

For Lease

3,180 SF | Medical
Office Space



101 Coolidge St

Hudson, Massachusetts 01749

Property Highlights

- Located on Rt 62 (Coolidge Street) at I-495 Exit 26
- Area within a 10 mile radius has seen steady growth in population with an average household income in excess of \$100,000 per year
- Traffic Count: I-495 106,783 ADT / Coolidge Street 9,800 ADT
- Fully built-out medical facility with 7 Exam Rooms
- Great street visibility
- Located at the entrance to the Highland Commons which is a 260,000 square foot retail strip center

Offering Summary

Lease Rate:	Negotiable
Building Size:	6,300 SF
Available SF:	3,225 SF
Lot Size:	64,326 SF

For More Information

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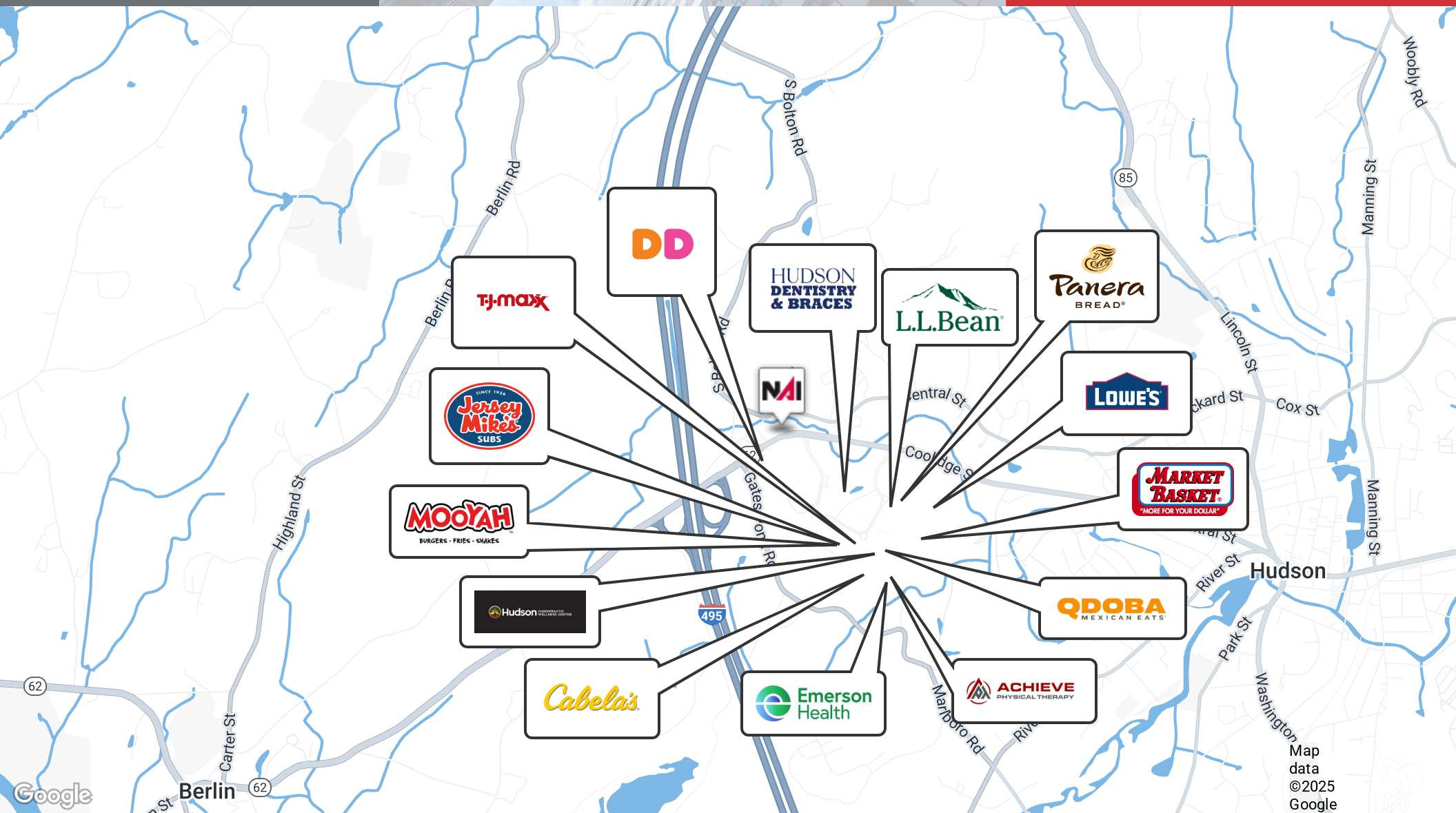
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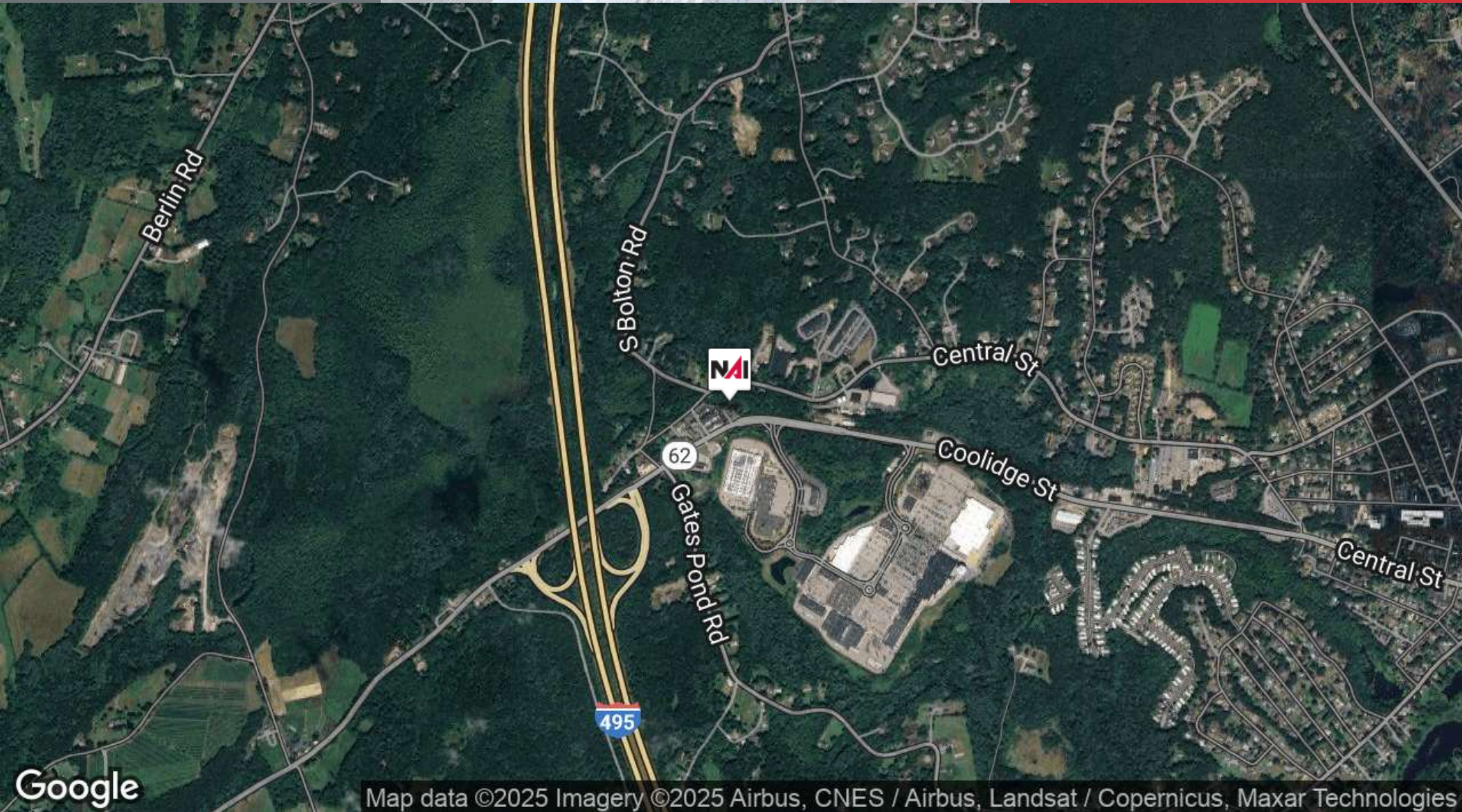
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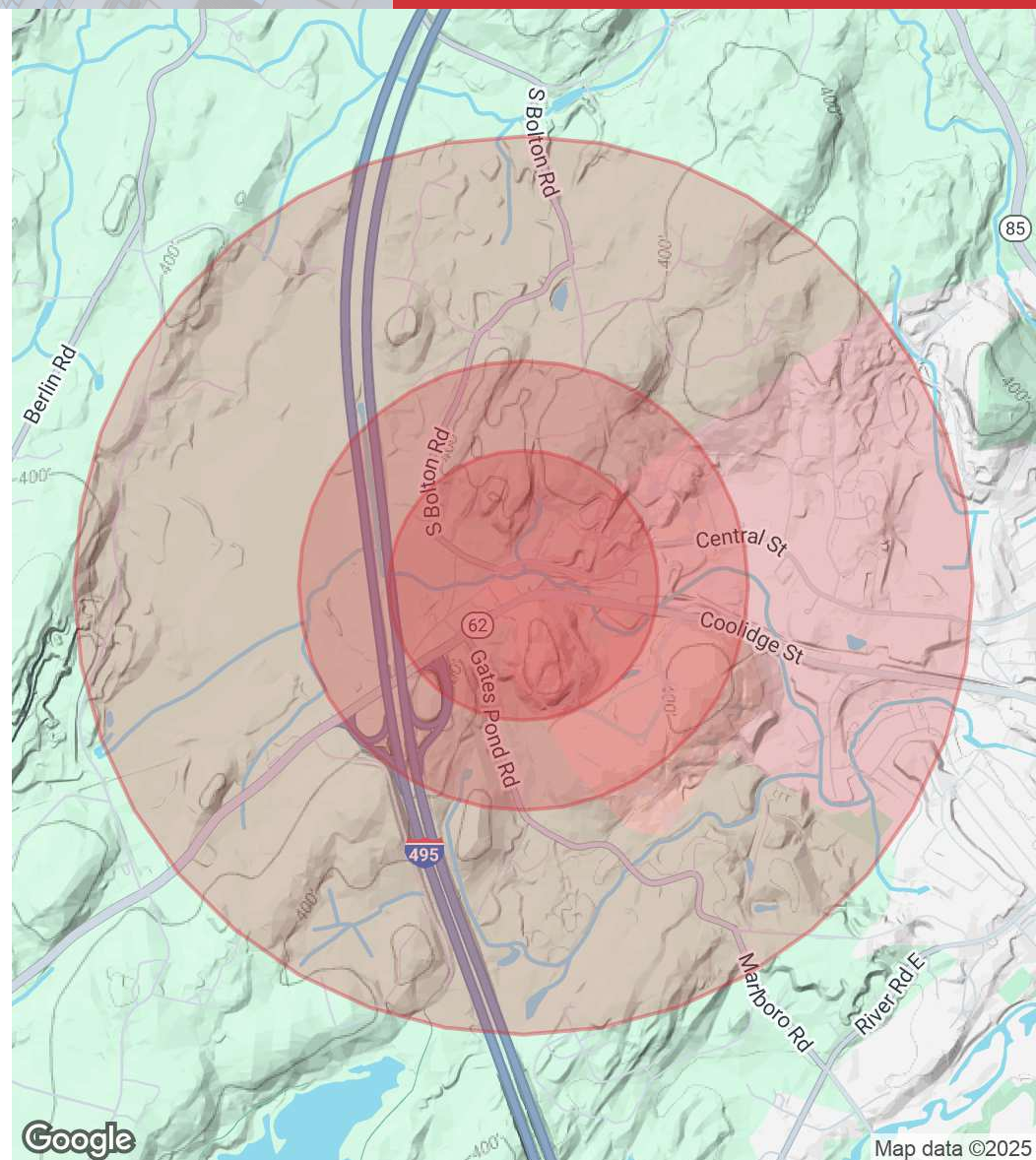


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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	291	660	2,094
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	43	43	43
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	119	269	854
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$184,959	\$183,277	\$183,850
Average House Value	\$625,131	\$639,547	\$629,801

Demographics data derived from AlphaMap



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