

RETAIL PROPERTY FOR LEASE

322 MAPLE STREET

Marlborough, Massachusetts



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OFFERING SUMMARY

Space Size:	±2,772
Lot Size:	±0.85 acres
Parking:	Ample (±25 spaces)
Utilities:	City water & sewer
Heat Type:	Natural Gas
Zoning:	CA - Commercial Automotive
Traffic Count:	±14,906 (2022)
Lease Rate:	Negotiable

PROPERTY DESCRIPTION

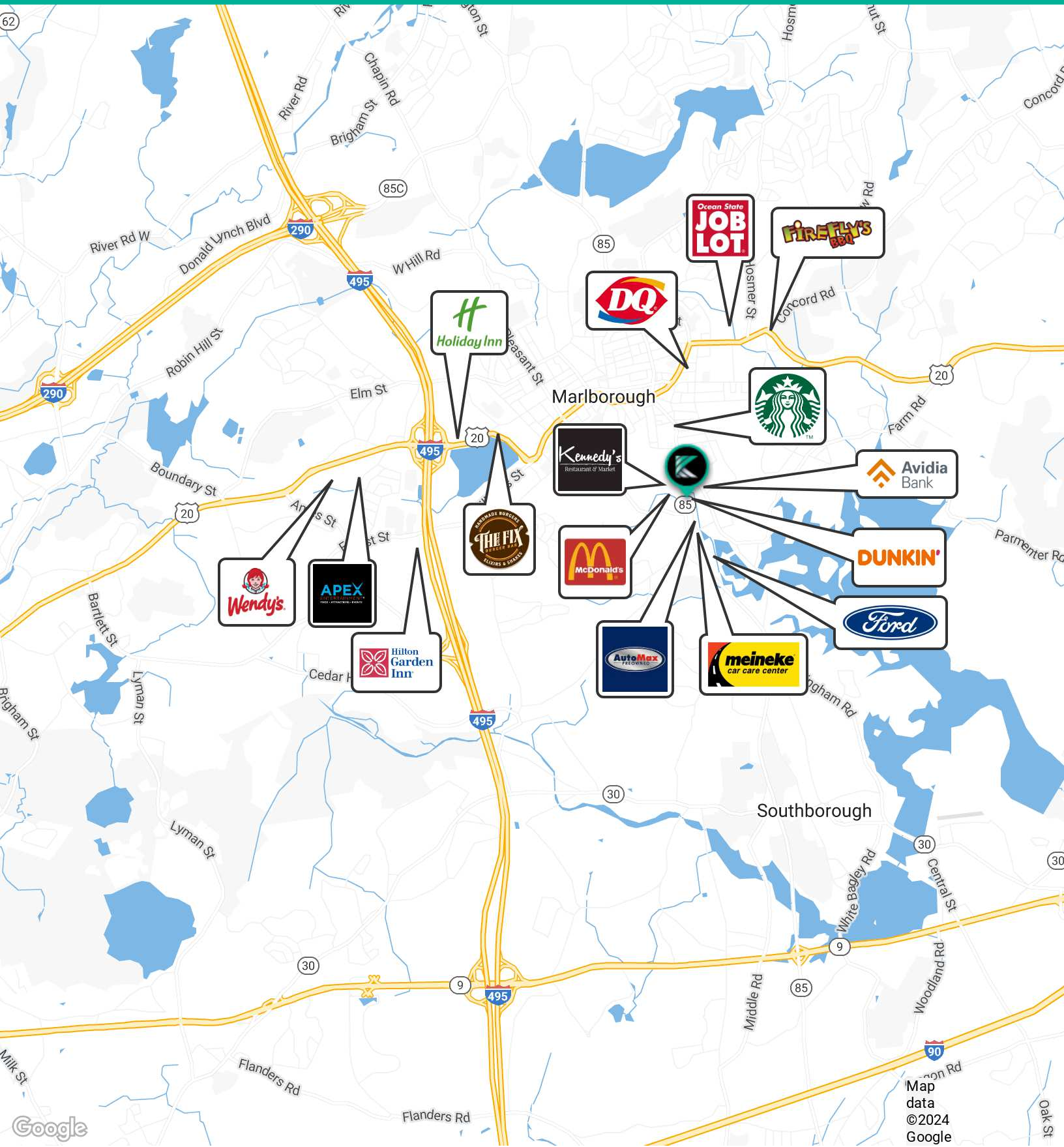
Kelleher & Sadowsky Associates, Inc. is pleased to present 322 Maple Street, Marlborough, MA for lease. This property is currently operating as a branch of Berkshire Bank and is in above average condition. The building is a good fit to continue as a bank branch, fast-food restaurant, convenience store, or office space.

The parking on site is plentiful with approximately ±25 parking spaces. The location is highly desirable on Maple Street (Route 85), with a number of other national retailers/food services, including Dunkin' directly next door. The property offers excellent signage visibility on Maple Street and has easy access directly on Route 85. The property is also minutes from Route 20 and Route 495. Contact us today to schedule a tour.



322 MAPLE STREET

Location & Amenity Map



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