73-75 MAIN STREET
WARE, MA

OFFICE BUILDING FOR SALE

IDEAL RE-DEVELOPMENT SITE FOR
MEDICAL OFFICE | RETAIL | MULTI- FAMILY | MIXED-USE SITE

NAI Glickman Kovago & Jacobs

PROPERTY HIGHLIGHTS

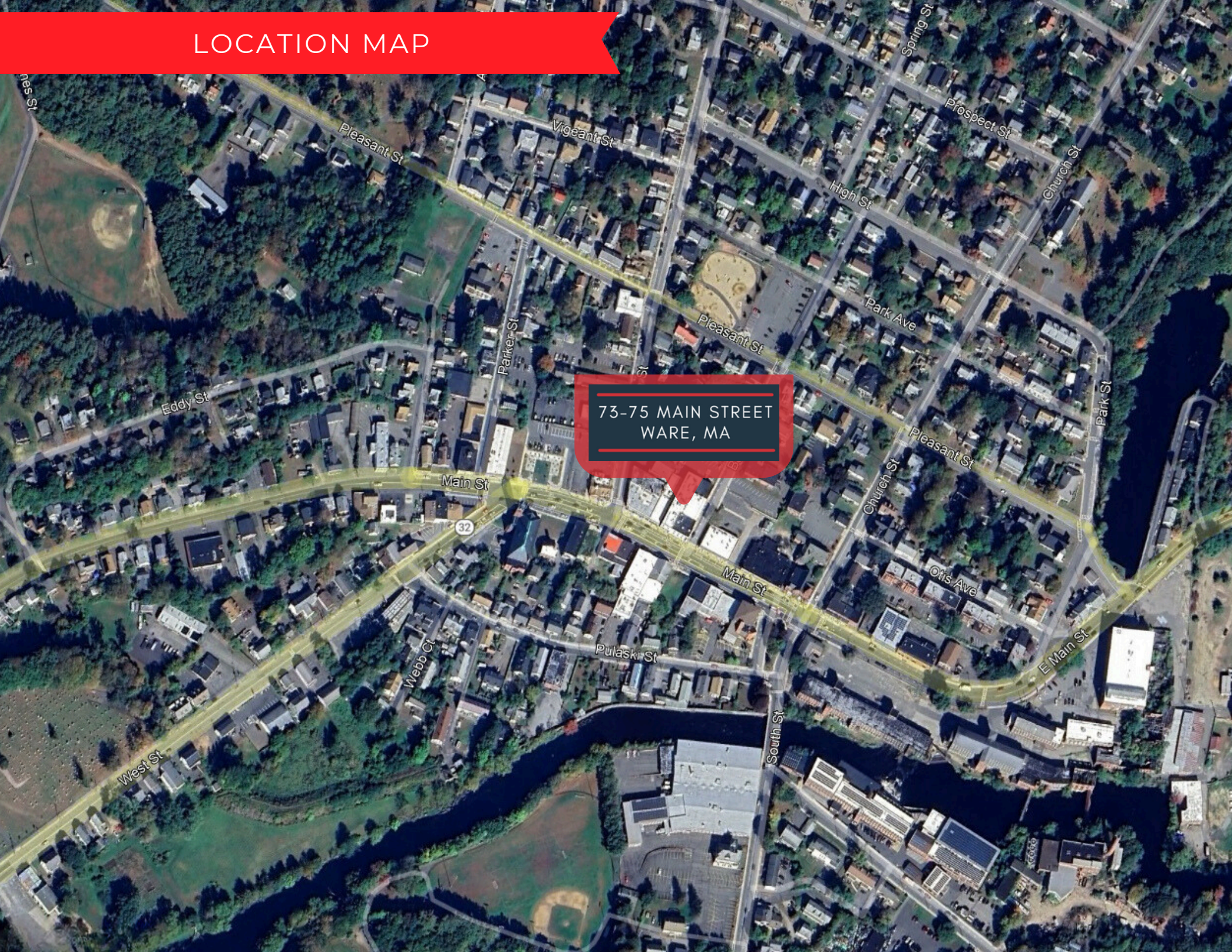
EXECUTIVE SUMMARY

ASKING PRICE	$750,000
BUILDING SIZE	+/- 30,000 SF
PRICE PER/ SQ FT	$25
LOT SIZE	0.5 ACRES
ZONING	DTC
BUILDING CLASS	B
ELEVATORS	1
SPRINKLER SYSTEM	WET
YEAR BUILT	1978
PARKING	25+

HIGHLIGHTS

- FORMER COUNTRY BANK HEADQUARTERS
- APPROXIMATELY 30,000 SQ FT OF OFFICE SPACE ON +/- 0.5 ACRES
- IDEAL REDEVELOPMENT SITE FOR MEDICAL OFFICE/RETAIL/MULTIFAMILY OR A MIXED-USE SITE
- 25+ SPACE PARKING LOT AT PROPERTY REAR
- HIGH VISIBILITY AND CENTRAL LOCATION FOR WARE/WARREN MARKET.

LOCATION MAP

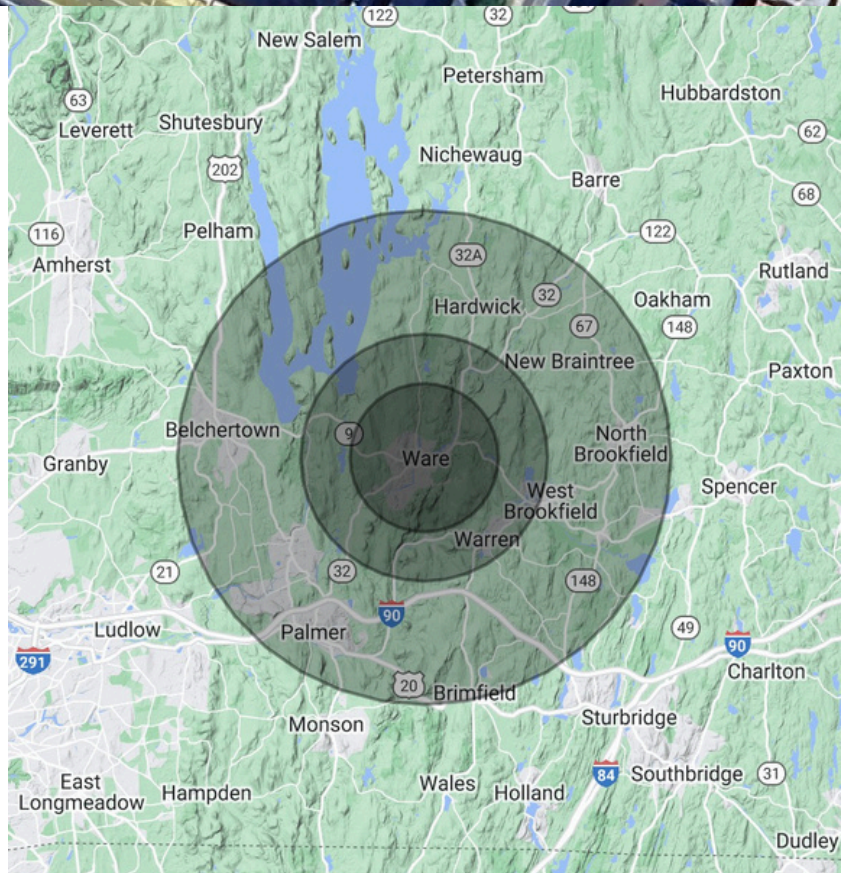


DEMOGRAPHICS

Population	3 Miles	5 Miles	10 Miles
Total Population	9,126	17,549	57,935
Average Age	43	44	44
Average Age (Male)	42	43	43
Average Age (Female)	44	45	45

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	3,938	7,438	24,199
# of Persons per HH	2.3	2.4	2.4
Average HH Income	$82,171	$94,094	$106,509
Average House Value	$337,057	$361,064	$377,163

Demographics data derived from AlphaMap



PHOTOS

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