

± 7,000 SF

178 Main Street



## Property Overview

**Size.** ± 7,000 SF (1<sup>st</sup> 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



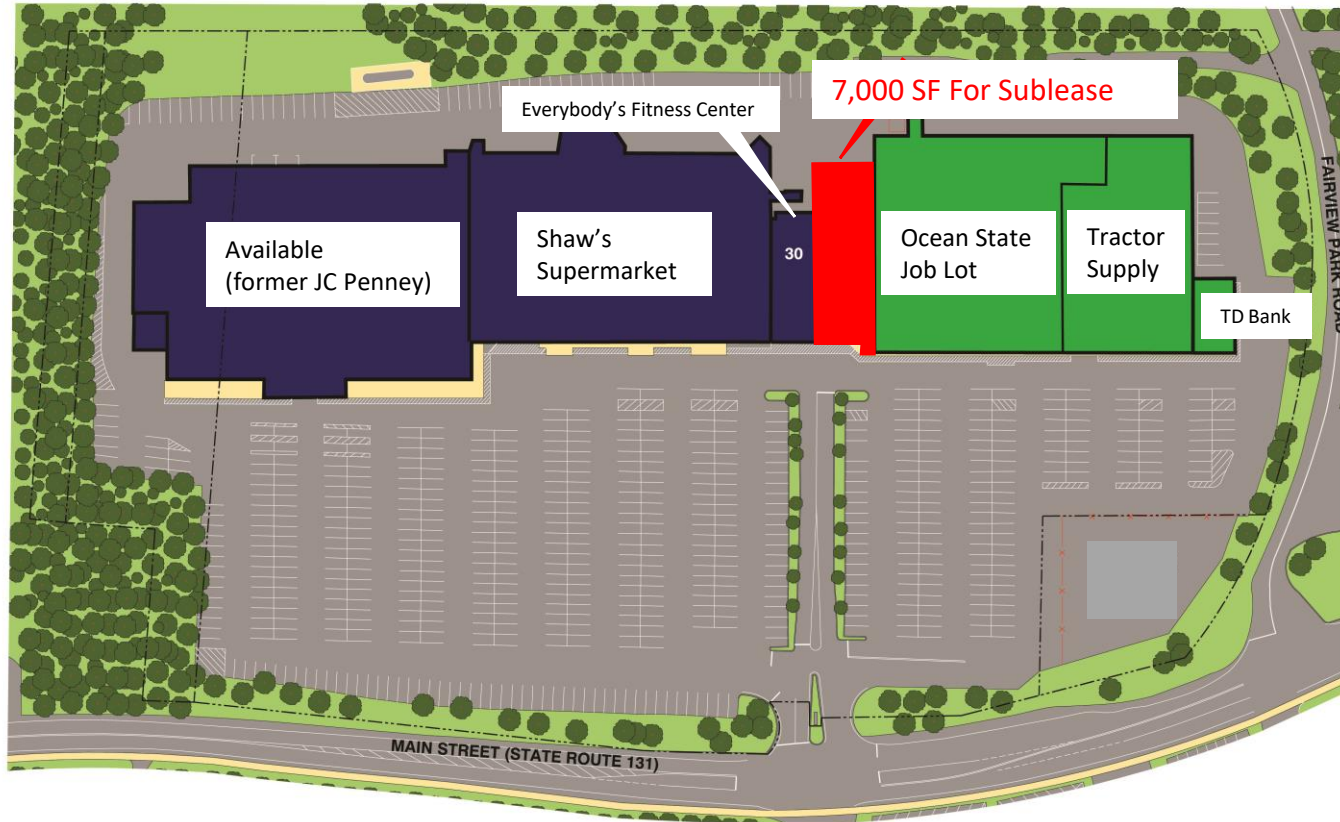
'22 Estimates	1.00 Mile	3.0 Mile	5.0 Mile
Population	1,797	21,324	31,386
Households	702	8,670	12,648
Avg. HH Inc.	\$113,068	\$64,615	\$75,484

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## STURBRIDGE PLAZA

MAIN STREET (STATE ROUTE 131)  
STURBRIDGE, MASSACHUSETTS



SUBLEASE OPPORTUNITY

Sturbridge, MA

178 Main Street



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# 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

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