



Paul Marasco  
(978) 505-1199

**Willow Green  
Properties LLC**

## Village Green

\$15.00 - \$21.00 /SF/Yr

1555 Main St Tewksbury, MA 01876 ·

Multiple Spaces For Lease



## ABOUT 1555 MAIN ST , TEWKSBURY, MA 01876

<b>Rental Rate</b>	\$15.00 - \$21.00 /SF/Yr	<b>Frontage</b>	1,000' on Main St
<b>Center Type</b>	Strip Center	<b>Gross Leasable Area</b>	29,200 SF
<b>Parking</b>	145 Spaces	<b>Total Land Area</b>	3.55 AC
<b>Stores</b>	2	<b>Year Built</b>	2006
<b>Center Properties</b>	2		

Listing ID: 15303138

Date Created: 3/20/2019

Last Updated: 7/2/2019

## 2 SPACES AVAILABLE

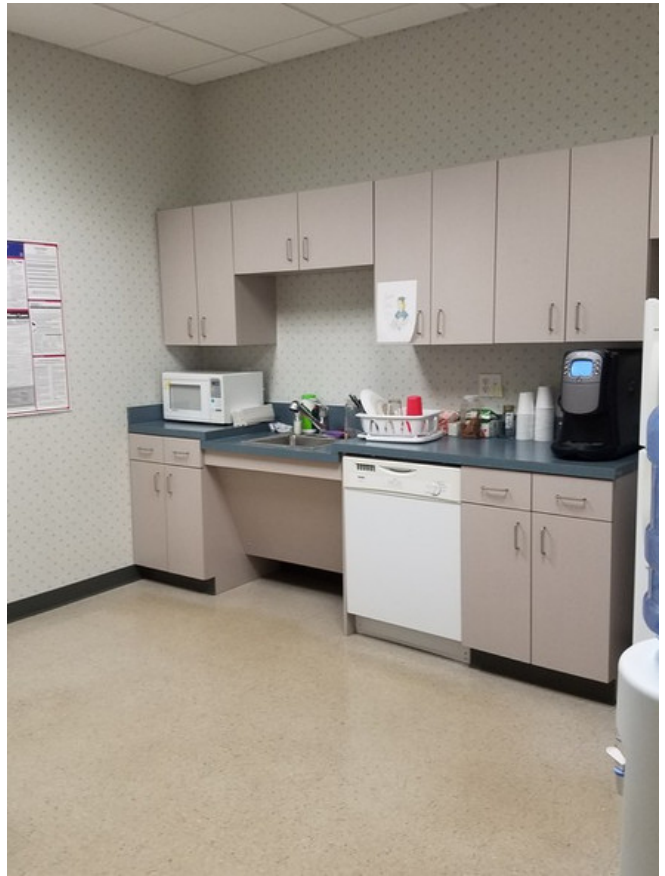
### 1555-1565 Main St - 1st Floor, Suite 200

<b>Rental Rate</b>	\$21.00 /SF/Yr	<b>Date Available</b>	August 01, 2019
<b>Service Type</b>	Triple Net	<b>Clear Ceiling Height</b>	12 FT
<b>Space Available</b>	2,946 SF	<b>Space Use</b>	Office/Retail
<b>Space Type</b>	Relet	<b>Build Out As</b>	Professional Services
<b>Lease Term</b>	1 - 10 Years	<b>Floor</b>	1st Floor

Medical, Retail, Office, Pain Management, Recovery, Dry Cleaning, Many Uses: Available Aug 1,2019 or earlier. Move in ready end cap with great visibility and Route 38 signage. Located at a busy set of lights, well known retail strip mall, Village Green, located on busy Main St (Rt. 38). Very strong demographics, very high daily traffic count and excellent visibility make this location desirable. The space of 2,495 SF is completely high end finishes and can be used as a retail or office space. Located across the street from a new Urgent Care Facility and new high end apartments saturate the area along with town homes and single family residences next door all across the street from a school. Currently the space has an open floor plan with high end finish office space, including a storage room, kitchenette, private bathrooms, dedicated rooftop heat/air HVAC unit, individual gas and electric meters. Comcast services are in building. Excellent signage located at a set of lights. Come join us at the Village Green.







## AMENITIES

Kitchen

Secure Storage

Air Conditioning

Drop Ceiling

Central Heating

High Ceilings

Emergency Lighting

Private Restrooms

Fully Carpeted

Natural Light

Print/Copy Room

### 1555-1565 Main St - 1st Floor, Suite 100

<b>Rental Rate</b>	\$15.00 /SF/Yr	<b>Date Available</b>	90 Days
<b>Service Type</b>	Triple Net	<b>Space Use</b>	Retail
<b>Space Available</b>	1,843 SF	<b>Build Out As</b>	Full BuildOut
<b>Space Type</b>	Relet	<b>Floor</b>	1st Floor
<b>Lease Term</b>	1 Year		

There is one 1,843 square foot unit available that is currently an operating hair salon. Turn key availability March 2020, possibly earlier. Hair washing stations, chairs, mirrors. Everything you need to walk in and get to work. The space can be modified to any use.

#### AMENITIES

Kitchen

Central Heating

Wi-Fi

Private Restrooms

Air Conditioning

High Ceilings

Hardwood Floors

#### DESCRIPTION

Available Aug 1,2019. Move in ready end cap with great visibility and signage. Located at a busy set of lights, well known retail strip mall, Village Green, located on busy Main St (Rt. 38). Very strong demographics, very high daily traffic count and excellent visibility make this location to be desirable. The space of 2,495 SF is completely high end finishes and can be used as a retail or office space. Located across the street from new Urgent Care services, new high end apartments saturate the area along with town homes and single family residences. Currently an open floor plan high end finish office space, including a storage room, kitchenette, private bathrooms, dedicated rooftop heat/air HVAC unit, individual gas and electric meters. Comcast in building. Excellent signage located at a set of lights. Tenant pays a prorated share of the NNN established charges. Across the street from a school. Established retail plaza. Possible yoga studio, ophthalmologist, medical space, retail, health and fitness, restaurant, wine store, insurance office, CPA, Professional Office and more.

## HIGHLIGHTS

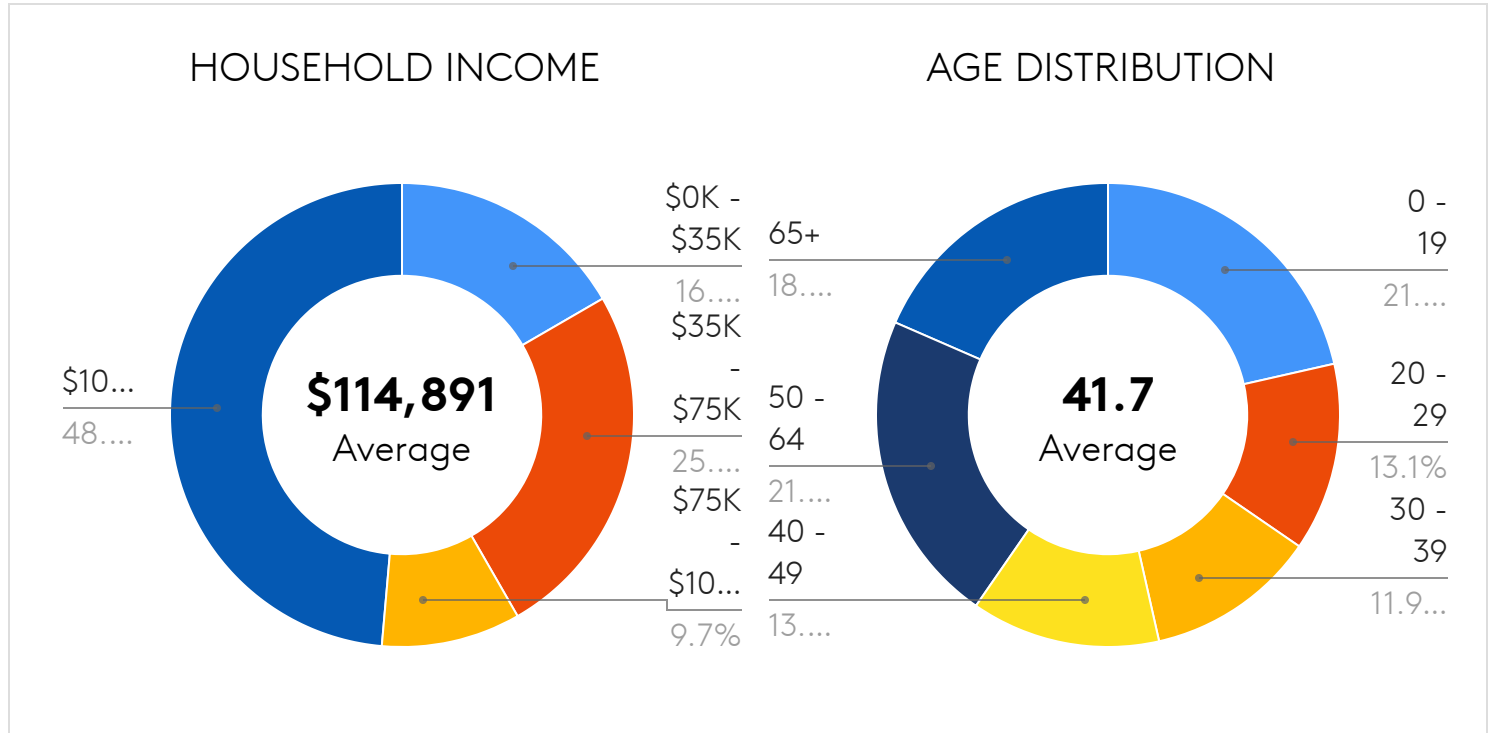
Heavy Daytime Traffic

Open Floor Plan that can be easily modified

End Cap location with plenty of available handicap and open parking

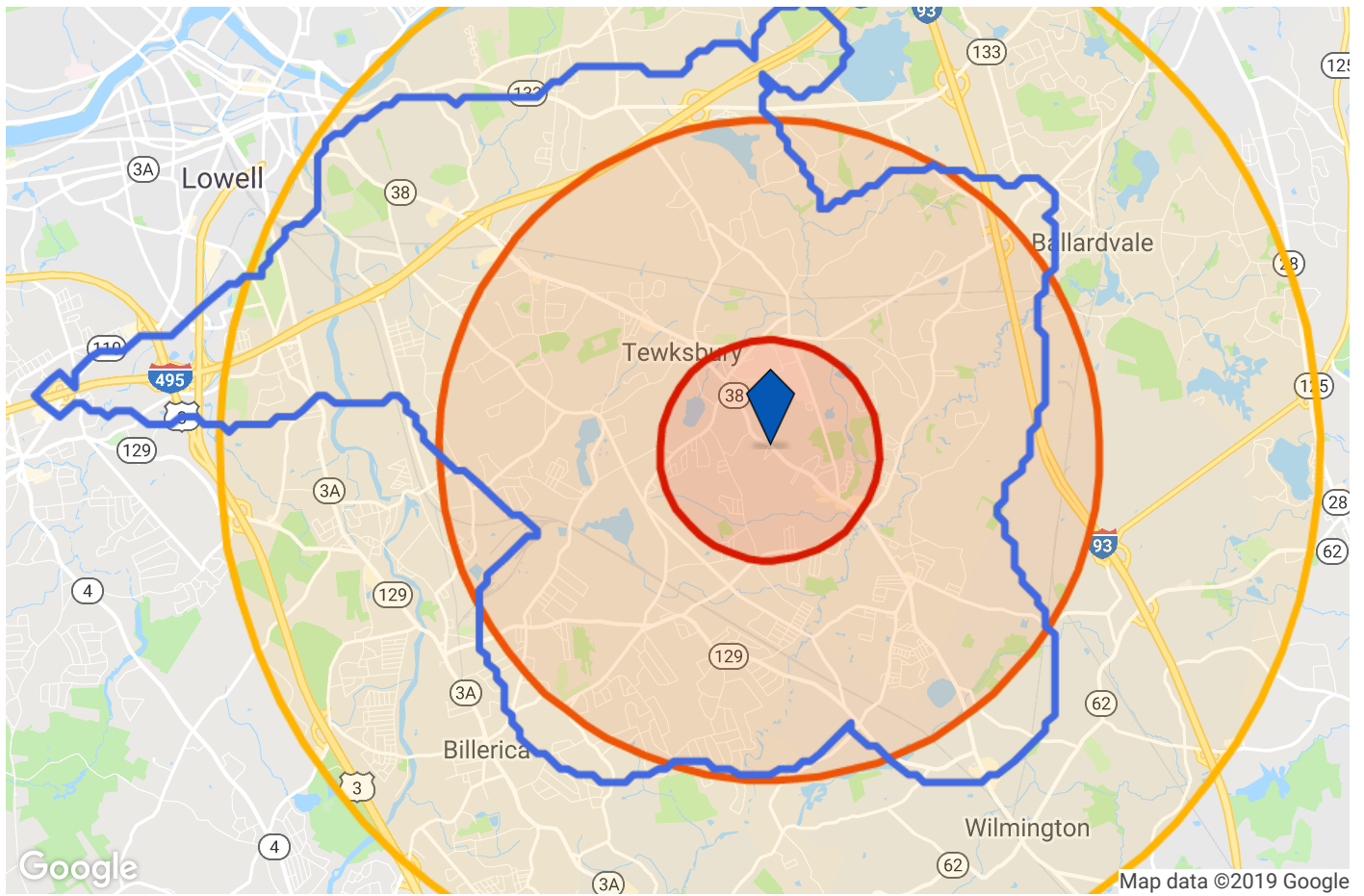
## DEMOGRAPHICS

1 mile



# TRADE AREAS

- 1 mi
- 3 mi
- 5 mi
- 15 min drive ▾



	1 MILE	3 MILE	5 MILE
Total Population	9,018	46,368	128,067
2010 Population	5,378	41,741	116,695
2024 Population	9,812	47,890	132,002
Employees	4,656	15,503	64,903
Total Businesses	373	1,256	4,389
Average Household Income	\$114,891	\$120,267	\$123,008
Median Household Income	\$96,417	\$103,759	\$105,340

Total Consumer Spending	\$105.61M	\$563.81M	\$1.6B
Median Age	42.9	42.1	40.8
Households	3,385	16,634	45,827
Percent College Degree or Above	20%	20%	21%
Average Housing Unit Value	\$386,374	\$432,213	\$459,626

## MAJOR TENANT INFORMATION

TENANT	SF OCCUPIED	LEASE END DATE
Many Tenants	2,495	

## AMENITIES

Dedicated Turn Lane  
Signalized Intersection

Pylon Sign

## TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOL	YEAR	DISTANCE
Main St	Villa Roma Dr, SE	21,747	2018	0.04 mi
Chandler St	Helvetia St, N	6,166	2018	0.60 mi
Livingston St	Pinewood Rd, N	3,924	2018	0.65 mi
Main St	Chandler St, NW	17,318	2018	0.68 mi
Main St	Livingston St, SE	17,031	2018	0.74 mi



## COMMUTER RAIL

	DRIVE	DISTANCE
North Wilmington Commuter Rail (Haverhill Line)	10 min	4.4 mi
North Billerica Commuter Rail (Lowell Line)	11 min	4.5 mi

## AIRPORT

	DRIVE	DISTANCE
Logan International Airport	36 min	22.8 mi
Manchester–Boston Regional Airport	52 min	34.9 mi

### WALK SCORE ®

50

Somewhat Walkable

### TRANSIT SCORE ®

17

Minimal Transit

## MAP OF 1555 MAIN ST TEWKSBURY, MA 01876



## ADDITIONAL PHOTOS



REar Building

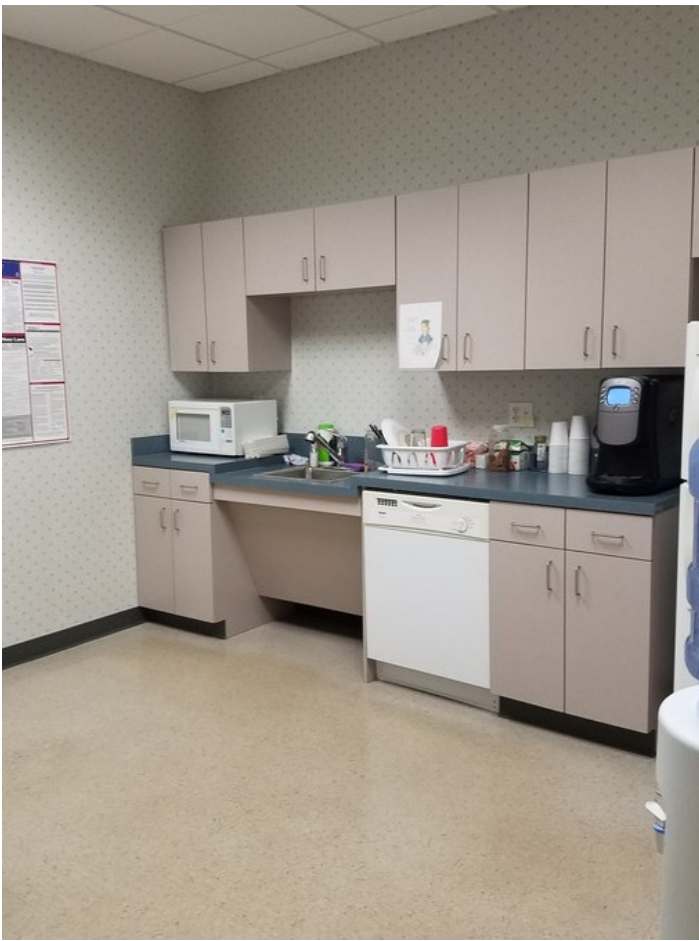


Interior Entrance



Bathroom 2





Break Room



1555 Main St



Front Exterior 2



Conference Room



Interior 1

The LoopNet service and information provided therein, while believed to be accurate, are provided "as is". LoopNet disclaims any and all representations, warranties, or guarantees of any kind.