

Southbridge Marketplace

479-511 EAST MAIN STREET (ROUTE 131) · SOUTHBRIDGE, MA

FOR LEASE 1,470 – 13,740 SF

Big Y—Anchored Community Center



PROPERTY OVERVIEW

Southbridge Marketplace is a **Big Y—anchored community center** positioned along East Main Street (Route 131), the primary retail corridor serving Southbridge and the surrounding Quinebaug Valley. Driven by its proximity to **Interstate 84 and Interstate 90**, the center is highly accessible across a broad regional trade area and records more than **1.3 million customer visits** annually. Established co-tenancy includes Big Y, Advance Auto Parts, Aubuchon Hardware, Anytime Fitness, Family Dollar, McDonald's and Monro, alongside the **Massachusetts RMV**, whose 7,702 SF office draws consistent regional traffic to the property.

PROPERTY DETAILS

GROSS LEASABLE AREA	113,514 SF
AVAILABILITY	1,470–13,740 SF Divisible to suit
TOTAL RETAILERS	10
PARKING	543 Spaces 4.78 / 1,000 GLA

CO-TENANCY



1.3M+

 ANNUAL CUSTOMER VISITS RECORDED ACROSS THE CENTER · PLACER.AI

AVAILABILITY

SPACE	BUILDING	SIZE	CONFIGURATION
TENANT 1	Main Building · 503 East Main St	10,800 SF	Contiguous with Tenants 2 & 3
TENANT 2	Main Building · 503 East Main St	1,470 SF	In-line space
TENANT 3	Main Building · 503 East Main St	1,470 SF	In-line space
TENANT 4	Main Building · 503 East Main St	3,600 SF	Flex/Commercial
OUT PARCEL	479 East Main Street	2,000 SF	Between Anytime Fitness & Family Dollar
TOTAL AVAILABLE		19,340 SF	Up to 13,740 SF contiguous

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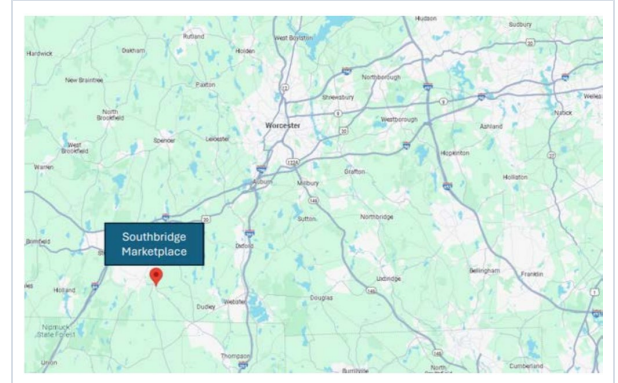
Interstate 84 & Interstate 90 Access

SITE PLAN



■ AVAILABLE SPACE · 543 PARKING SPACES · ROUTE 131 FRONTAGE

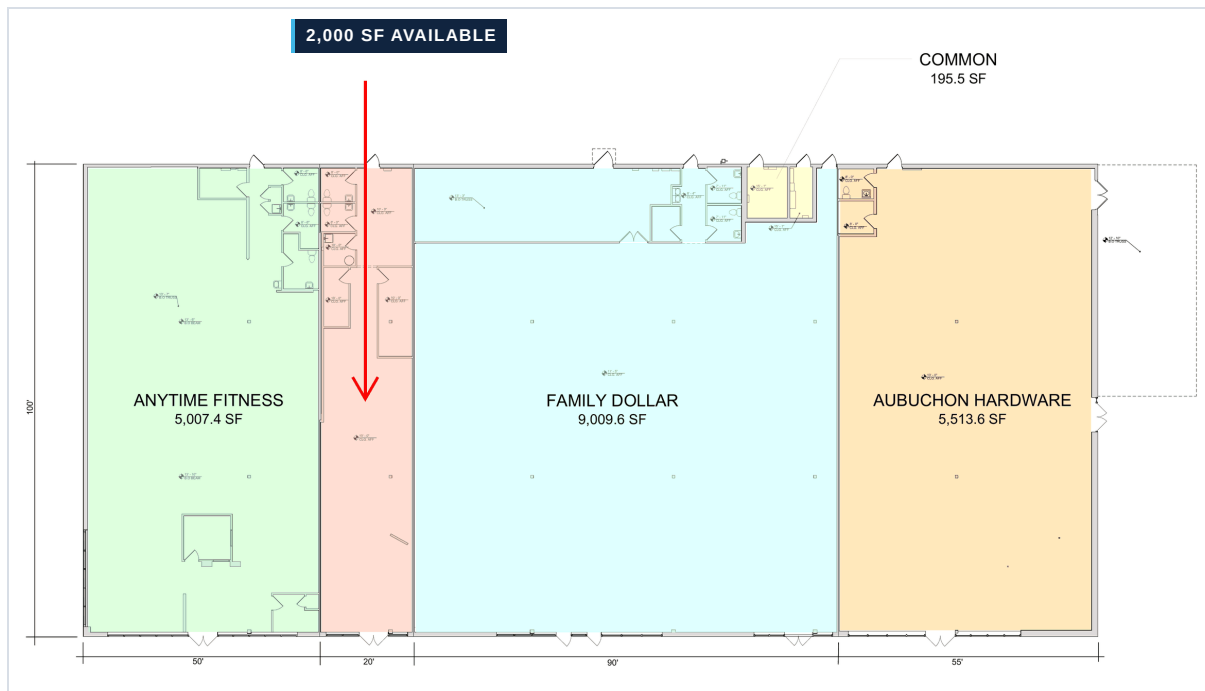
LOCATION



SOUTHBRIDGE, MA · WORCESTER COUNTY

- ◆ Regional access via **Interstate 84** and **Interstate 90**
- ◆ Frontage and visibility on **East Main Street (Route 131)**
- ◆ Pad tenants include **McDonald's** with drive-thru and **Gulf** fuel

OUT PARCEL · 479 EAST MAIN STREET



2,000 SF BETWEEN ANYTIME FITNESS AND FAMILY DOLLAR · 21,529.7 SF TOTAL BUILDING AREA

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503 EAST MAIN STREET · SOUTHBRIDGE, MA

AVAILABLE 17,340 SF

Divisible · Up to 13,740 SF Contiguous

FIRST FLOOR · 503 EAST MAIN STREET**TENANTS 1-3 COMBINE FOR UP TO 13,740 SF CONTIGUOUS RETAIL · TENANT 4 SUITED TO FLEX OR COMMERCIAL USE****PROPERTY HIGHLIGHTS**

- Up to **13,740 SF contiguous retail**, divisible from 1,470 SF
- Big Y supermarket** anchor driving weekly grocery trips
- Massachusetts RMV (7,702 SF)** drawing regional traffic
- 2,000 SF out parcel** beside Anytime Fitness
- 1.3M+ annual visits** recorded across the center
- 113,514 SF** of gross leasable area across ten retailers
- 543 surface spaces** at a 4.78 per 1,000 SF parking ratio
- 3,600 SF flex/commercial** space open to a range of uses

Floor plans and site plan are for marketing purposes only. All dimensions, areas and square footages are approximate and subject to field verification. Information contained herein has been obtained from sources believed reliable; Capital Group Properties makes no representation or warranty as to its accuracy, and all offerings are subject to change, prior lease or withdrawal without notice.

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