

RETAIL SPACE FOR SUBLEASE

25 WEST MAIN STREET

Westborough, Massachusetts



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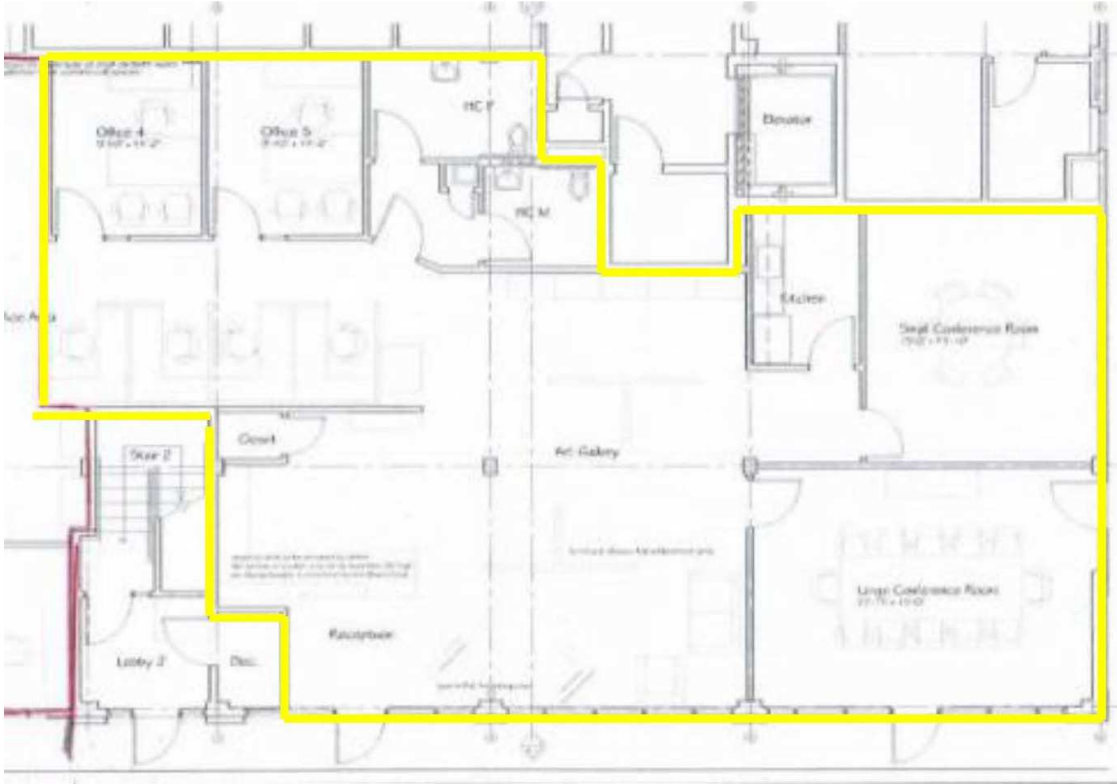
PROPERTY DESCRIPTION

- 2,239 square feet of retail space available on the first floor of Westborough's newest mixed-use downtown building
- Great visibility and signage opportunities located directly at the Westborough rotary
- Space is currently a Learning Center
- Plenty of on-street parking as well as municipal lots nearby
- Perfect for a restaurant as there is a 1,000-gallon grease trap in place or many other uses
- Lease has more than 2 years remaining and Landlord is willing to add more term

OFFERING SUMMARY

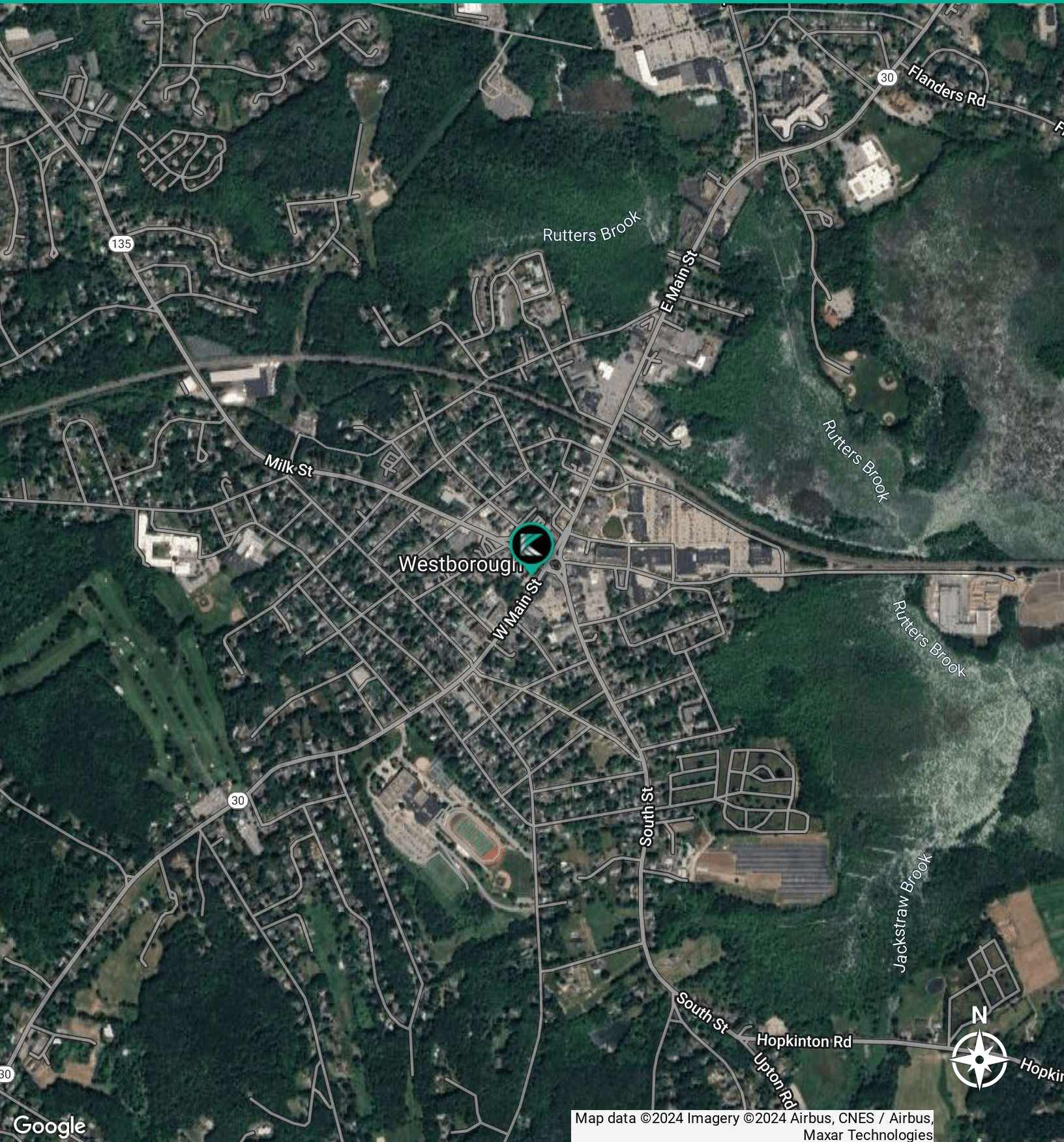
Property Type:	Retail
Building Size:	29,424 SF
Available SF:	2,239 SF
Lease Rate:	\$20.00 SF/yr (NNN)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,322	9,580	22,938
Total Population	5,525	26,556	63,364
Average HH Income	\$148,254	\$200,810	\$202,661



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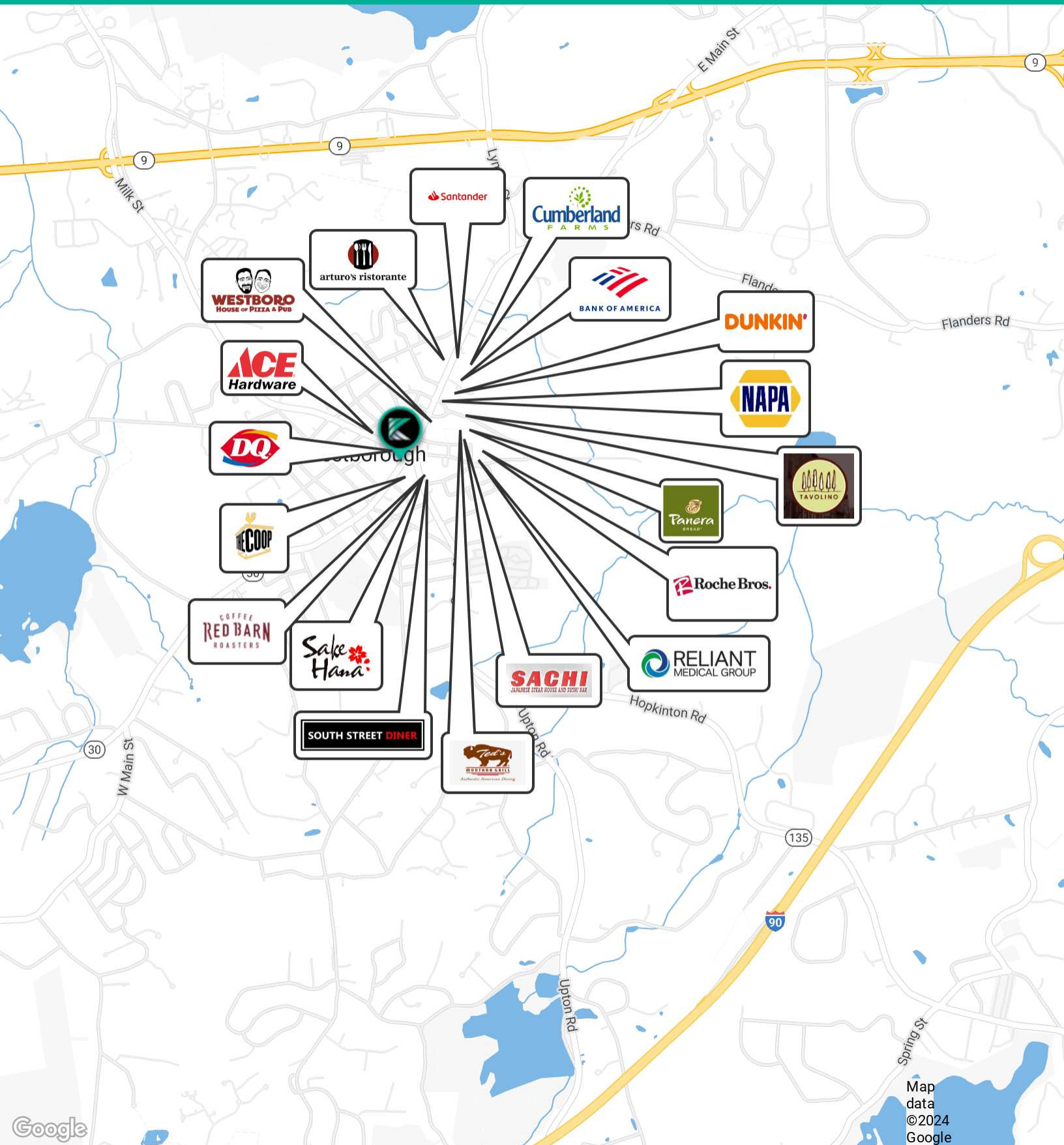
Location Map



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Location Map



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