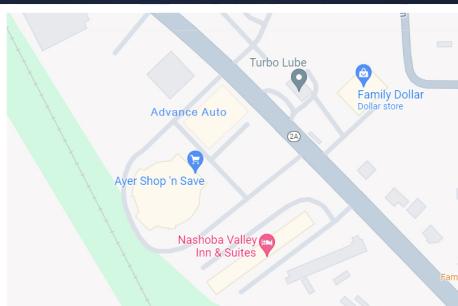


PAD SITE FOR LEASE

1,800 SQF New Construction, Drive thru use approved. Excellent opportunity for a QSR user, bank, pharmacy, coffee shop, sandwich shop, or any approved retail use. Join busy Shop'n Save and newly constructed Advance Auto. Directly on Route 2A.



22 Fitchburg Road, Ayer MA 01432



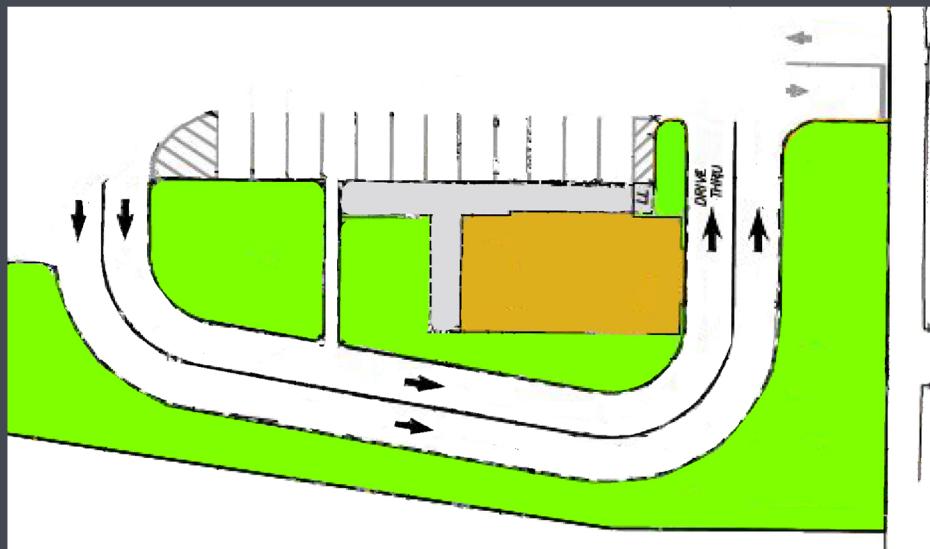
UNIT INFORMATION

Status	Proposed
Lease Type	NNN
Property Type	Retail
Unit Size	1,800 SQFT

DEMOGRAPHICS

	3mile	5mile	10mile
Population	13,681	35,442	190,872
Households	5,367	12,315	71,496
Income	\$116,308	\$134,882	\$114,541





PROPERTY TENANTS

SHOP 'n SAVE

Advance Auto Parts®

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COMMERCIAL PROPERTIES

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