED RENT*

\$95,000/year (\$9.00 PSF)

(inclusive of RET ONLY. R&M, insurance, utilities subtenant responsibility)

CO-TERMINUS

10 years; maximum term 10/31/34

DELIVERY

“As-Is”

OFFERS EVALUATED AS RECEIVED

**Final pricing + terms, along with all offers, are subject to approval of Walgreen Co.’s Real Estate Committee*

CONTACT

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