



SINGLE TENANT RETAIL PROPERTY FOR SALE - LONG TERM LEASE

PROPERTY OVERVIEW

Zoning: MG-1

Building Size: 9,723 SF

Acreage: 1.38 Acres

Heat | AC: Throughout

Year Built: 1998

Parking: 20+

- Fully occupied by Resinate Dispensary on an NNN lease through 5/31/2029.
- 9,723 sq ft building with excellent highway access.
- Strong demographics and large customer base.
- Resinate Dispensary operating since 2019.

- Prime location less than half a mile from Route 146 with easy access to major Central Massachusetts roadways.
- Located just two miles from the I-90/Route 20 interchange and I-290 in Worcester.
- Strong local market with a 10-mile population of 400,000 and an average household income of \$104,000.
- Surrounded by major retailers including: Walmart, Gamestop, GNC, and Greatclips.

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