

RETAIL PROPERTY FOR LEASE

# 392 MAIN STREET, SUITE 4

*Sturbridge, MA 01566*



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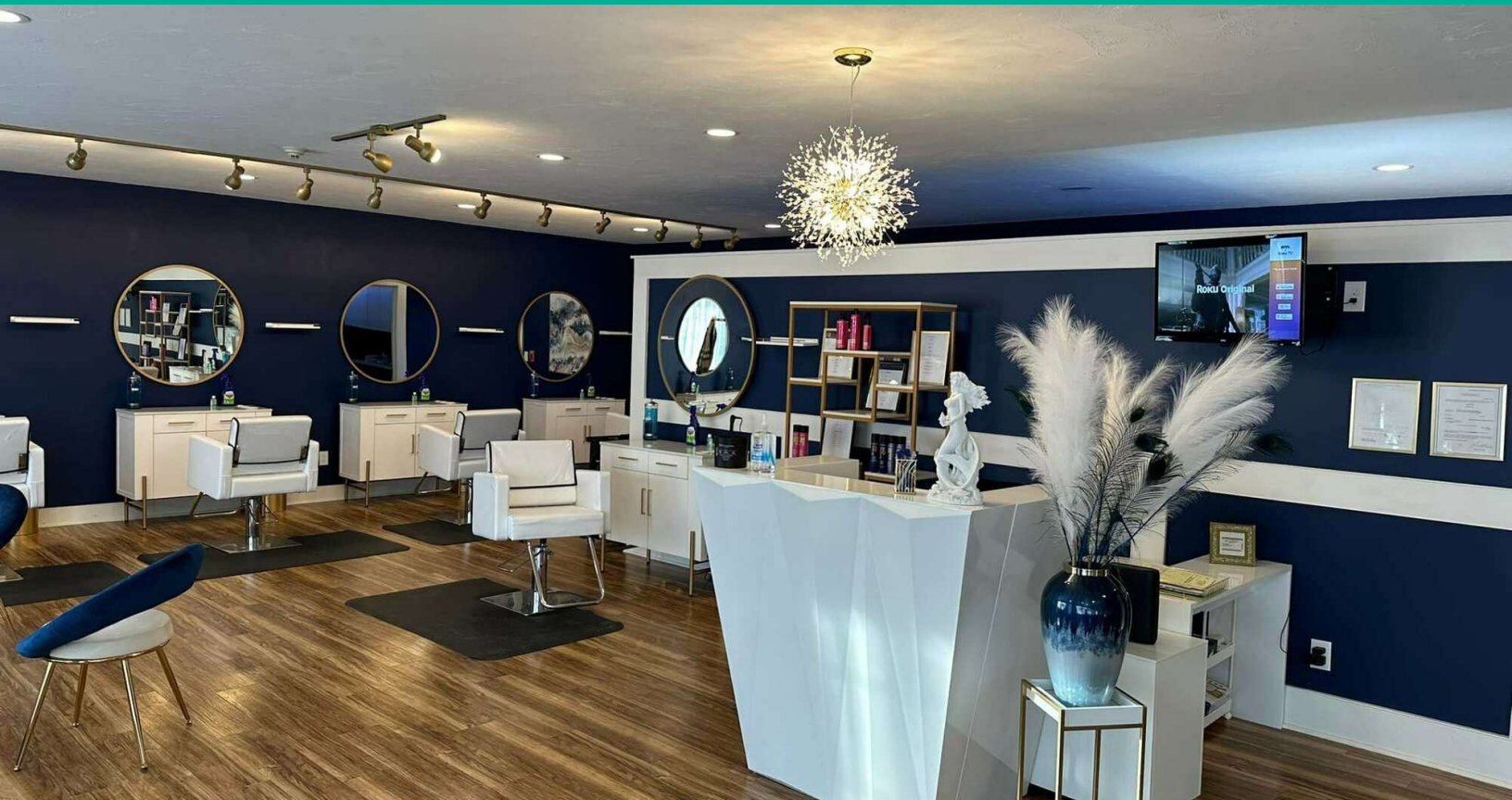
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## PROPERTY DESCRIPTION

Kelleher & Sadowsky is please to bring to market a turn-key hair salon with a massage room and esthetician room. This salon was renovated in 2023 and is well known in the area. The salon is 1,240 square feet with a full basement below that has a breakroom and plenty of space for storage. The lease of this space is contingent on an asset purchase of the new existing furniture, fixtures, and equipment in place, which allows an owner start operating right away. Conveniently located on Main Street near a lot of great amenities, the space is just minutes from Route 20, I-84, and the Mass Pike. Call us today to schedule a tour.

## OFFERING SUMMARY

Building Size:	2,280 SF
Available SF:	1,240 SF
Lease Rate:	\$2,500.00 per month (NNN)
FF&E Sale Price:	\$99,000.00

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	727	3,832	12,541
Total Population	1,761	9,627	30,732
Average HH Income	\$127,198	\$128,849	\$104,272

