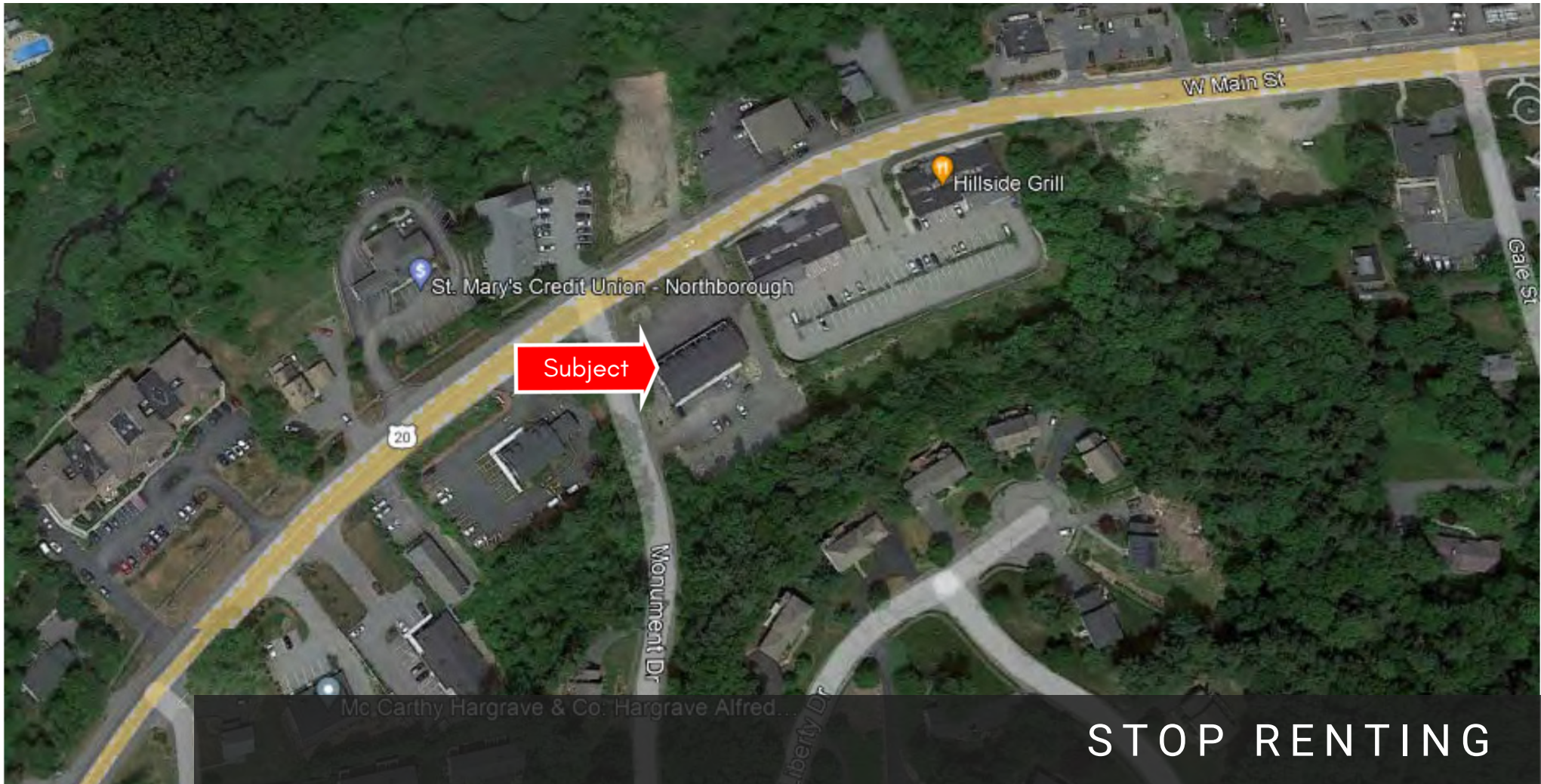


89 W Main St , Northborough, MA 01532

INVESTOR OPPORTUNITY: MD, DMD, LAWYERS & INSURANCE COMPANIES



STOP RENTING

**KW COMMERCIAL | NORTH CENTRAL**  
670 Mechanic Street  
Leominster, MA 01453



Each Office Independently Owned and Operated

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# TABLE OF CONTENTS

89 WEST MAIN STREET



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Property Description	3
Aerial Map	4
Demographics	5
Plans	6
Property Photos	7
Disclaimer	9

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## PROPERTY DESCRIPTION

89 WEST MAIN STREET



Four thousand square feet (4,000 sf ) of space for your practice built out to your specifications.

This mixed-use property has seven fully leased market-rate residential units. the projected cap rate is 6.4. This investment will "keep on giving...." Call today for more information and to schedule a tour...

Commercial Office / Retail Space For Lease with Investment Option available:

- Visibility, easy access and parking at 82 Main St Northborough MA.
- A great location on busy Rte 20 connecting to MA Rte 9 and I-495. Close to I-290 & I-90
- 4,000 rsf available @ \$29.50/rsf NNN. Estimated CAM & Taxes are \$4.76/rsf.
- Landlord would subdivide the space into 2-3 suites as small as 1330 sq ft
- Base building buildout to your specifications. Tenant Improvements can be amortized in the rent.
- Minimum term five years. Seven or ten preferred.

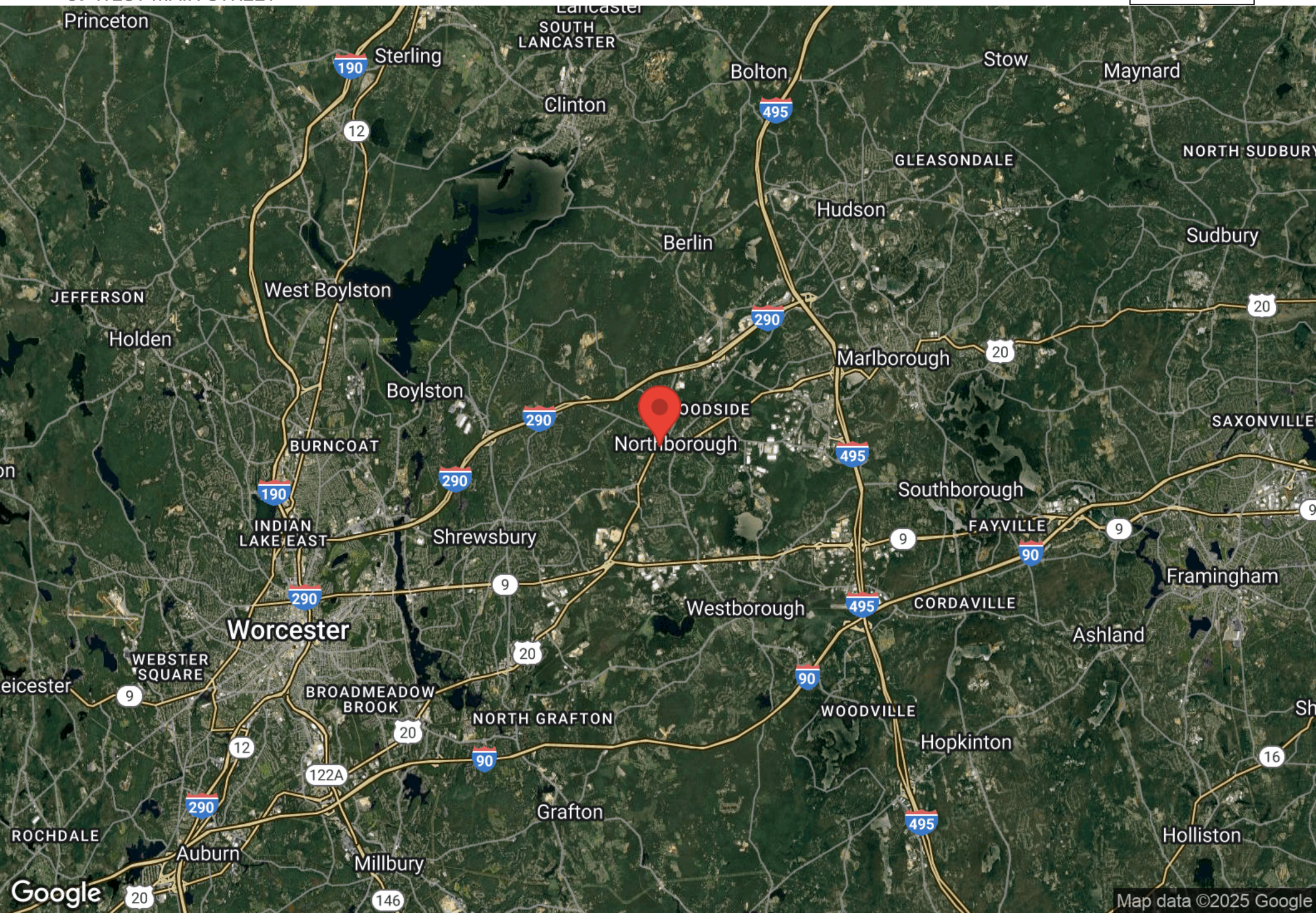
Investment Option:

Property with seven (7) leased residential units is being offered at \$4.2M.....



## AERIAL MAP

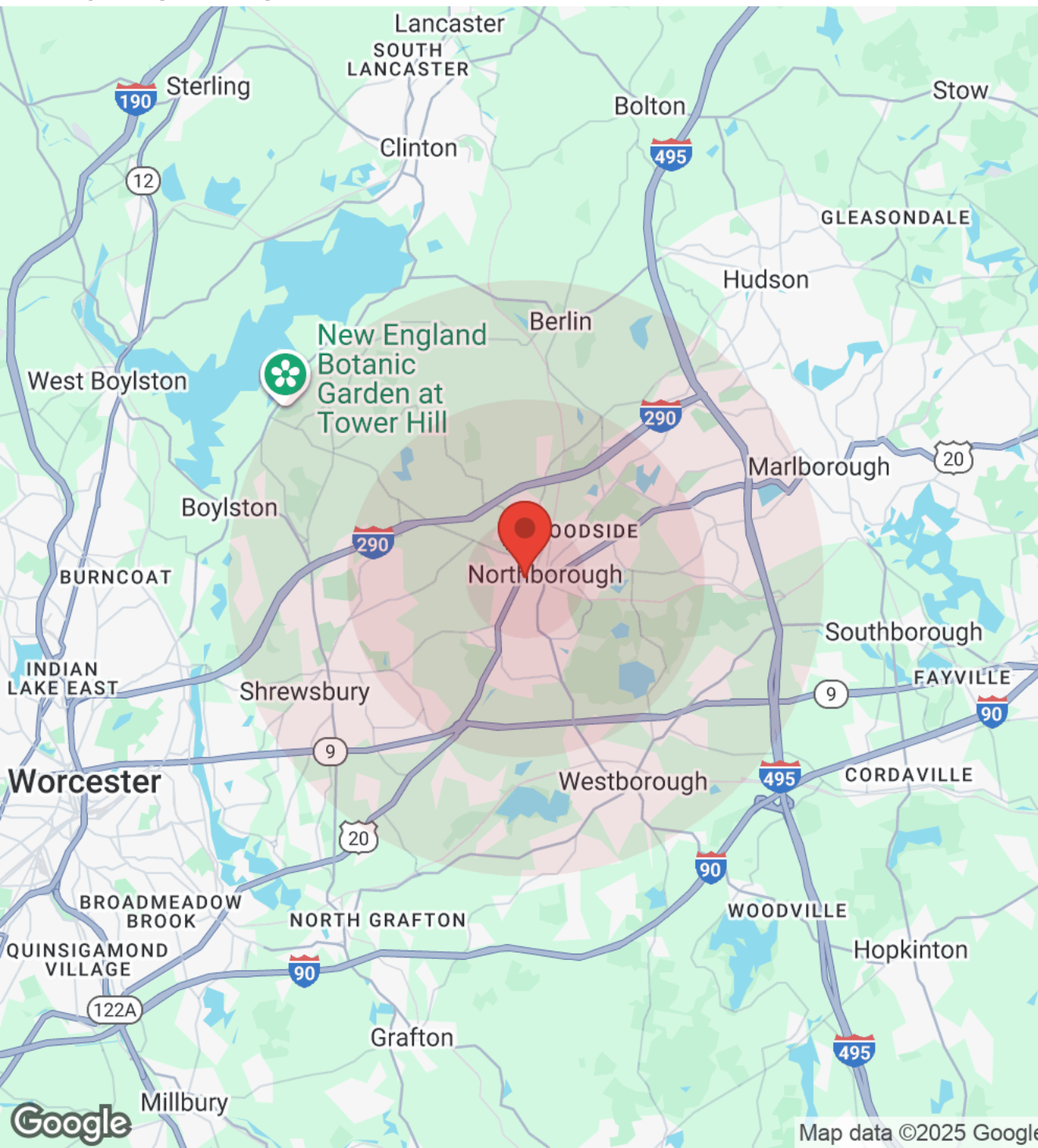
89 WEST MAIN STREET





## DEMOGRAPHICS

89 WEST MAIN STREET



Population	1 Mile	3 Miles	5 Miles
Male	2,625	12,613	39,087
Female	2,654	12,662	39,036
Total Population	5,279	25,275	78,122

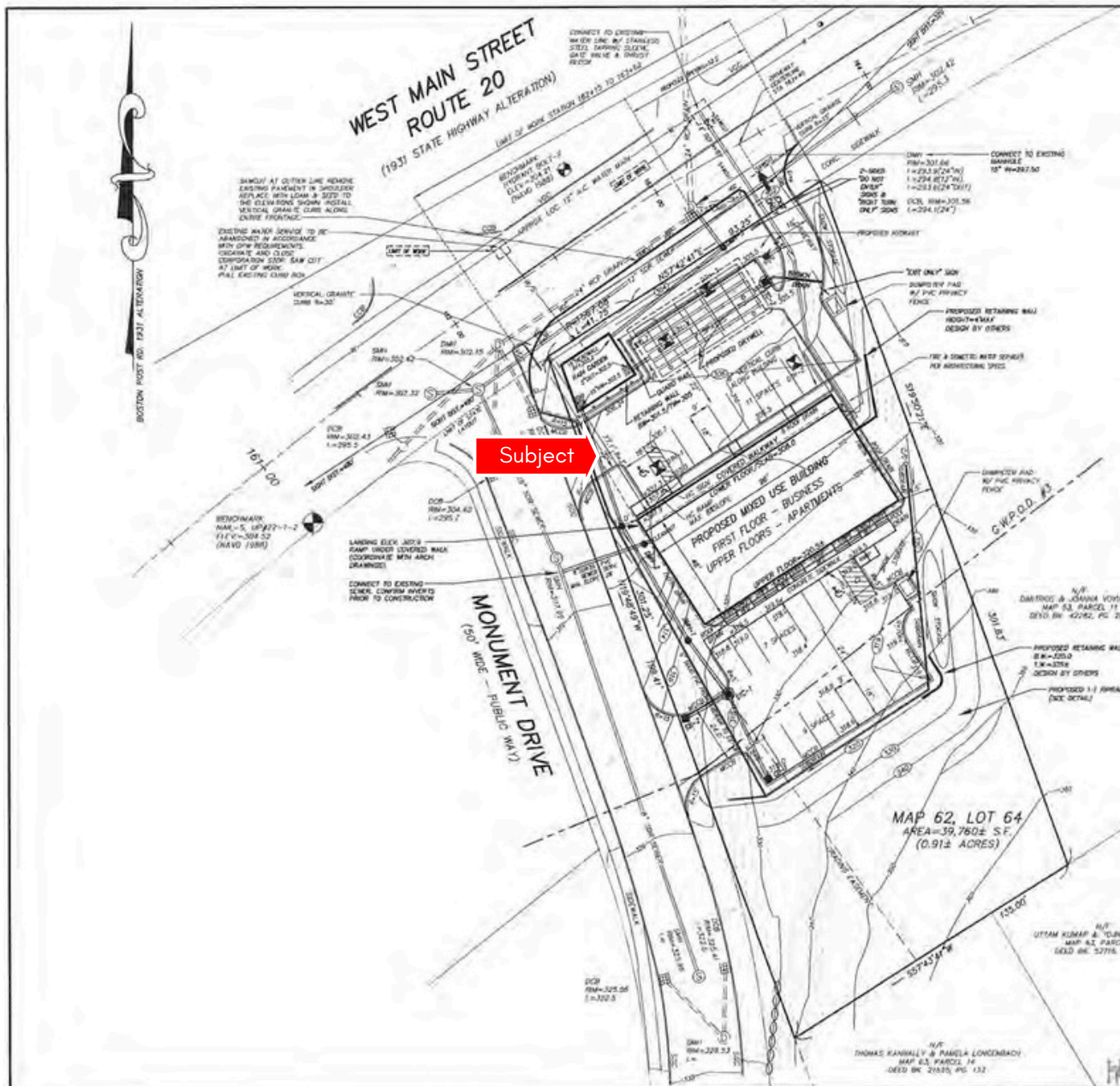
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	810	4,401	13,418
Ages 15-24	597	2,948	8,824
Ages 25-54	1,994	9,992	31,908
Ages 55-64	795	3,463	10,290
Ages 65+	1,084	4,469	13,682

Race	1 Mile	3 Miles	5 Miles
White	3,974	17,450	53,225
Black	183	920	3,117
Am In/AK Nat	4	10	39
Hawaiian	N/A	3	8
Hispanic	398	1,977	7,312
Asian	574	4,355	12,500
Multi-Racial	133	526	1,695
Other	13	35	242

Income	1 Mile	3 Miles	5 Miles
Median	\$159,524	\$171,045	\$142,347
< \$15,000	49	415	1,246
\$15,000-\$24,999	46	123	724
\$25,000-\$34,999	121	281	957
\$35,000-\$49,999	74	320	1,441
\$50,000-\$74,999	155	675	2,814
\$75,000-\$99,999	234	827	2,659
\$100,000-\$149,999	285	1,479	6,029
\$150,000-\$199,999	238	1,161	4,144
> \$200,000	817	3,937	9,831

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,086	9,508	30,833
Occupied	2,019	9,217	29,843
Owner Occupied	1,434	6,797	19,722
Renter Occupied	585	2,420	10,121
Vacant	66	291	991

89 WEST MAIN STREET



# PROPERTY PHOTOS

89 WEST MAIN STREET



Front View



Right Side View



Left Side View



# PROPERTY PHOTOS

89 WEST MAIN STREET



Interior View of the Commercial Space



Interior View of the Commercial Space



## DISCLAIMER

89 WEST MAIN STREET



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