



## 440 Washington St

440 Washington St  
Auburn, Massachusetts 01501

### Property Highlights

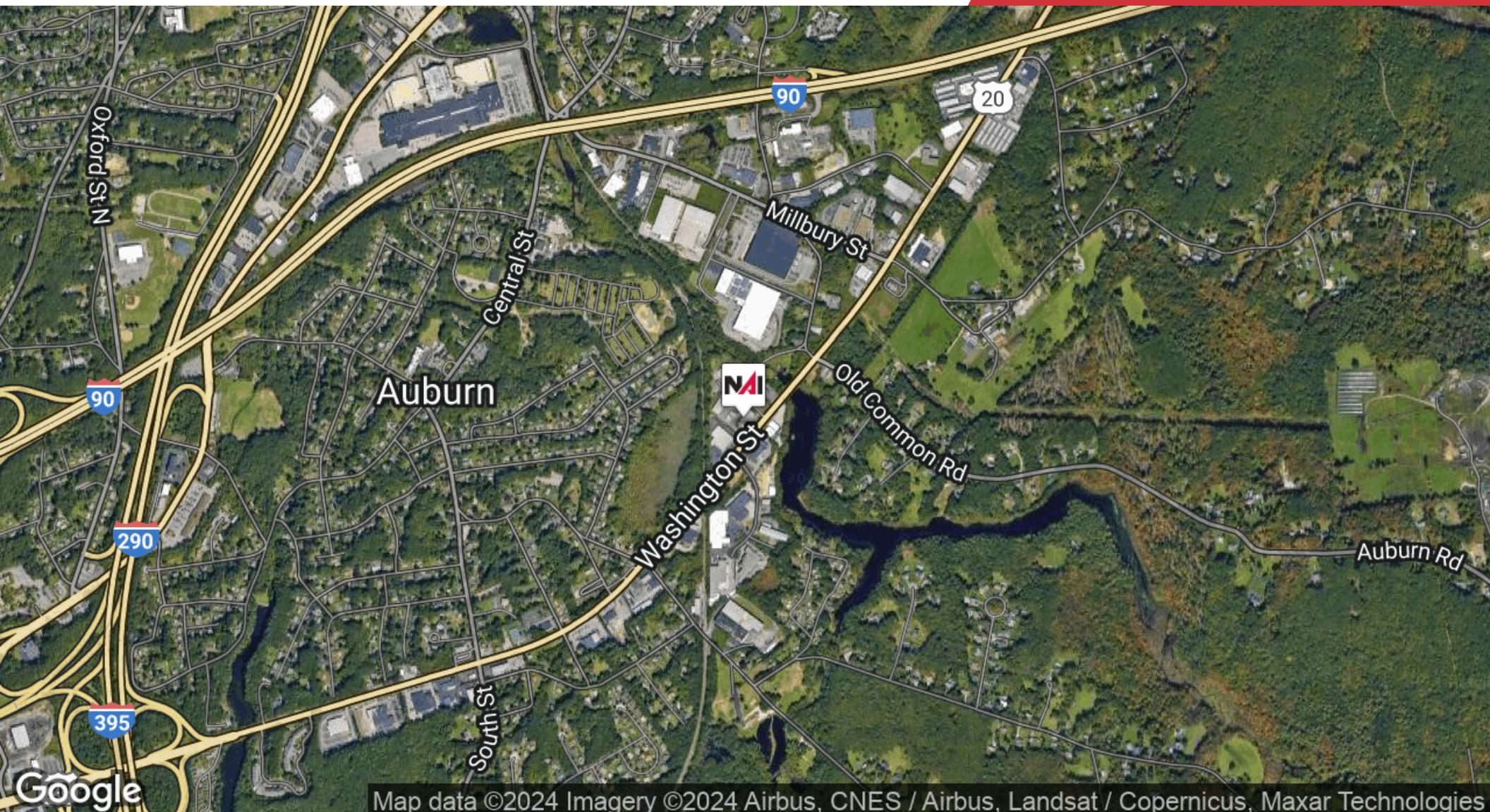
- - Prime location with high visibility
- - Ample parking for employees and customers
- - Versatile interior space for retail or first class industrial
- - Modern façade and well-maintained exterior
- - Large windows for natural light
- - Versatile floor layouts for easy customization
- - Professional and welcoming ambiance

### Offering Summary

Sale Price:	Subject To Offer
Lease Rate:	Negotiable
Building Size:	21,000 SF
Available SF:	21,000 SF
Lot Size:	2.21 Acres

### For More Information

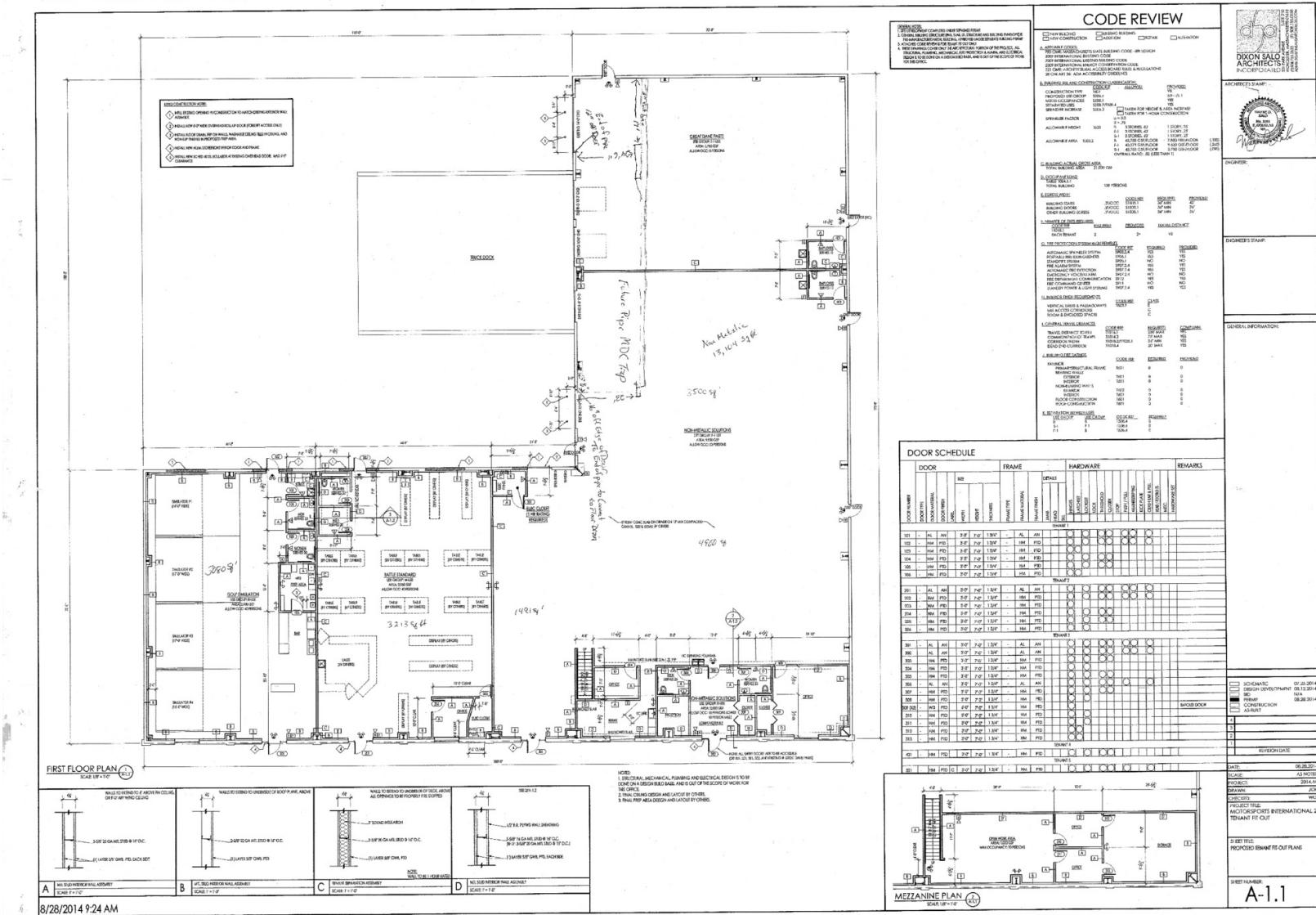
**David Burwick**  
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Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

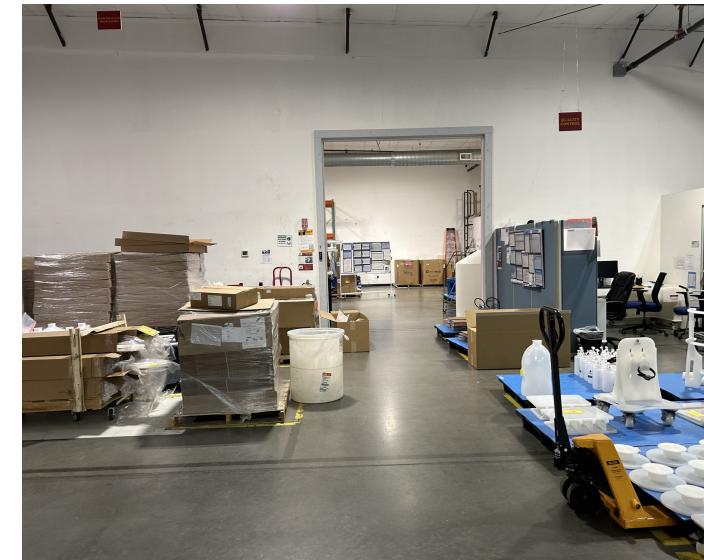
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For Sale & Lease  
21,000 SF  
Retail or Industrial Space

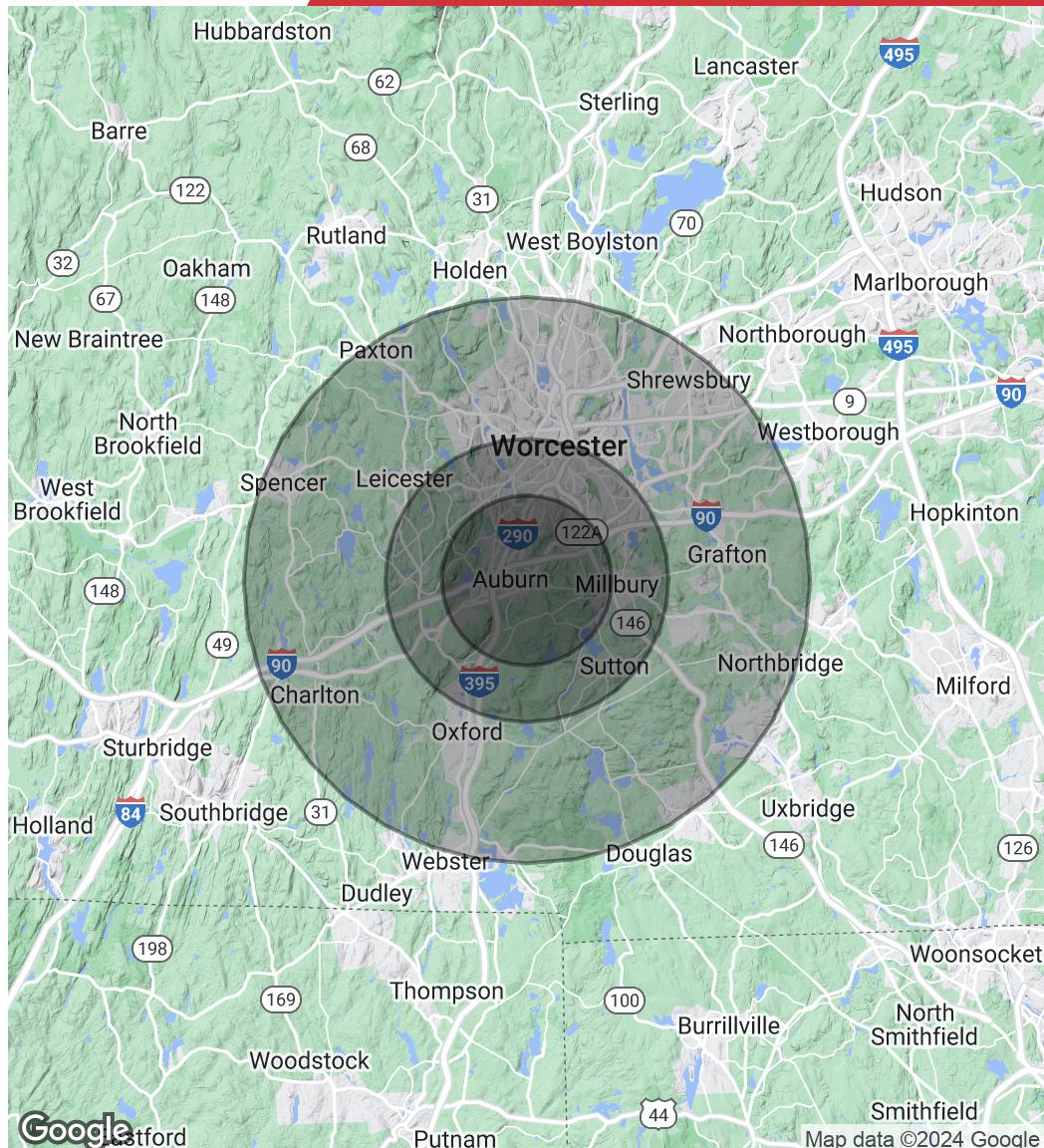


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Population	3 Miles	5 Miles	10 Miles
<b>Total Population</b>	30,509	146,595	384,683
<b>Average Age</b>	43	39	40
<b>Average Age (Male)</b>	0	0	0
<b>Average Age (Female)</b>	0	0	0
Households & Income	3 Miles	5 Miles	10 Miles
<b>Total Households</b>	12,370	56,360	149,086
<b># of Persons per HH</b>	2.5	2.6	2.6
<b>Average HH Income</b>	\$115,597	\$92,682	\$114,839
<b>Average House Value</b>	\$416,531	\$379,448	\$436,458

### *Demographics data derived from AlphaMap*



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