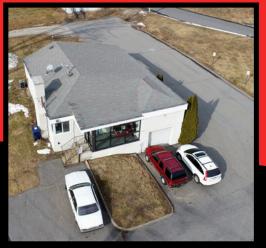


# FOR SALE RETAIL/OFFICE

ASKING SALE PRICE: \$1.2M







POSITION YOUR BUSINESS FOR SUCCESS WITH THIS 2,500 SF BUILDING ON 0.78 ACRES ALONG BUSY ROUTE 12. JUST SECONDS FROM I-90 AND I-290, THE SITE OFFERS EXCEPTIONAL VISIBILITY AND ACCESS, WITH OVER 50,000 VEHICLES PASSING DAILY. SURROUNDED BY RETAIL, OFFICE, AND RESIDENTIAL NEIGHBORHOODS, THIS IS A PRIME LOCATION FOR A FAST FOOD RESTAURANT, CAFÉ, OR OTHER HIGH-TRAFFIC BUSINESS. A RARE OPPORTUNITY IN A HIGH-DEMAND CORRIDOR.

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### HIGHWAY TRAFFIC VOLUMES – AUBURN, MA (AVERAGE DAILY):

- I-90 (MASS PIKE): 90,000+ VEHICLES/DAY
- I-290: 70,000+ VEHICLES/DAY
- I-395: 60,000+ VEHICLES/DAY
- ROUTE 20: 45,000+ VEHICLES/DAY
- ROUTE 12 (SOUTHBRIDGE STREET): 25,000-30,000 VEHICLES/DAY

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