



**12 CRANE ST,
SOUTHBRIDGE, MA 01550**

FOR LEASE

PROPERTY DESCRIPTION

About 6,000 sq ft total GLA, 1,000 of which is a full kitchen and restaurant area. The other 3,500 sq ft of newly renovated event space features a stage, floor viewing area, mezzanine, and bar area. The available event space is adjacent to the pre-existing Irish style bar that is operational and would be a great compliment to any show/event. The entire building has about half an acre of parking. This space has enormous potential and would provide a much need entertainment location for the Central Massachusetts area.



LOCATION DESCRIPTION

The property is well located at the center of the central business district in an energetic up-and-coming community of Southbridge MA. It's enhanced with superior pedestrian accessibility and is within an easy access to the RTA bus stop. It has easy access to the nearby municipal parking lot . The space could be ideal for store-front, non-profit or artisan gallery space. This location is highly visible from the busy intersection at Main and Central Streets in Southbridge, MA

OFFERING SUMMARY

Lease Rate:	\$15 PSF NNN
Available Space - 1st Floor:	1,500 SF
Available Space - 1st Floor:	3,500-6,000 SF
Lot Size:	0.68 Acres
Zoning:	CC
Building Size:	26,400 SF

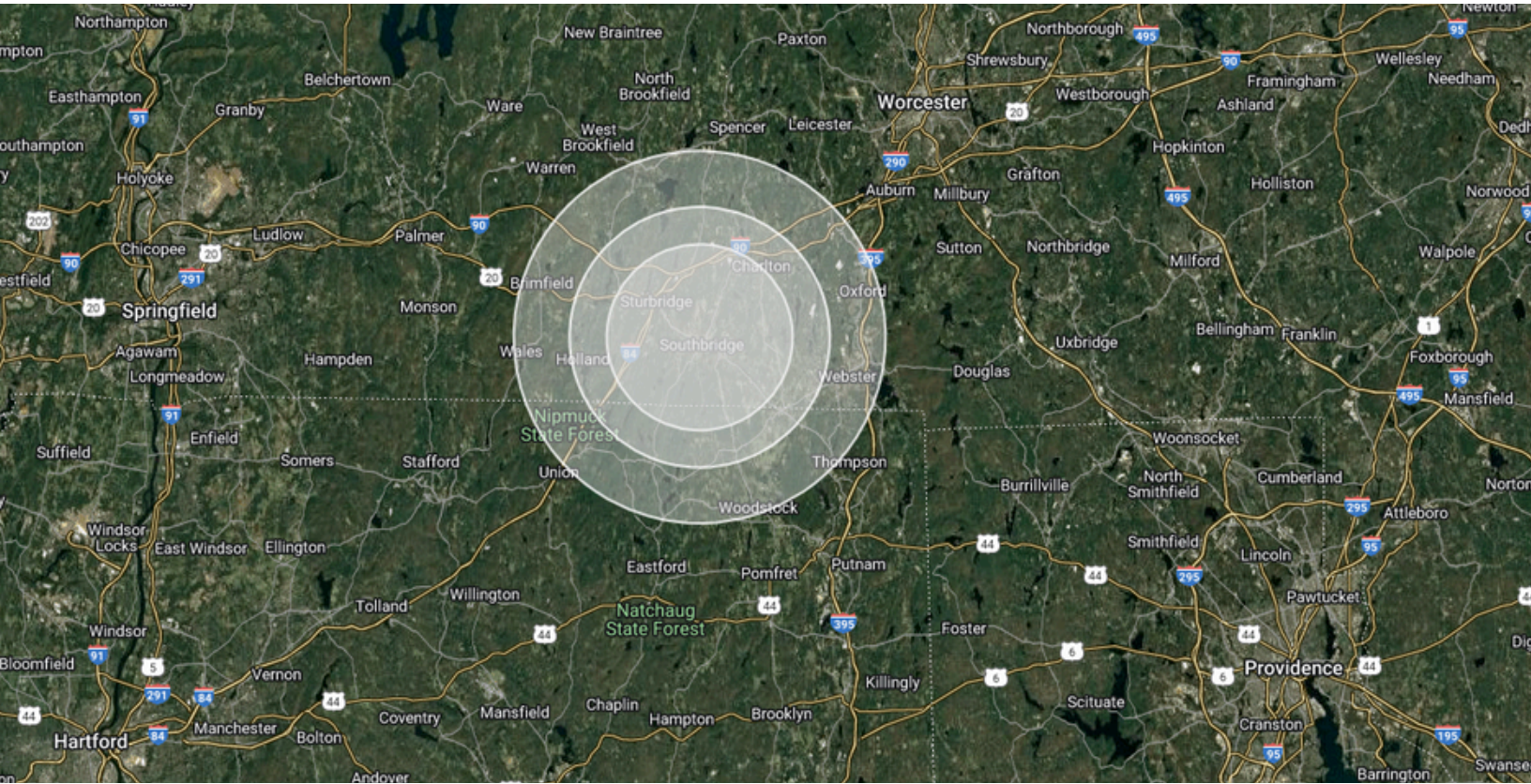


COLLIN MULCAHY
ASSOCIATE | 617-249-3184
CMULCAHY@RUBRICCRE.COM

TODD LORNELL
PRESIDENT | 860-305-7432
TLORNELL@RUBRICCRE.COM

No Representation or Warranty by Seller. Purchaser hereby acknowledges that, except as specifically set forth herein, Seller has not and does not make any warranty or representation regarding the truth, accuracy or completeness of Documents or the sources thereof. Seller has not undertaken any independent investigation as to the truth, accuracy or completeness of the Documents and is providing the Documents solely as an accommodation to Purchaser.

DEMOGRAPHICS | 2



POPULATION

	5 MILES	7 MILES	10 MILES
Total Population 2024	31,901	51,734	102,530
Total Population 2029	32,497	52,478	103,652
Average Age 2024	42	42	43
Average Age 2029	43	43	44

HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households 2024	13,031	20,355	41,443
Total Households 2029	13,423	20,924	42,490
Average HH Income	\$104,341	\$114,977	\$112,102

* Demographic data derived from ESRI

