

MILLBURY, MA 01527

1485 GRAFTON RD



RETAIL PROPERTY | FOR LEASE

MATTHEW JAVITCH

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PROPERTY DESCRIPTION

CRG Commercial is pleased to present this 8,700 SF freestanding commercial property located at 1485 Grafton Rd Millbury. It offers the perfect blend of accessibility, flexibility, and convenience. Just one minute from the Mass Pike, this well-located property is an excellent opportunity for retail, office, medical, or other storefront uses.

The space features an open, customizable layout, is ADA compliant, and includes a loading dock, making it ideal for businesses with shipping, receiving, or inventory needs.

Whether you're launching a new venture or expanding your current operation, this property offers the flexibility to grow – inside and out.

PROPERTY HIGHLIGHTS

- * 8,700 SF freestanding building
- * Just 1 minute from the Mass Pike
- * ADA compliant
- * Loading dock on site
- * Open floor plan – ready to be customized
- * Ample parking and high visibility location

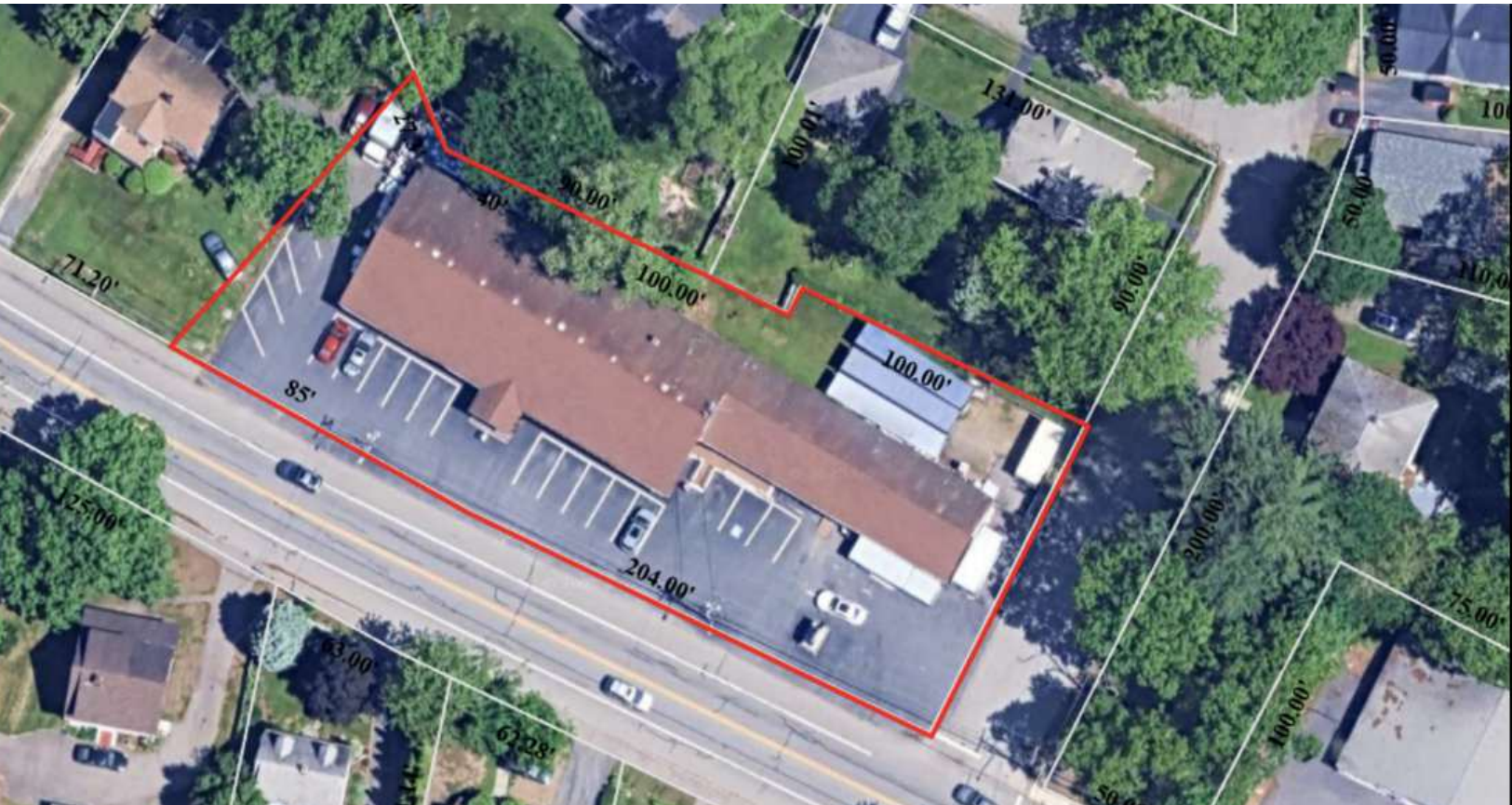
OFFERING SUMMARY

Lease Rate:	\$27.60 SF/yr (NNN)
Number of Units:	1
Available SF:	8,700 SF
Lot Size:	27,500 SF
Building Size:	8,700 SF

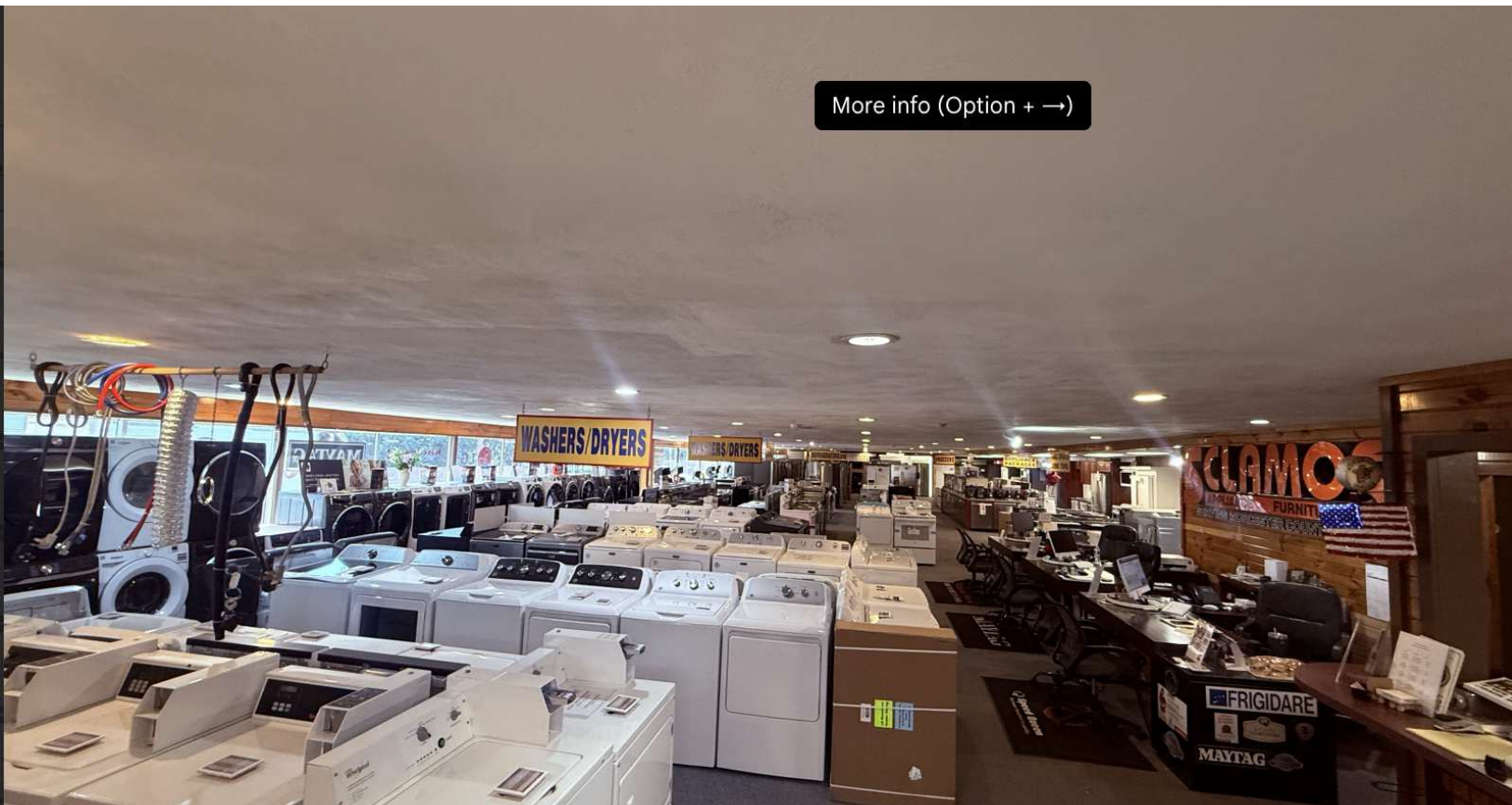
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	114	442	2,542
Total Population	322	1,190	6,243
Average HH Income	\$137,456	\$130,677	\$123,030

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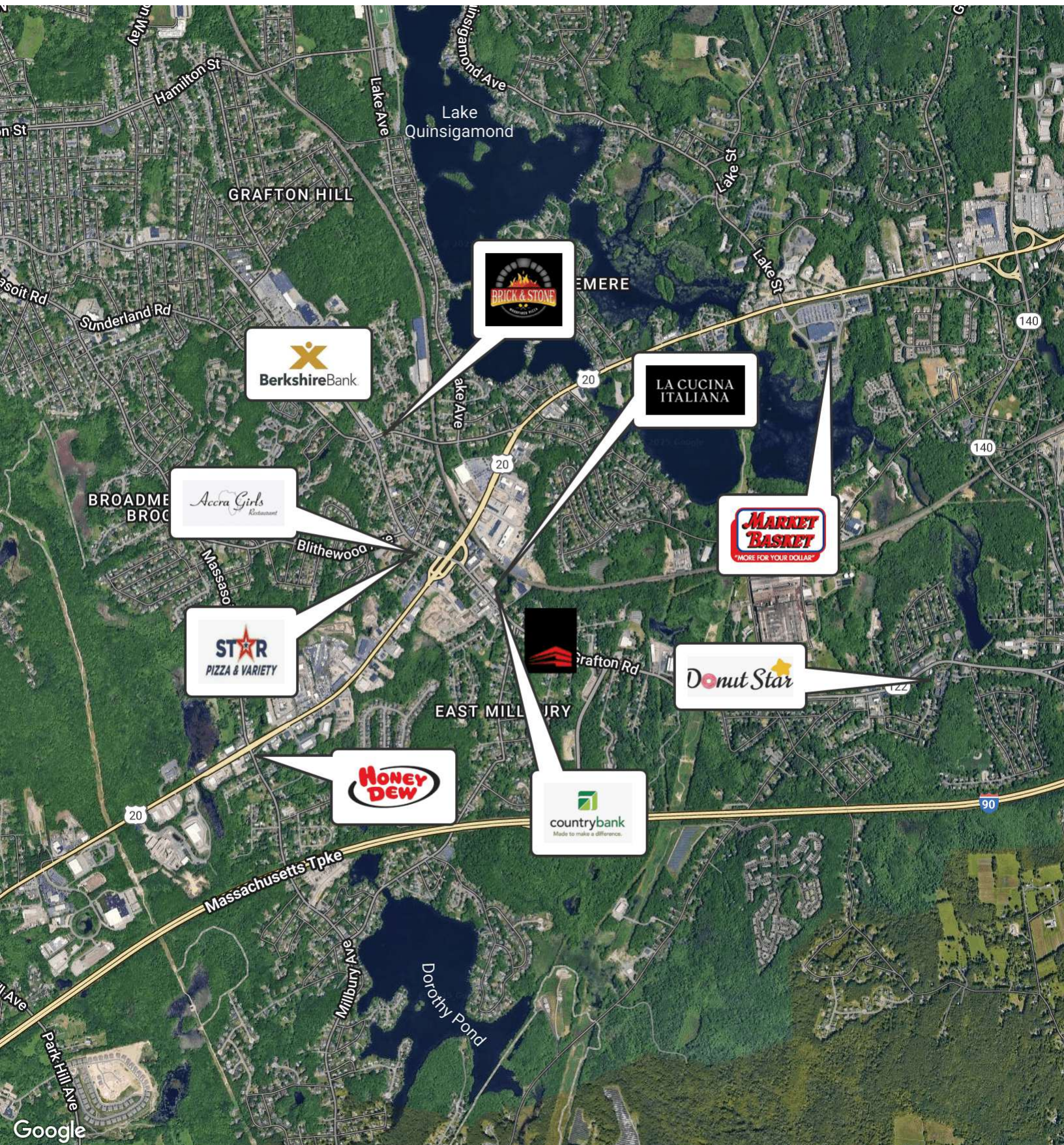
More info (Option + →)



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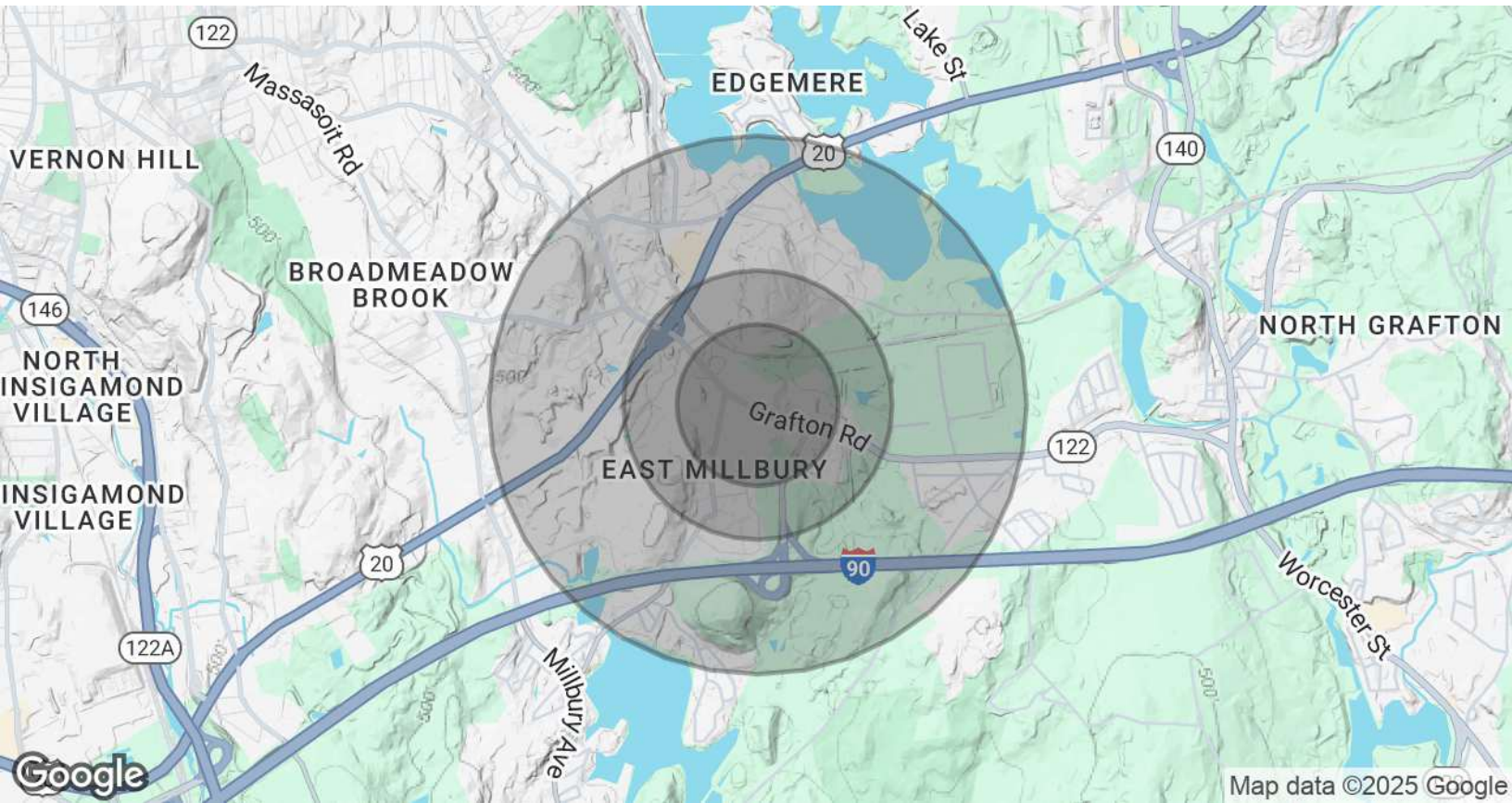
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	322	1,190	6,243
Average Age	43	43	43
Average Age (Male)	41	41	41
Average Age (Female)	45	45	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	114	442	2,542
# of Persons per HH	2.8	2.7	2.5
Average HH Income	\$137,456	\$130,677	\$123,030
Average House Value	\$526,394	\$494,247	\$442,810

Demographics data derived from AlphaMap

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