



7-15 PROSPECT STREET

LEOMINSTER, MA

FOR SALE | 1.3 AC OF LAND ZONED BUSINESS B

- 0.4 Miles to Route 2
- 1.5 Miles to Route 190
- 1.8 Miles to Route 12



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

1.3 AC of Land Zoned Business B for Sale

This is a unique opportunity to acquire a well-located retail redevelopment site in Leominster, MA. The property's zoning, daily traffic exposure, and adjacency to the North Leominster commuter rail station make it ideal for a variety of commercial users including retail, banking, and service-oriented businesses.

PROPERTY HIGHLIGHTS

- 1 Minute from Route 2 & I-190
- Zoning Business B allows retail, bank, restaurant, and commercial uses
- Excellent visibility and frontage with strong daily traffic counts
- Prime retail redevelopment site on a busy Main Street corridor
- Transit-oriented location – immediate proximity to MBTA North Leominster station

PROPERTY SPECIFICATIONS

Lot Size:	1.3 Acres combined paved and graveled (0.54 AC + 0.76 AC)
Zoning:	Business B
Sale Price:	\$1,575,000

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	18,944	37,934	58,997
Total Population	45,943	96,900	154,148
Average HH Income	\$104,742	\$106,000	\$121,957



HIGHWAY PROXIMITY



1.9 MILES
7 MINUTES



0.7 MILES
5 MINUTES



1.4 MILES
5 MINUTES

LUNENBURG

FITCHBURG

INDUSTRIAL AREA



7-15 PROSPECT RD.
LEOMINSTER, MA

LEOMINSTER

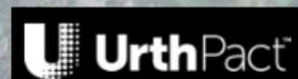
2



INDUSTRIAL AREA



INDUSTRIAL AREA



7-15 PROSPECT STREET

LEOMINSTER, MA

FOR SALE | 1.3 AC OF LAND ZONED BUSINESS B

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