

# TEWKSBURY, MA

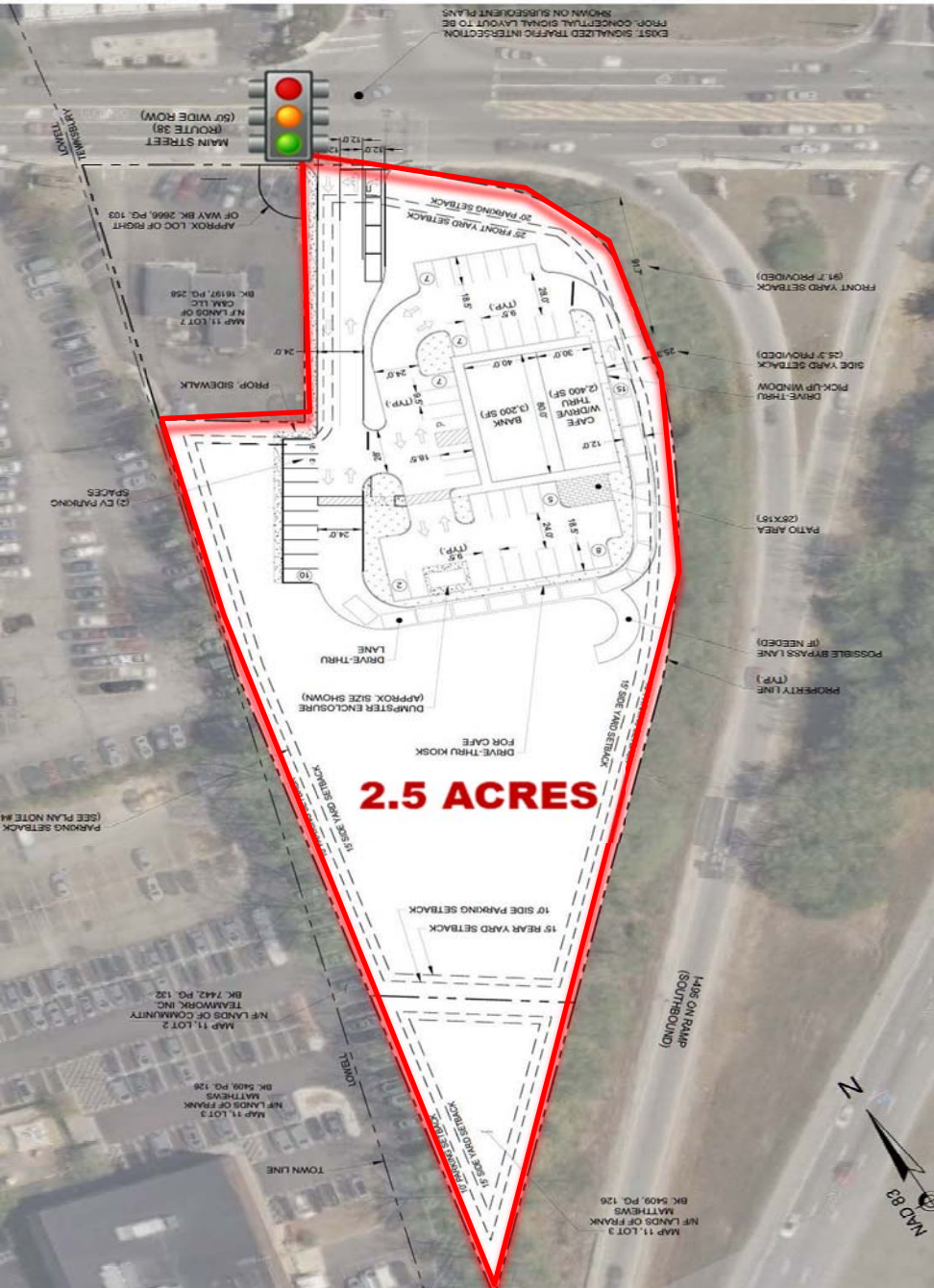
1 MAIN STREET





# TEWKSBURY, MA

## 1 MAIN STREET



### SITE OVERVIEW

- ✓ **Location**  
2.5 Acres for lease or build-to-suit at the NW Quadrant of Int. 495 and Rt. 38
- ✓ **Zoning**  
General Business Zoning and subject to the Interstate Overlay District
- ✓ **Visibility & Access**  
Tremendous visibility with over 150,000 vehicles passing daily and full access from Rt. 38 at a signalized intersection
- ✓ **Demographics**  
Strong residential demographics and employment presence

### DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE	7-MILE
POPULATION	7,024	109,212	200,197	313,813
AVG HH INCOME	\$139,934	\$117,659	\$132,287	\$149,200
EMPLOYEES	2,813	45,565	92,667	158,660

### DRIVE TIMES

	10-MINUTES	20-MINUTES	30-MINUTES
POPULATION	128,797	504,723	1,037,364
AVG HH INCOME	\$106,772	\$116,742	\$128,164
EMPLOYEES	70,451	301,568	625,302



# TEWKSBURY, MA

1 MAIN STREET







Corporate Realty Advisors, Inc.

60 State Street

Suite 1400

Boston, Massachusetts 02109

[www.cra-boston.com](http://www.cra-boston.com)

John Dennis

781-396-5400

[jd@cra-boston.com](mailto:jd@cra-boston.com)