



WOBURN, MA

17 COMMERCE WAY

5,839 SF BUILDING ON 1.33 ACRE LOT AVAILABLE FOR LEASE (SUBDIVIDABLE)



PROJECT DETAILS

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PROPERTY HIGHLIGHTS

- Former Bertucci's Restaurant Available For Lease
- 5,839 SF Building on 1.33 Acre Lot (Subdividable)
- 106 Parking Spaces
- Traffic Count Commerce Way/Mishawum Road
-24,998 ADT/27,291 ADT
- I-95: 177,889 ADT
- Pylon Signage
- Zoning: B-I (Interstate Business)
- Taxes \$46,151 in 2025
- Site is located just off I-95 (Exit 54)
- Area Retail and Development
- Avalon (350 Units), Market Basket, HomeGoods, TJ Maxx, HomeSense, DSW, Cafe Nero, Tavern in the Square, Dave's Hot Chicken, CAVA, Shake Shack, Sally's Apizza, Panera, Sephora, Qdoba, Chase Bank, and Crumbl Cookies, Lowe's, West Marine, Fairfield Inn.

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES	4 MILES
TOTAL POPULATION	6,578	45,342	96,564	149,781
DAYTIME POPULATION	24,451	46,899	118,026	186,671
MEDIAN HH INCOME	\$159,441	\$127,887	\$132,377	\$141,249



MARKET AERIAL



MID
AERIAL



ZOOM
AERIAL



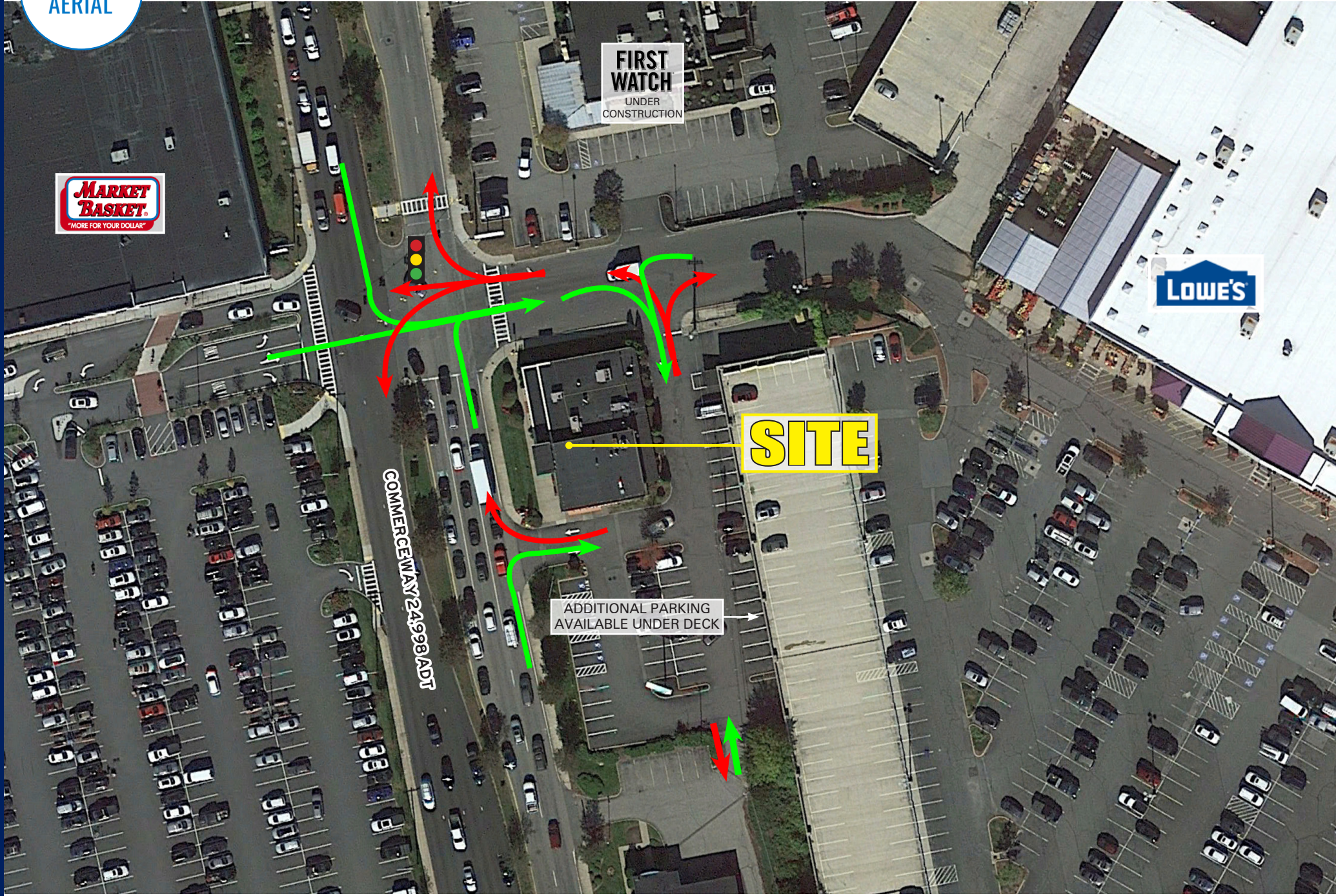
FIRST
WATCH
UNDER
CONSTRUCTION



SITE

COMMERCEWAY 24998 ADT

ADDITIONAL PARKING
AVAILABLE UNDER DECK



FIRST WATCH
UNDER
CONSTRUCTION

LOWE'S

SITE

CHASE

Citizens Bank

COMMERCE WAY 24,889 ADT

WUM ROAD

DUNKIN'

POPEYE'S

MAVIS
DISCOUNT
TIRE

177,889 ADT

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ANDREW JACOB

617.909.2275
AJACOB@ATLANTICRETAIL.COM

JACK LYMAN

860.391.1736
JLYMAN@ATLANTICRETAIL.COM



BOSTON
THE PRUDENTIAL CENTER
BOSTON, MA 02199
617.239.3600

ALBANY

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CHARLOTTE
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WWW.ATLANTICRETAIL.COM

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