

# Premier Endcap On Main Street

*Great Regional Location in Marlborough*

*162 Main St., Marlborough MA*

*5,500 SF First Floor Retail Space Available*

*Additional 5,500 SF Lower Level w/ Fully Built-Out Office Space*



## Available Now

- Downtown endcap
- Excellent frontage and visibility on Main Street
- 2-levels with entrances on street front and back lower level
- Perfect for bank, restaurant, retail or professional services
- Parking: 18 spaces on site, free street parking on Main St., plus municipal garage close by
- Open concept office space with 9 private offices and 2 bathrooms on main level | lower level has 4 offices, conference room, 2 bathrooms
- Great sidewalk exposure
- High-traffic: 25,000+ ADT



## Premier Main Street Endcap

162 Main Street | Marlborough, MA

## Regional Market



2024 Demographics	1 Mile	3 Miles	5 Miles	10 Miles
Estimated Population	14,759	48,983	86,894	357,841
Estimated Daytime Employment	6,217	27,996	71,423	196,182
Estimated Households	5,897	19,623	33,913	136,113
Estimated Average Household Income	\$106,523	\$118,033	\$136,433	\$149,405



162 Main Street | Marlborough, MA

5,500 SF

Former Bank

Word on the Street  
children's books and gifts

Minuteman Press

ESBOUE  
LAW FIRM

Silk Road Bistro

Thugan's Hair Design

MAIN ST.

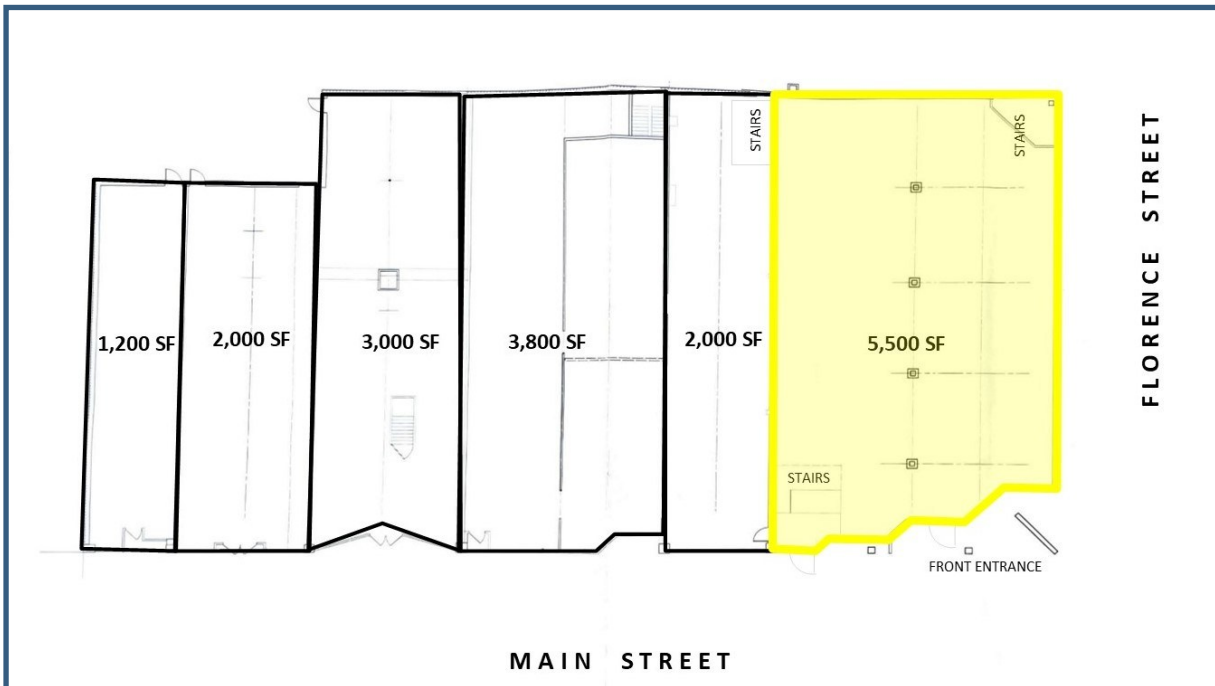
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## Premier Main Street Endcap

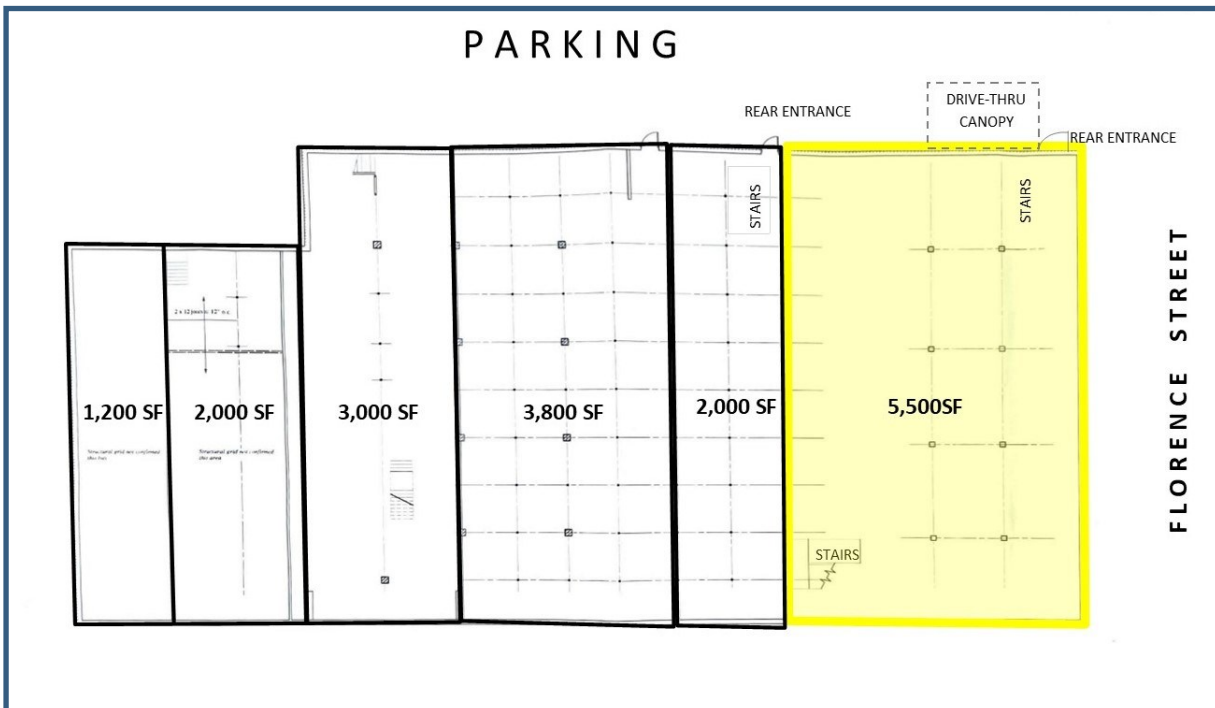
162 Main Street | Marlborough, MA

### Floor Plans

#### Main Floor



#### Lower Level





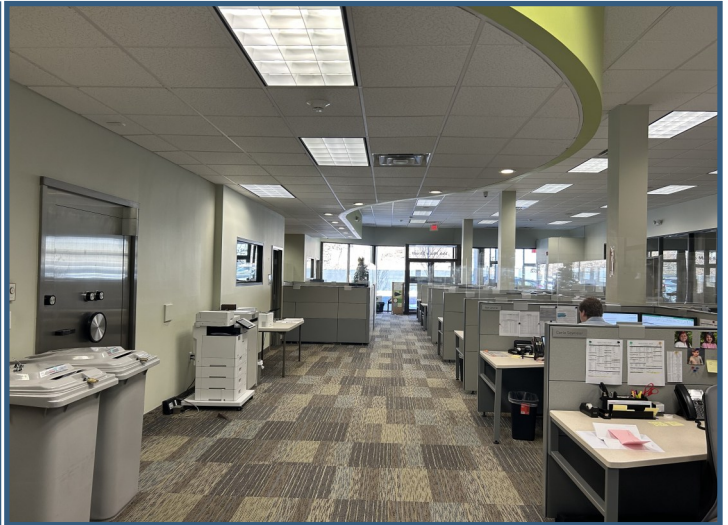
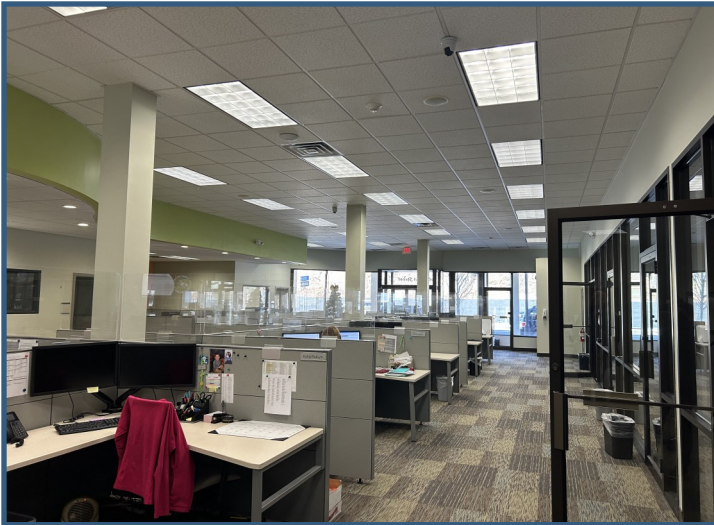
## Premier Main Street Endcap

162 Main Street | Marlborough, MA

Corner of Main St. & Florence St.



Former Bank Drive-thru



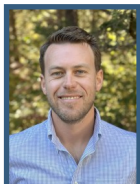
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