



300 MAIN ST SOUTHBRIDGE, MA 01550

FOR LEASE

PROPERTY DESCRIPTION

Attractive store-front located on Main Street in Southbridge in the heart of the downtown business district. Inside is a comfortable and fully renovated 600 SF space with large glass window, updated electrical, and shared bathroom in the rear egress hallway. Tenant is responsible for heat, electric, cable, and trash removal.

LOCATION DESCRIPTION

The property is well located at the center of the central business district in an energetic up-and-coming community of Southbridge MA. It's enhanced with superior pedestrian accessibility and is within an easy access to the RTA bus stop. It has easy access to the nearby municipal parking lot . The space could be ideal for store-front, non- profit or artisan gallery space. This location is highly visible from the busy intersection at Main and Central Streets in Southbridge, MA

OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Number of Units:	2
Available SF: Lot	1200 SF
Size: Building	0.04 Acres
Size:	4,135 SF

SPACES

	LEASE RATE	SPACE SIZE
300 Main Street, Southbridge MA - 1	\$10.00 SF/yr	600 SF
300 Main Street, Southbridge MA - 2	\$10.00 SF/yr	600 SF



rubriccre.com

COLLIN MULCAHY

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No Representation or Warranty by Seller. Purchaser hereby acknowledges that, except as specifically set forth herein, Seller has not and does not make any warranty or representation regarding the truth, accuracy or completeness of Documents or the sources thereof. Seller has not undertaken any independent investigation as to the truth, accuracy or completeness of the Documents and is providing the Documents solely as an accommodation to Purchaser.

TODD LORNELL

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DEMOGRAPHICS MAP & REPORT | 2



POPULATION

	5 MILES	7 MILES	10 MILES
Total Population 2024	31,901	51,734	102,530
Total Population 2029	32,497	52,478	103,652
Average Age 2024	42	42	43
Average Age 2029	43	43	44

HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households 2024	13,031	20,355	41,443
Total Households 2029	13,423	20,924	42,490
Average HH Income	\$104,341	\$114,977	\$112,102

