Walgreens #12323



Maynard, MA

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

the 1st floor of the building.

<u>Centrally Located</u>. 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

<u>Major Intersection Nearby</u>. ± 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

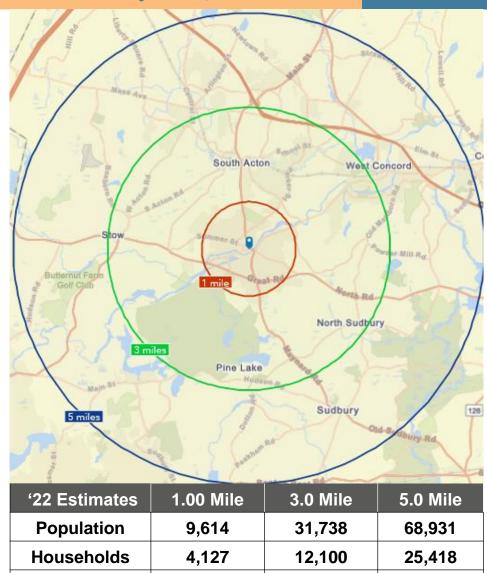
Convenient Location.

Surrounded by residential housing

Restricted Uses. Retail pharmacy

Signage.

Shared Pylon on Summer Street + building signage



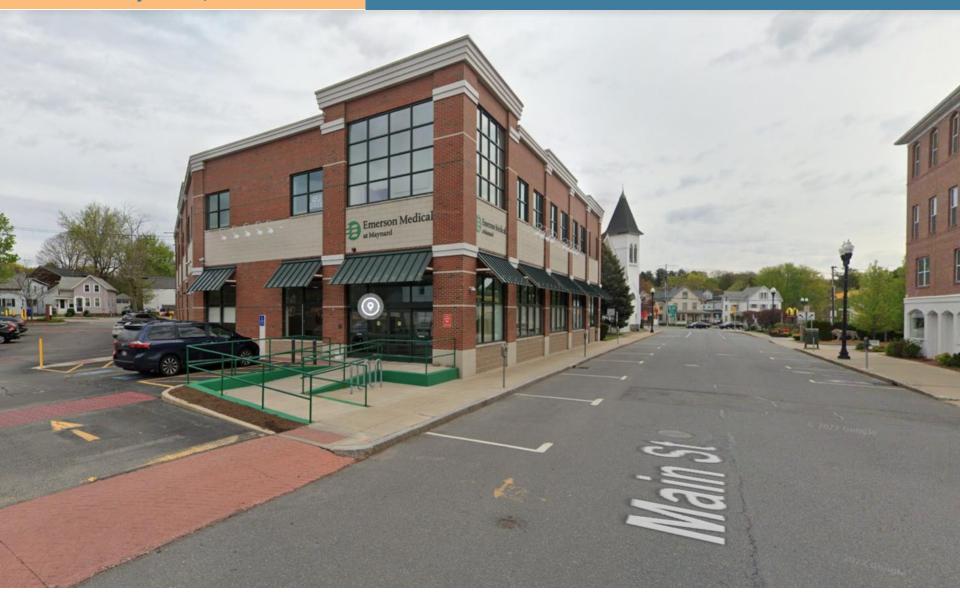
SUBLEASE OPPORTUNITY

Avg. HH Inc.

\$158,470

\$167,300

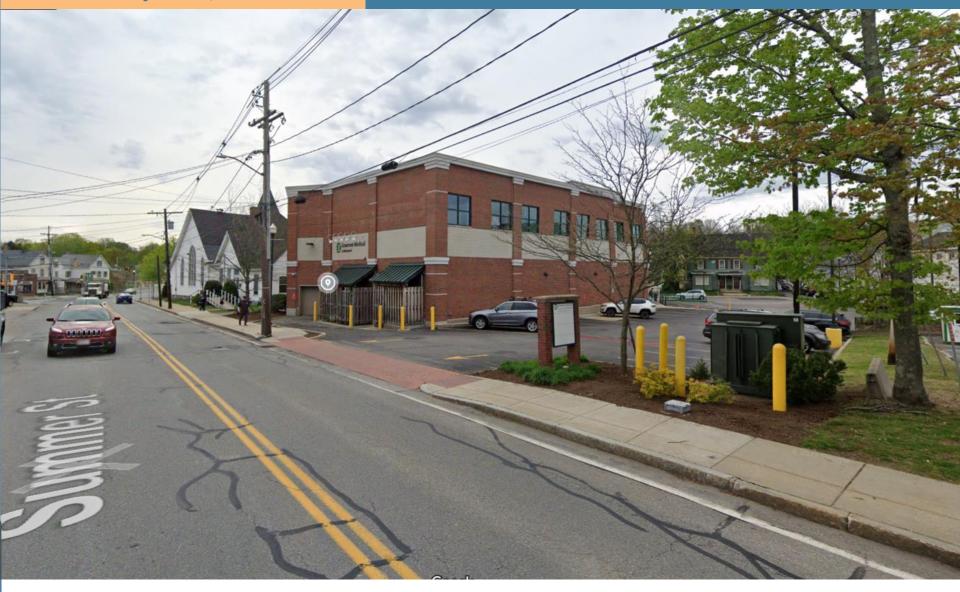
\$118,021



SUBLEASE OPPORTUNITY

Maynard, MA

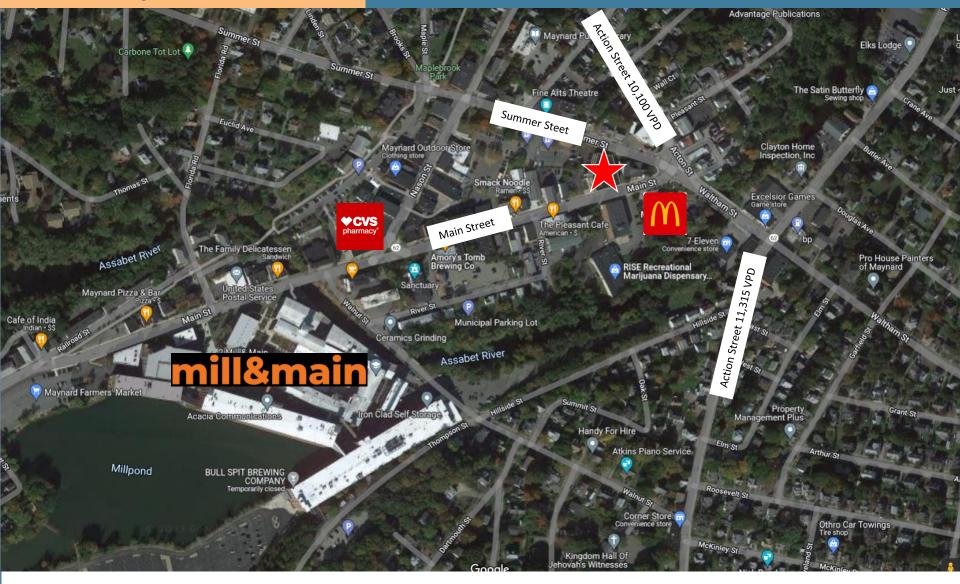
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SUBLEASE OPPORTUNITY

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SUBLEASE OPPORTUNITY

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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SUBLEASE OPPORTUNITY