

# FOR SALE

## First Floor Medical Office Suite

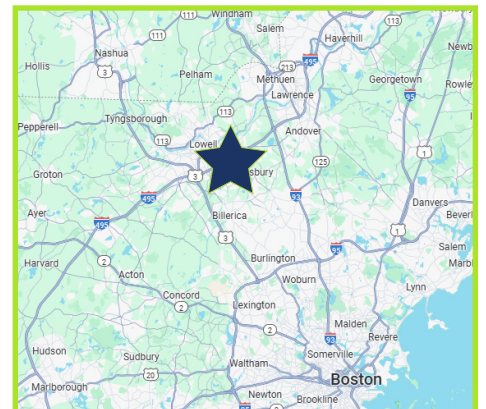


**1565 MAIN STREET, TEWKSBURY**

This is prime first floor medical office space with 4/5 exam rooms, 2/3 offices, large waiting room, check-in counter, nurses station, kitchenette, separate employee entrance and more!

Located in Building 2 at the Village Green complex. Easily accessible from three major highways: I-495, 93 and I-95/ Rt. 128. Village Green is a mixed-use complex consisting of office, retail and residential units.

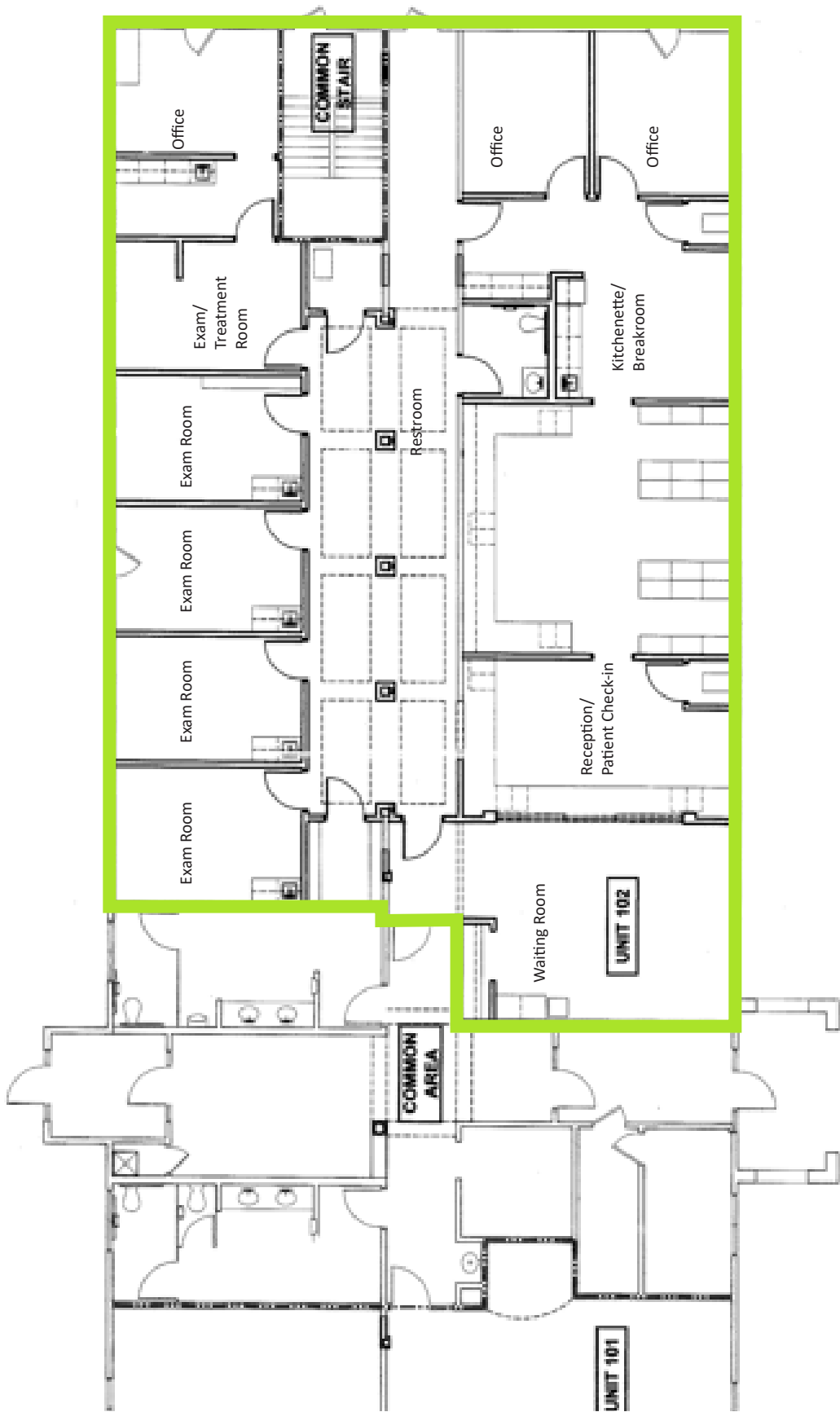
<b>Price:</b>	\$750,000.00
<b>Size:</b>	3,524 SF
<b>Zoning:</b>	Mixed Use Business
<b>Taxes:</b>	\$8,023 (2025)
<b>Condo Fees:</b>	\$1,047/month (includes gas & electric)
<b>Utilities:</b>	Gas & Electric - National Grid
<b>Water &amp; Sewer</b>	Public
<b>Parking:</b>	Ample parking on three sides of the building
<b>Investors:</b>	Leaseback is an option; 9.6% cap rate.
<b>Traffic Count:</b>	Over 22,000 cars



Contact:  
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 **OMNI PROPERTIES**  
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FLOOR PLAN



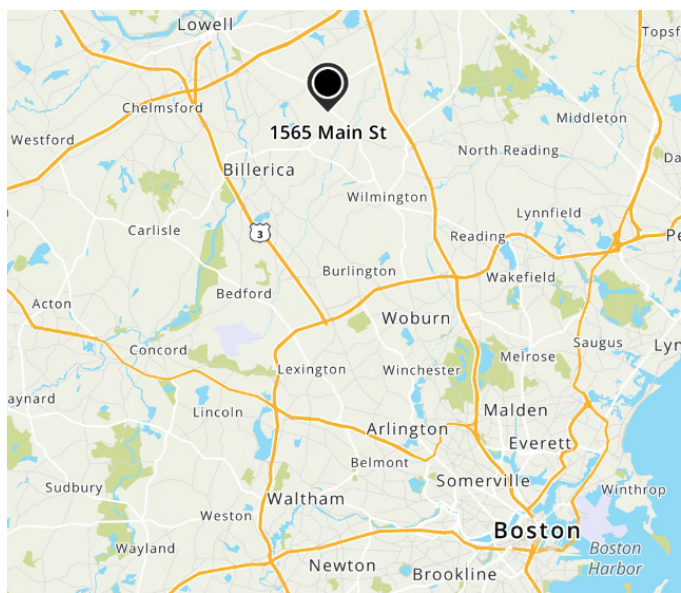


PHOTOS





# LOCATION





# DEMOGRAPHICS

## Population

	2 miles	5 miles	10 miles
2020 Population	22,965	127,583	649,715
2024 Population	22,904	127,176	640,522
2029 Population Projection	22,653	125,826	632,979
Annual Growth 2020-2024	-0.1%	-0.1%	-0.4%
Annual Growth 2024-2029	-0.2%	-0.2%	-0.2%
Median Age	46.6	43.1	40.4
Bachelor's Degree or Higher	36%	43%	41%
U.S. Armed Forces	0	113	281

## Consumer Spending

