

VALUE ADD RETAIL PROPERTY FOR SALE

±50,306 Square Foot Multi-tenant Strip Center

243-265 WEST MAIN STREET
NORTHBOROUGH, MASSACHUSETTS 01532



Todd Alexander
508-981-7014
alexander@kelleher-sadowsky.com

David V. Cohen
508-864-2379
cohen@kelleher-sadowsky.com

Will Kelleher
508-596-5395
wkelleher@kelleher-sadowsky.com

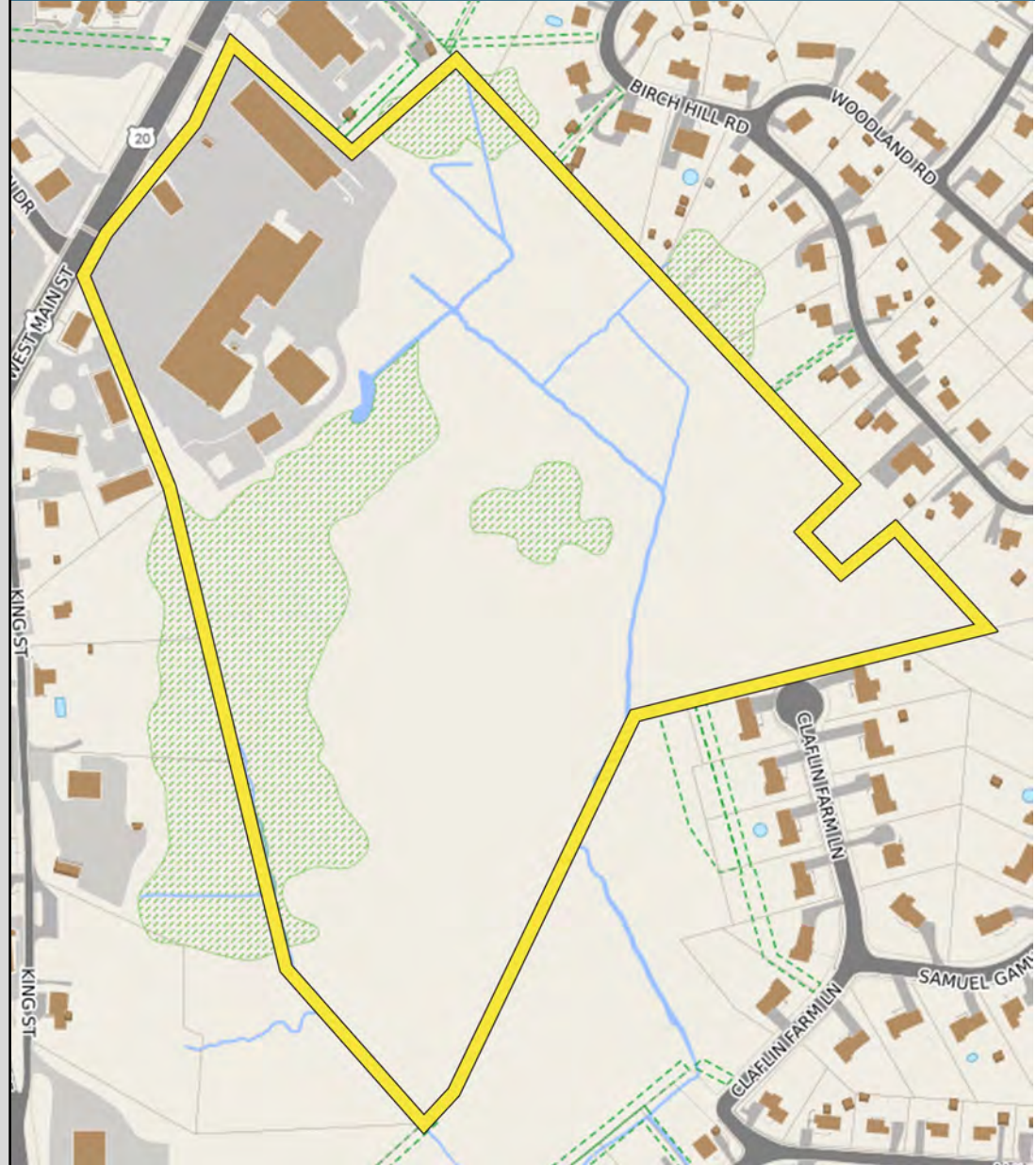
PROPERTY OVERVIEW

Kelleher & Sadowsky Associates, Inc. is pleased to introduce 243–265 West Main Street, a ±50,306 square foot neighborhood shopping center prominently located along Route 20 in Northborough, Massachusetts. This well-maintained retail property offers a stable and diversified income stream with significant value-add potential through market rent stabilization. The property possesses many desirable attributes, including historically low vacancy rates, long-standing and well-established tenancies, future development potential, excellent visibility, and convenient local accessibility.

Strategically situated along a heavily traveled commercial corridor within one of MetroWest's premier suburban markets, the property features a diverse tenant mix comprised primarily of established local retailers and service providers, complemented by select regional operators that cater to the daily needs of the surrounding residential and business communities. With multiple points of ingress and egress, ample on-site parking, and proximity to major regional thoroughfares, the center serves as a convenient and well-frequented destination for residents of several affluent nearby towns and municipalities. Constructed with a masonry and steel frame structure, the building presents a durable and low-maintenance design. Tenant spaces feature modern storefront glass systems, rear service doors for loading, and utility configurations suitable for various retail users. The site's efficient layout supports stable occupancy and long-term operational sustainability.

This offering presents a compelling opportunity to acquire a stabilized, income-producing retail asset in a supply-constrained market characterized by strong demographics and high barriers to entry. The property offers notable upside in net operating income through base rent growth, lease restructuring, façade improvements, and strategic repositioning of the asset to significantly enhance NOI.

SALE PRICE: \$7,950,000



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PROPERTY HIGHLIGHTS



Value-Add Potential – Opportunity to enhance returns through lease-up of remaining vacancies, rental rate growth upon lease rollover, and targeted cosmetic or signage upgrades to further elevate tenant visibility and property appeal.



Prime Route 20 Location – Highly visible ±50,306 SF neighborhood shopping center positioned along Route 20 – Northborough's primary commercial corridor with excellent daily traffic counts (AADT 16,212; EB Count 7,918; WB Count 8,289) and exceptional regional connectivity.



Stable, Diversified Tenant Mix – Well-balanced lineup of local and regional retailers, providing essential goods and services to the community, ensuring steady customer traffic and minimal income concentration risk.



Excellent Accessibility & Parking – Situated on ±5.3 acres with multiple points of ingress and egress and approximately 200 surface parking spaces, offering superior convenience and accessibility for both customers and tenants.



Strong Demographics – Affluent and expanding trade area with average household incomes exceeding \$150,000 and a growing population base within a three-mile radius supporting durable long-term retail demand.

TENANT MIX

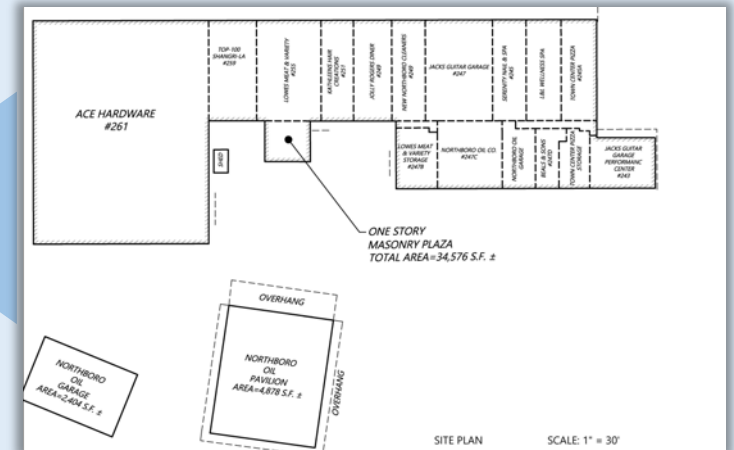
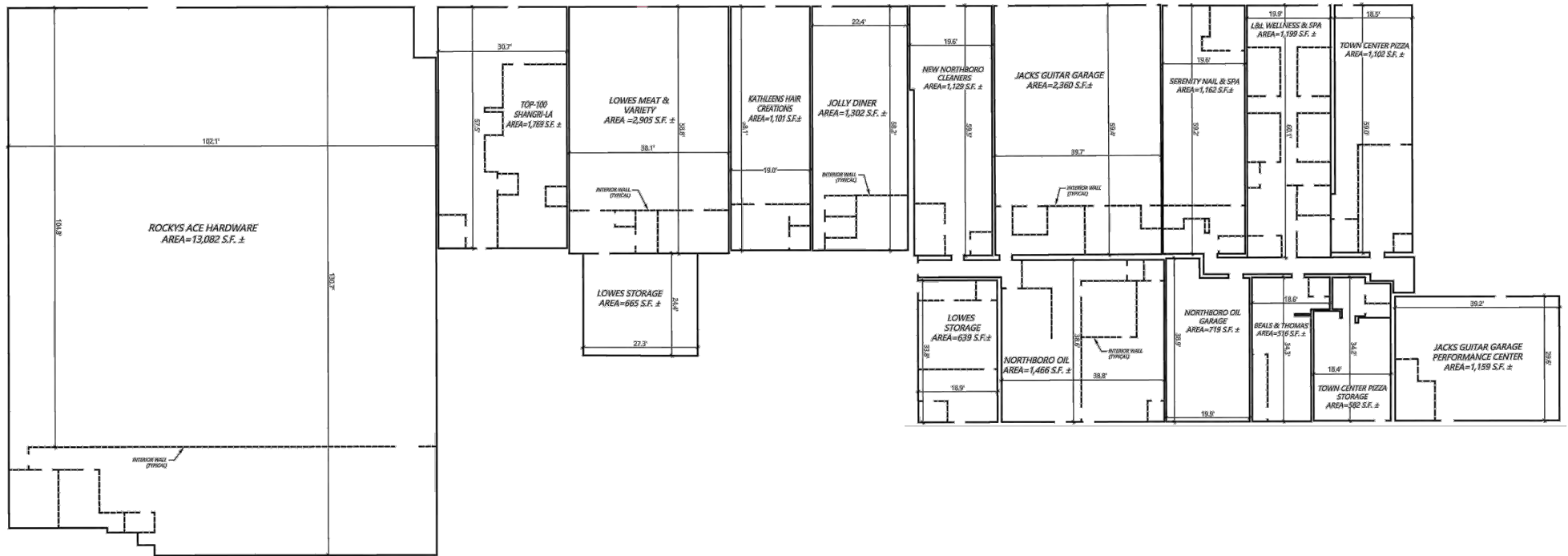
SPACE	TENANT
1.	Loui's Trendsetters Barber Shop
2.	Anthony Andrews Jewelers
3.	Flirty Lash & Body
4.	Dawn's School of Dance
5 & 6.	Brown's TV & Appliance
7.	Mark Anthony's Wellness Development
8.	Craft Works
9.	JGG Performance Center
10.	Town Center Pizza
11.	Scrubs with Style
12.	Serenity Nails & Spa
13.	Jack's Guitar Garage
14.	Northboro Cleaners
15.	Jolly Roger's Diner
16.	Kathleen's Hair Creations
17.	Lowe's Meat Market
18.	Shangri-La Chinese Restaurant
19.	Rocky's ACE Hardware
20.	Northboro Oil
21.	VACANT
22.	Bank of America ATM
23.	Nicky D's Donuts



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FLOOR PLAN



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SHOPPING CENTER IMAGES



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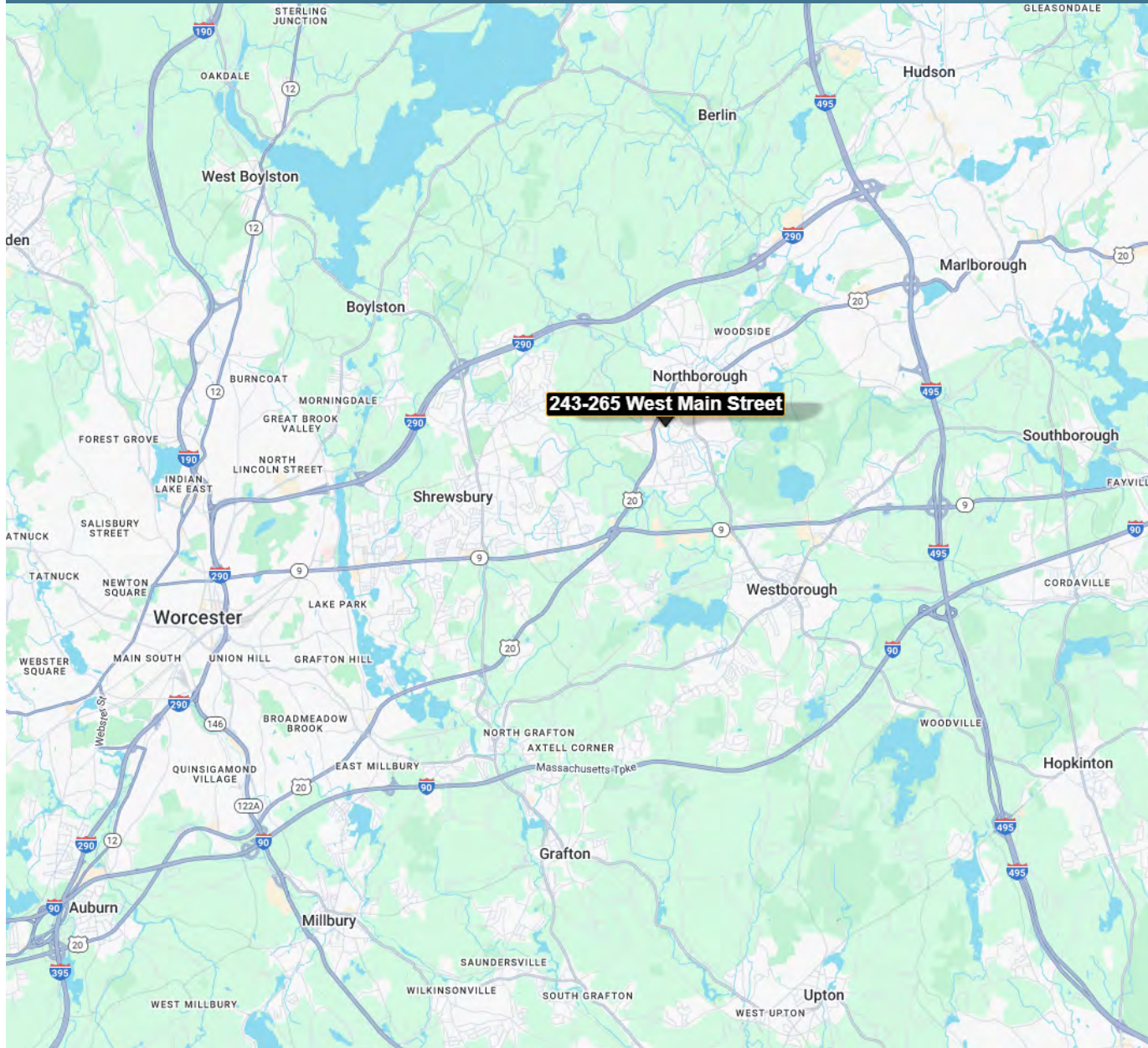
REAR OF SHOPPING CENTER | NORTHBORO OIL



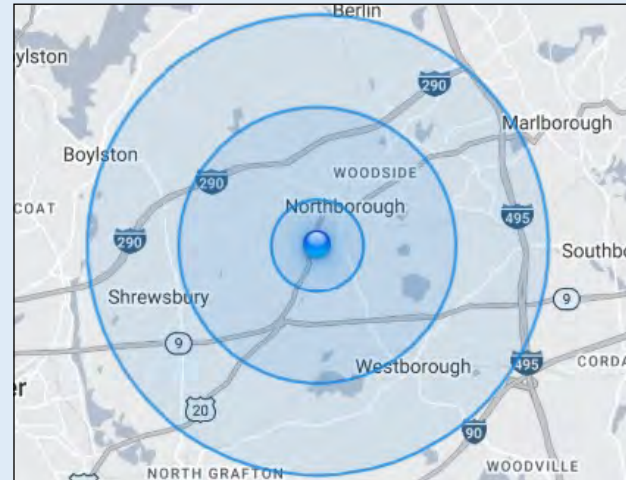
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DEMOGRAPHICS, LOCATION & ACCESSIBILITY



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,768	12,917	31,542
Total Population	4,815	35,693	84,650
Average HHI	\$214,748	\$194,152	\$181,123



The center is conveniently located less than one mile west of the Route 9 interchange and just minutes from Interstate 495, providing easy regional connectivity to Worcester, Marlborough, and the broader MetroWest market.

Surrounding demographics are strong, with affluent households, high population density, and solid retail demand fundamentals within a five-mile radius



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CURRENT MARKET CONDITIONS | CENTRAL MA

The Central Massachusetts commercial real estate market remains robust, with demand continuing to outpace supply. The strongest sectors include industrial, multifamily, retail, and investment sales. Well positioned multi-tenant retail centers such as the subject property are in particularly high demand, with limited new inventory coming to market.

The Northborough Shopping Center offers a unique investment opportunity in a market void of similar retail investment opportunities. Recently, both buyers and lenders have become more aggressive due to positive economic indicators and the potential for lower interest rates in the near future. While interest rates have influenced financing, retail property values have generally remained near historic highs. We believe pricing for properties such as 243-265 West Main Street will remain strong, supported by favorable rates, limited supply, and the property's high-quality construction and location.



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PROPERTY SPECIFICATIONS

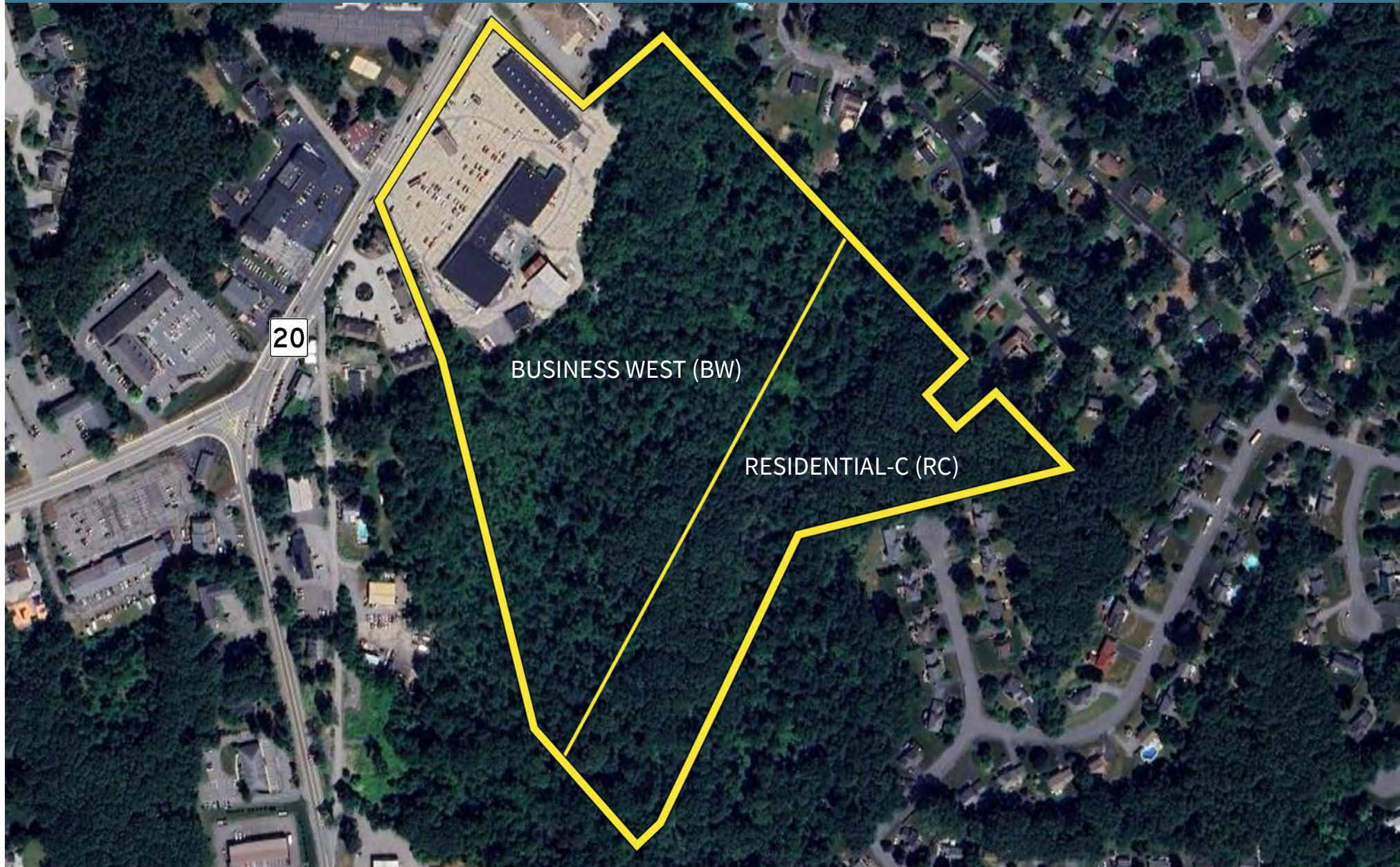
Parcel ID	082.0-0016-0000.0
Building Size	± 50,306 SF Total: 33,160 SF: 245-261 West Main Street 13,486 SF: 243 West Main Street 2,400 SF: Warehouse 1,260 SF: 253 West Main Street
Land Area	± 36.9 Acres
Zoning	Business West (BW) and Residential-C (RC)
Property Type	Retail/Neighborhood Shopping Center
Parking	±200 Spaces
Roof	Rubber Membrane (Shopping Center & Warehouse), Asphalt Shingle (Restaurant)
Construction	Concrete Block (Shopping Center), Corrugated Steel (Garage), Brick (Restaurant)
Utilities	Electric: National Grid; Water & Sewer: Town of Northborough
Retail Space Mix	24 total spaces: 22 Shopping Center Spaces 1 Warehouse Space & fully EPA compliant oil tank farm utilized by Northboro Oil 1 Restaurant Space
Sale Price	\$7,950,000
Sale Price/SF	± \$158/SF



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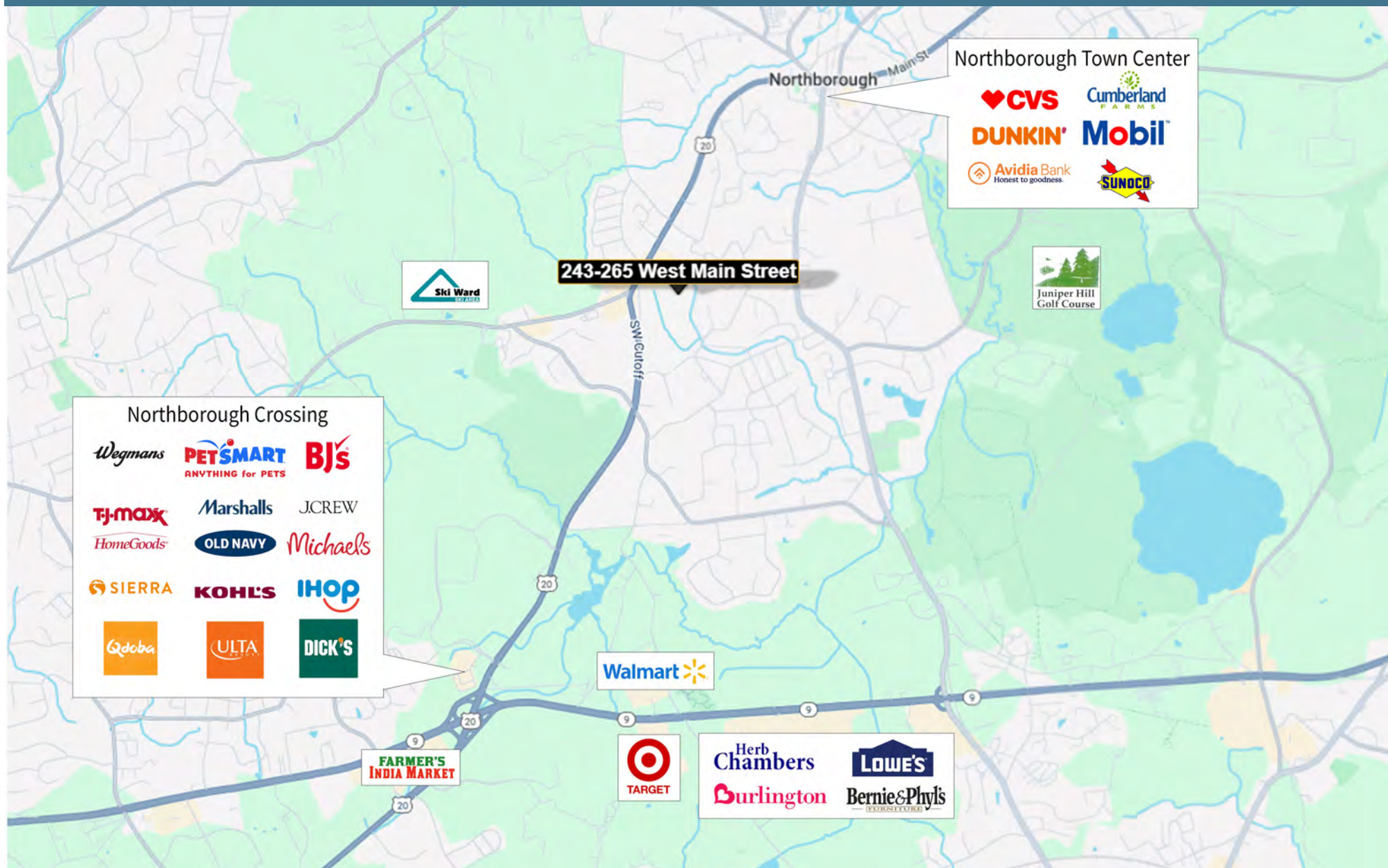
SITE | MIXED USE ZONING



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AREA AMENITIES & ATTRACTIONS



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alexander@kelleher-sadowsky.com

David V. Cohen
508-864-2379

cohen@kelleher-sadowsky.com

Will Kelleher
508-596-5395

wkelleher@kelleher-sadowsky.com



120 Front Street, Suite 210, Worcester, MA | Office: 508-755-0707 | Fax: 508-755-0808 | www.kelleher-sadowsky.com