

RETAIL PROPERTY FOR LEASE

EAST MAIN PLAZA

129-131 East Main Street, Webster, MA 01570



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PROPERTY HIGHLIGHTS & FEATURES

- Conveniently located on E Main Street, the most dominant Retail Corridor in Webster
- Retail plaza located near a signalized intersection with 13,570 vehicles per day
- Excellent Visibility with easy access to I-395
- Positioned in close proximity to many national Retailers
- Surrounded by multiple ongoing developments which are greatly contributing to the area's growth
- Pylon & Building signage available for maximum visibility

OFFERING SUMMARY

Property Type	Retail/Office
Available SF:	± 955 - 2,016 SF
Spaces Available	4
Plaza Size	± 28,768 SF
Lot Size:	± 2.18 Acres
Zoning	General Business 4 (GB4)
Traffic Count	13,570 ADT
Parking	Shared
Lease Rate:	\$14.00 SF/yr (+ Utilities)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,167	11,498	17,292
Total Population	7,027	27,181	42,640
Average HH Income	\$78,979	\$103,653	\$113,529

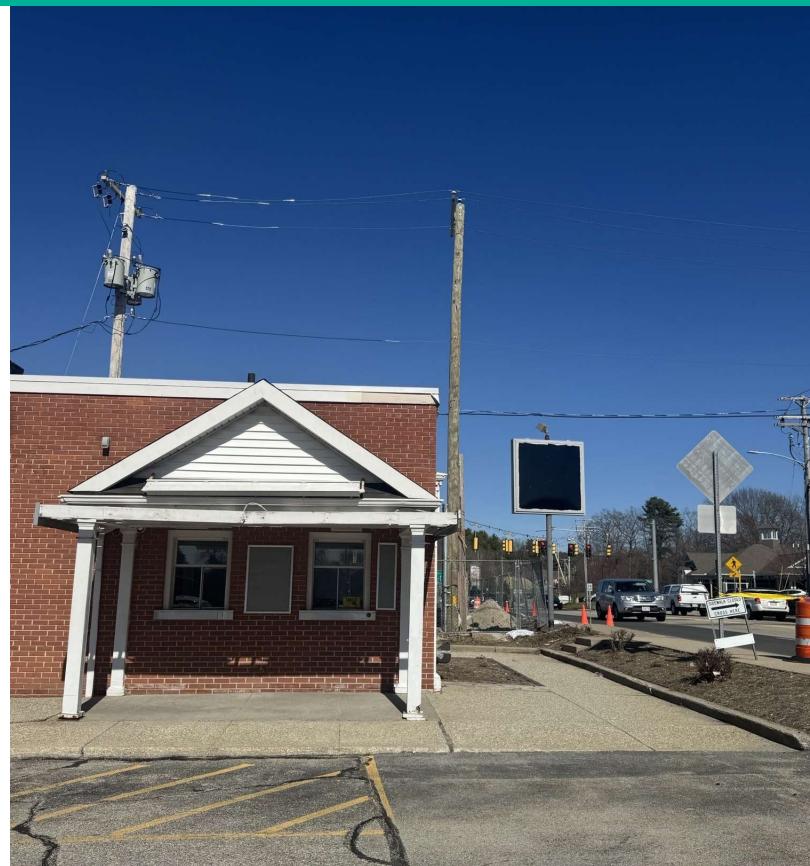
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Availability & Co-Tenants



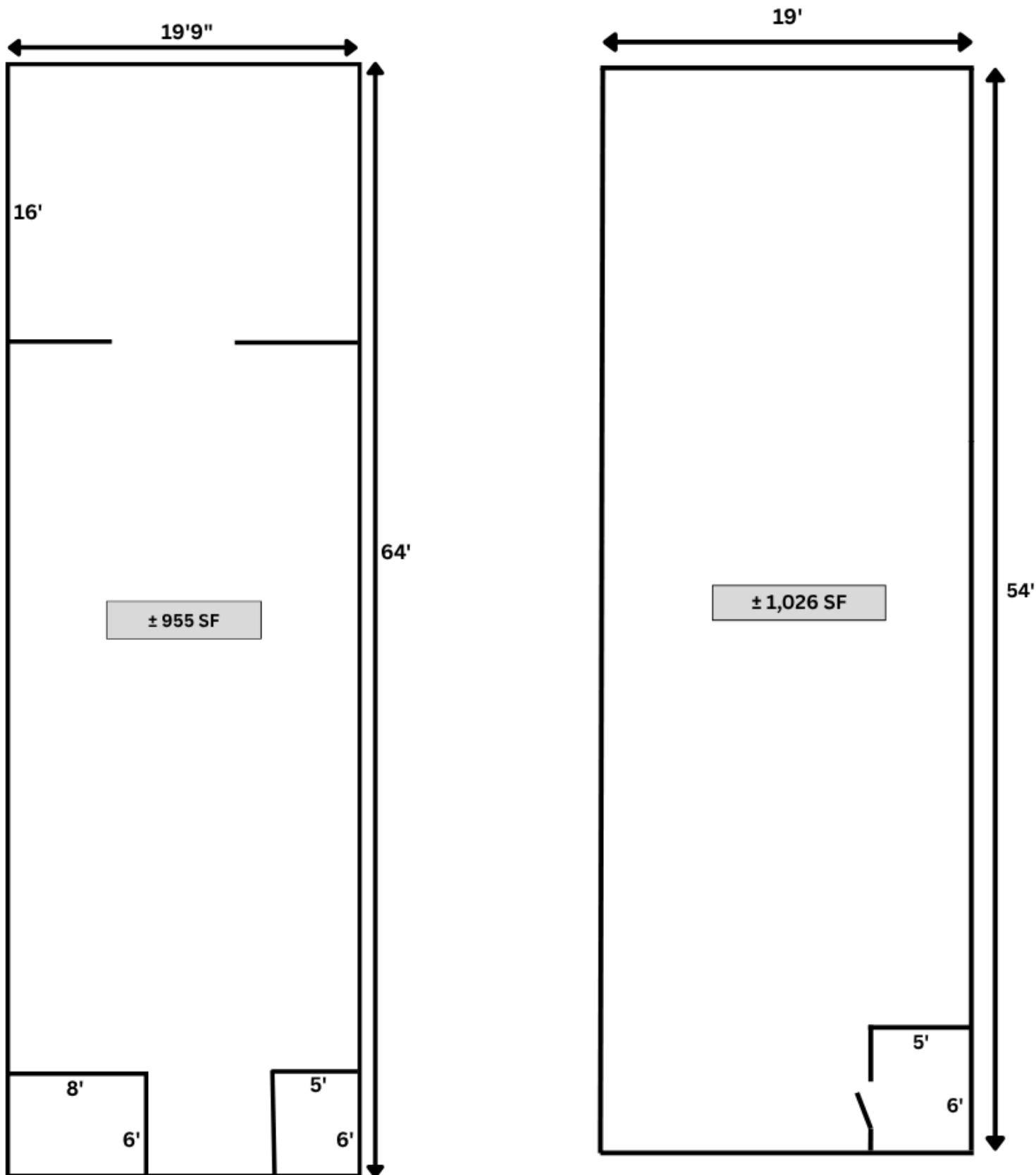
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Restaurant Space with Take-A-Way Window



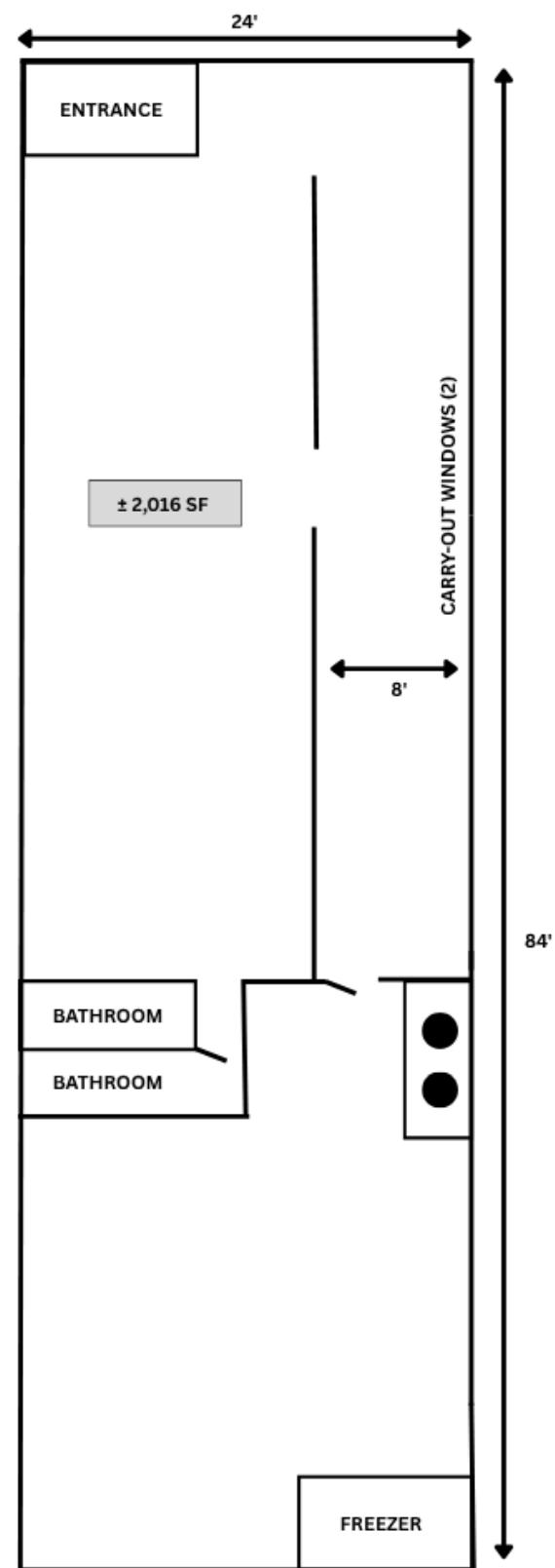
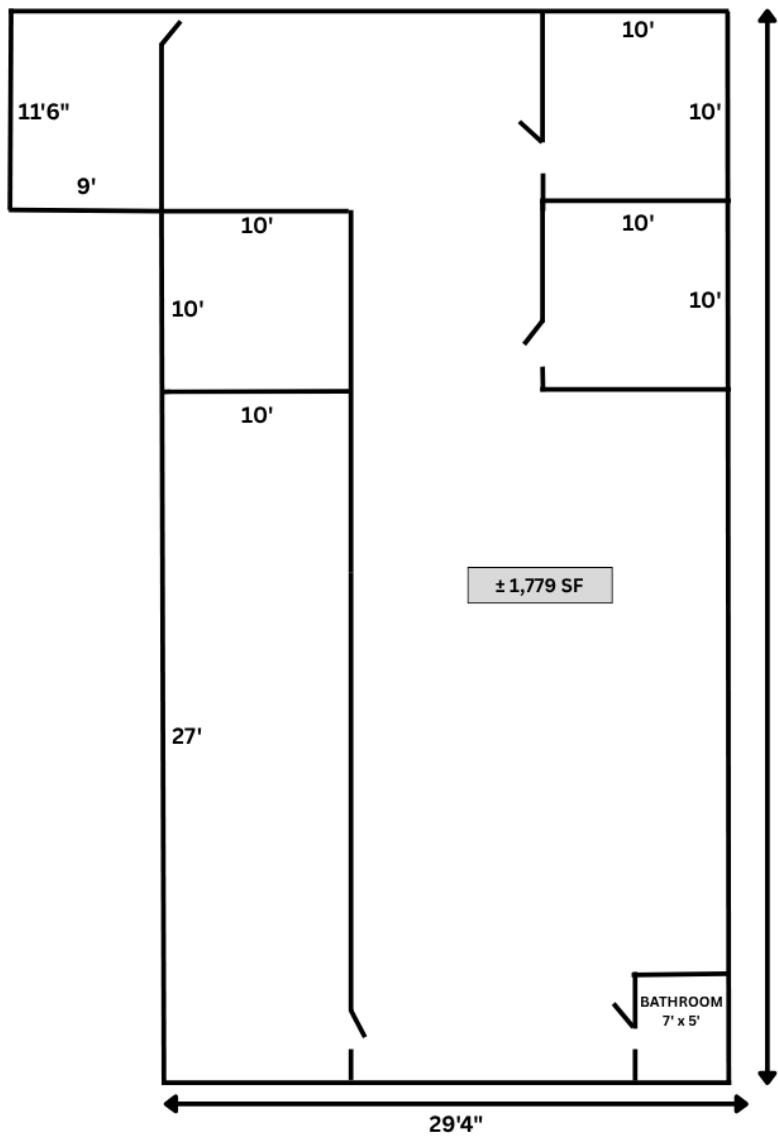
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Floor Plans



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Location Map

