



# RETAIL/OFFICE SPACE AVAILABLE FOR LEASE





## Property Summary.

TOTAL BUILDING SIZE:	4,444 SF
STANDALONE OUT PARCEL ON-SITE:	1,400 SF
EVENT/MAKERS SPACE:	3,000 SF
FLOORS:	TWO (2)
PARKING SPACES:	150+
ZONING:	I1
ASKING RENT:	\$15 psf
LEASE TYPE	NNN





# PROPERTY DESCRIPTION



## Two Spaces for Lease at Linwood Mill

We have two unique spaces available for lease at Linwood Mill, each offering excellent visibility and versatile options for various business needs:

- **1,400 sq. ft. stand-alone building:** Perfect for retail or office use, this high-visibility space is situated right at the front/center of the Linwood Mill site, offering convenience and exposure.
- **3,000 sq. ft. space:** Located directly above Murder Hill Brewing, this upper-level area is ideal for a makerspace, event space, or other creative uses. The space is serviced by one 8x8 drive in door, a loft space for future expansion, and its own 8 space parking lot.

The property includes ample parking with over 150 surface spaces available for tenants and visitors.



# HIGHLIGHTS



3,000 SF MAKERS SPACE



TWO AVAILABLE SPACES:

- 1,400 SQ FT STANDALONE OUTPARCEL
- 3,000 SQ FT EVENT/MAKER SPACE

LOCATED DIRECTLY ABOVE MURDER HILL BREWING



IDEAL FOR RETAIL OR OFFICE USERS  
LOOKING FOR HIGH VISIBILITY LOCATION  
IN THE CENTER.



1,400 SF OUT PARCEL

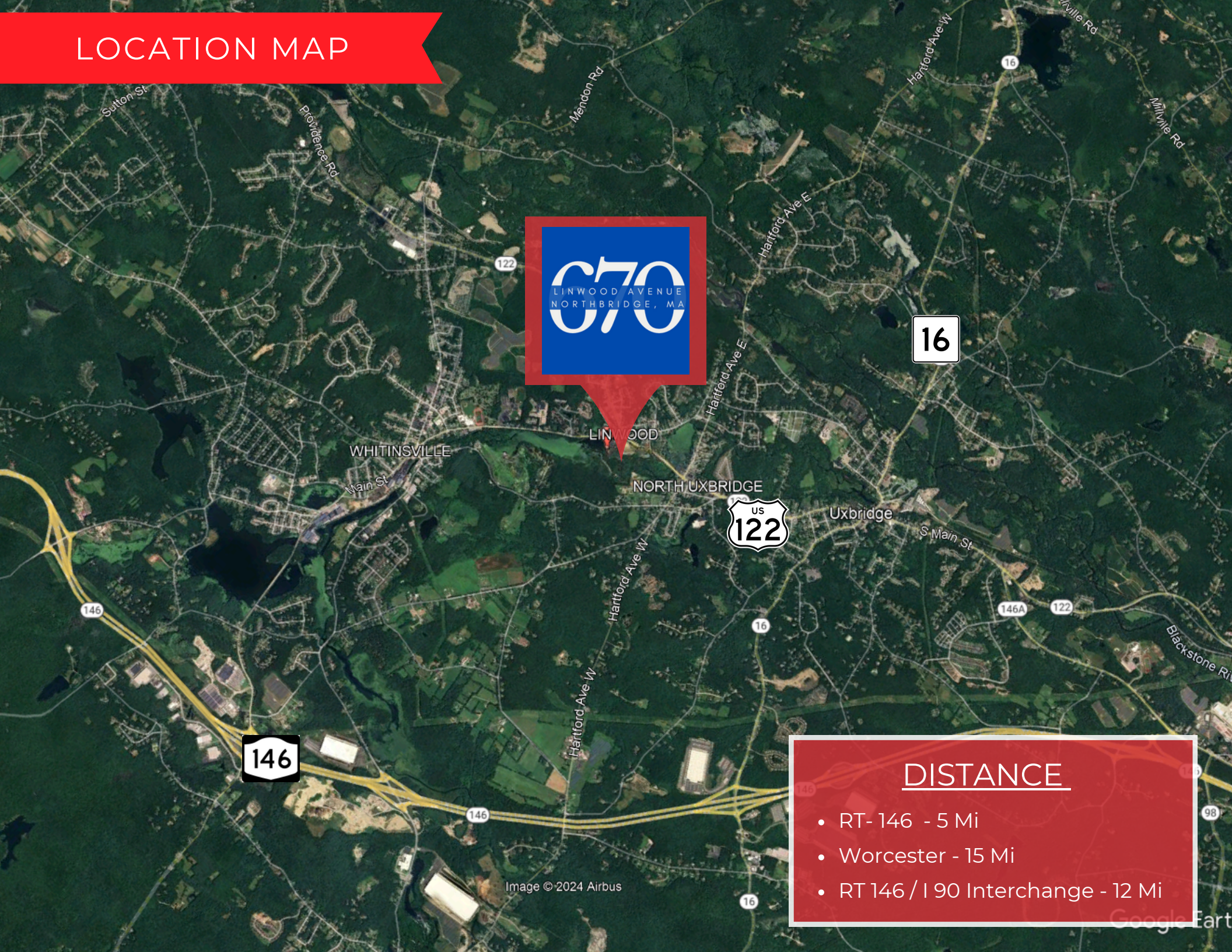


UNIQUE SETTING IN HISTORIC LINWOOD  
MILL PROPERTY.

AMPLE PARKING: 150+ SURFACE PARKING



# LOCATION MAP



DISTANCE

- RT- 146 - 5 Mi
- Worcester - 15 Mi
- RT 146 / I 90 Interchange - 12 Mi



# EXTERIOR PHOTOS

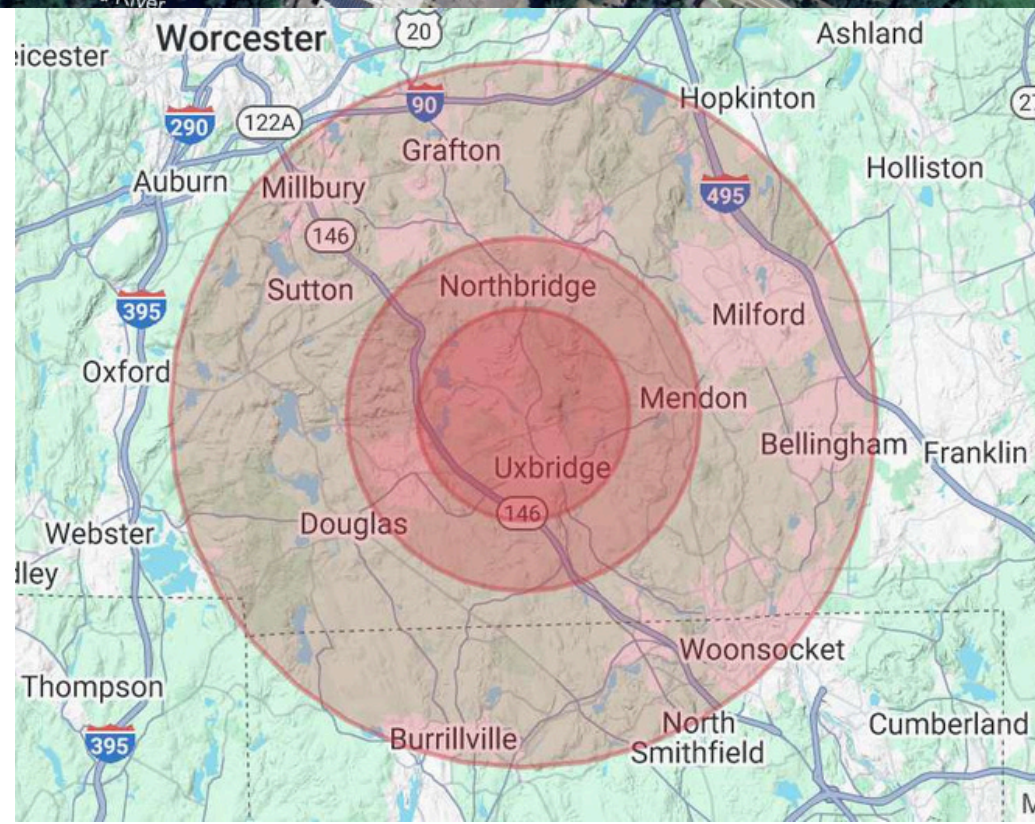




# DEMOGRAPHICS



	3 MILES	5 MILES	10 MILES
<b>POPULATION</b>			
Total Population	22,594	43,736	213,320
Average Age	43	43	42
Average Age (Male)	42	42	41
Average Age (Female)	44	44	43
<b>HOUSEHOLDS &amp; INCOME</b>			
Total Households	9,001	16,869	83,453
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$136,881	\$149,930	\$143,312
Average House Value	\$482,685	\$517,603	\$509,647



Demographics data derived from AlphaMap



CONTACT US



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