

Walgreens #19506

± 7,000 SF

178 Main Street



Property Overview

Size. ± 7,000 SF (1st floor)

Inline location in center anchored with Shaw's, Tractor Supply and Ocean State Job Lot. Other tenants in the shopping center are: Everybody's Fitness Center and TD Bank.

Opportunity. Long-term sublease (9/30/2032), with excellent visibility + access

Signalized Intersection. ± 16,525 VPD at intersection

Zoning. Sturbridge

Store Frontage. ±50' store front facing Main Street

Access. Main Street: FI+FO

Convenient Location.

Surrounded by residential housing

Restricted Uses. Retail pharmacy

Signage. Shared Pylon at main entrance on Main Street + building signage

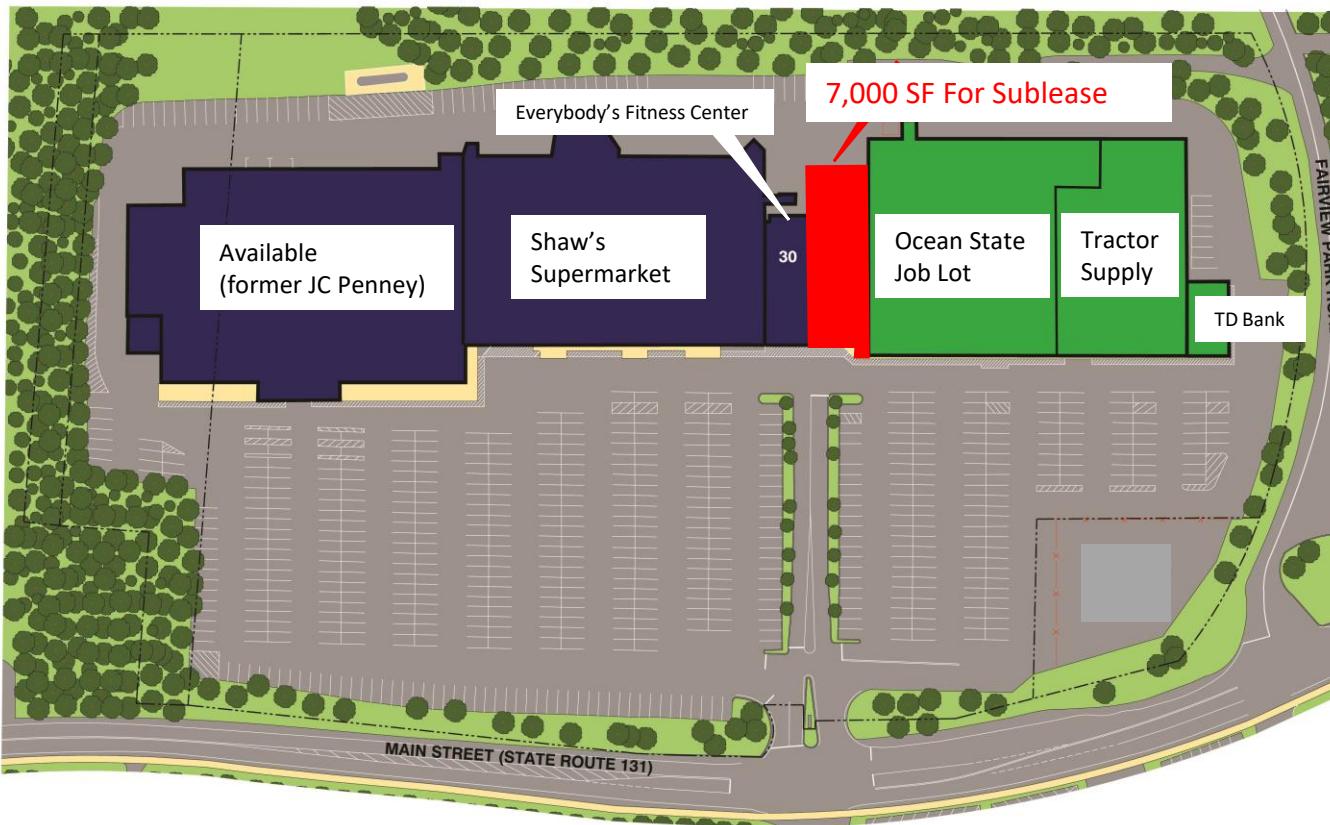


'22 Estimates	1.00 Mile	3.0 Mile	5.0 Mile
Population	1,797	21,324	31,386
Households	702	8,670	12,648
Avg. HH Inc.	\$113,068	\$64,615	\$75,484

SUBLEASE OPPORTUNITY

STURBRIDGE PLAZA

MAIN STREET (STATE ROUTE 131)
STURBRIDGE, MASSACHUSETTS



SUBLEASE OPPORTUNITY

Sturbridge, MA

178 Main Street



SUBLEASE OPPORTUNITY

Sturbridge, MA

178 Main Street



SUBLEASE OPPORTUNITY

SUB-LEASE TERMS

SUGGESTED RENT*

\$73,500/year (\$10.50 PSF)

(inclusive of RET ONLY. R&M, insurance, utilities subtenant responsibility)

CO-TERMINUS

9.5 years; maximum term 9/30/32

DELIVERY

"As-Is"

OFFERS EVALUATED AS RECEIVED

**Final pricing + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee*

CONTACT

STEVE MENCH

503.444.9911 steve.mench@menchrecapital.com

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SUBLEASE OPPORTUNITY