

# Retail Space Available For Lease

## 84 Washington Street

Woburn, MA 01801



### Property Information

<b>Address:</b>	84 Washington Street, Woburn, MA	<b>Traffic Counts:</b>	35,048 ± VPD Montvale Ave
<b>Available Space:</b>	1,356 ± SF Available 1/1/27	<b>Frontage:</b>	165' on Washington St, 215' on Montvale Ave
<b>Total SF:</b>	4,977 ± SF	<b>Water:</b>	Municipal
<b>Land Area:</b>	0.61 ± Acres	<b>Sewer:</b>	Municipal
<b>Parking Spaces:</b>	25 ± Spaces	<b>Gas:</b>	Natural
<b>Year Built:</b>	2000	<b>Zoning:</b>	B-N

### Trade Area Demographics

	3 Miles	5 Miles	10 Miles
<b>Population:</b>	103,793	314,752	1,500,000
<b>Households:</b>	40,754	125,906	601,150
<b>Average HH Income:</b>	\$173,057	\$162,867	\$157,918



84 Washington Street is a retail strip center located in Woburn, MA, at the lighted intersection of Montvale Avenue and Washington Street. This 4,977 ±SF building is ideally situated seconds from Interstate 93. Neighboring businesses include Wendy's, Dunkin' Donuts, 7-11, TD Bank, Valvoline, Citizens Bank and more. This site benefits from exceptional visibility and convenient access to major highways. With traffic counts of roughly 35,048 VPD via Montvale Avenue, this site would be an ideal location for an operator looking for heavily traveled area.

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**SUMMIT** REALTY PARTNERS

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