

## Retail Space at Crossroads Plaza

308 Massachusetts Ave., Lunenburg MA

8,687 SF & 2,608 SF Available



### Highlights

- Across from Walmart/Hannaford's
- Signalized intersection
- Pylon signage
- Great visibility on Massachusetts Ave./Rt. 2A
- 80 parking spaces
- Corner lot
- Traffic: Massachusetts Ave - 14,711 ADT  
Electric Ave. - 10,263 ADT

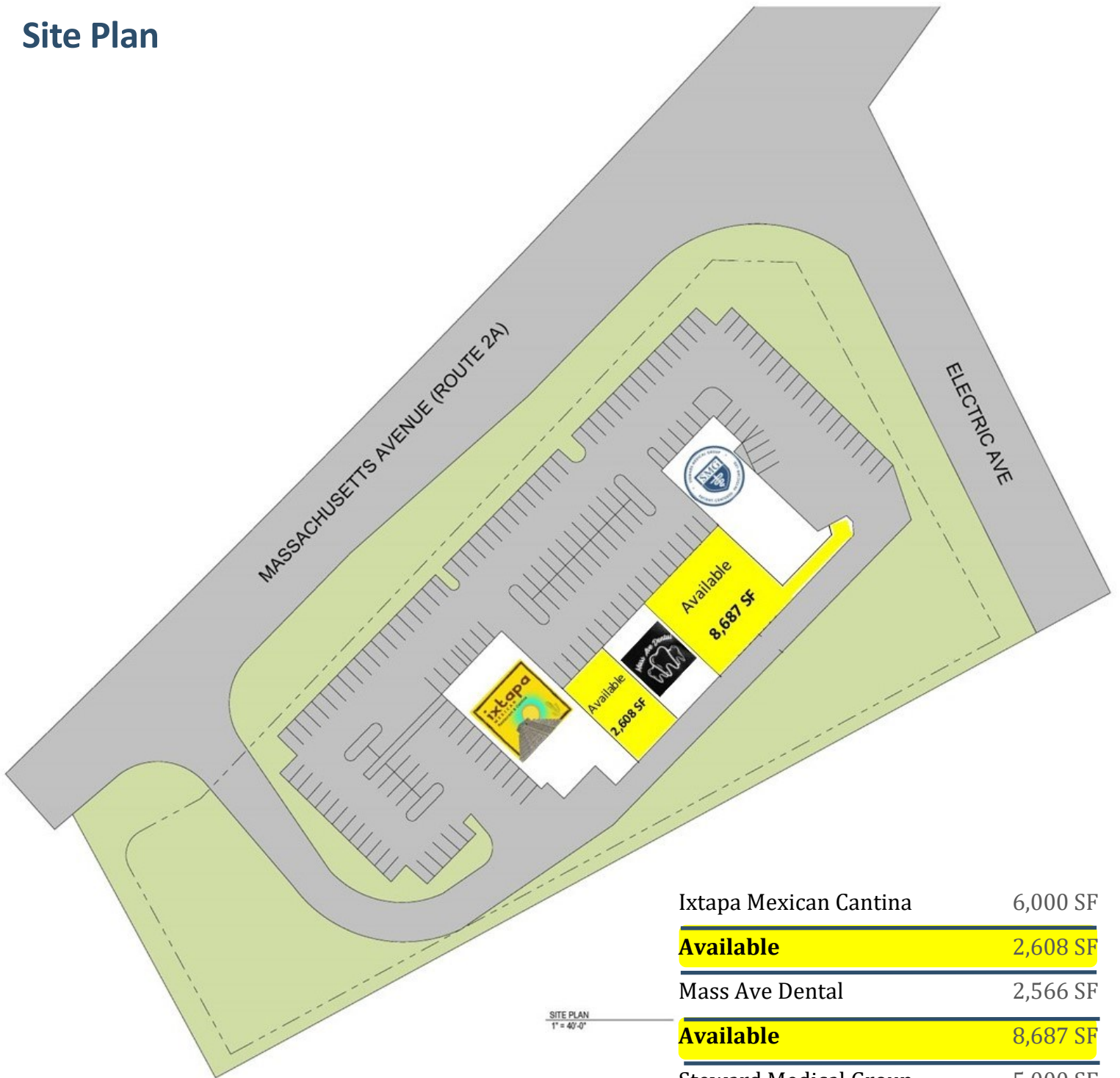


For Lease

# Crossroads Plaza

308 Massachusetts Ave. | Lunenburg, MA

## Site Plan



SITE PLAN  
1" = 40'-0"

Ixtapa Mexican Cantina	6,000 SF
<b>Available</b>	<b>2,608 SF</b>
Mass Ave Dental	2,566 SF
<b>Available</b>	<b>8,687 SF</b>
Steward Medical Group Lunenburg Family Practice	5,000 SF



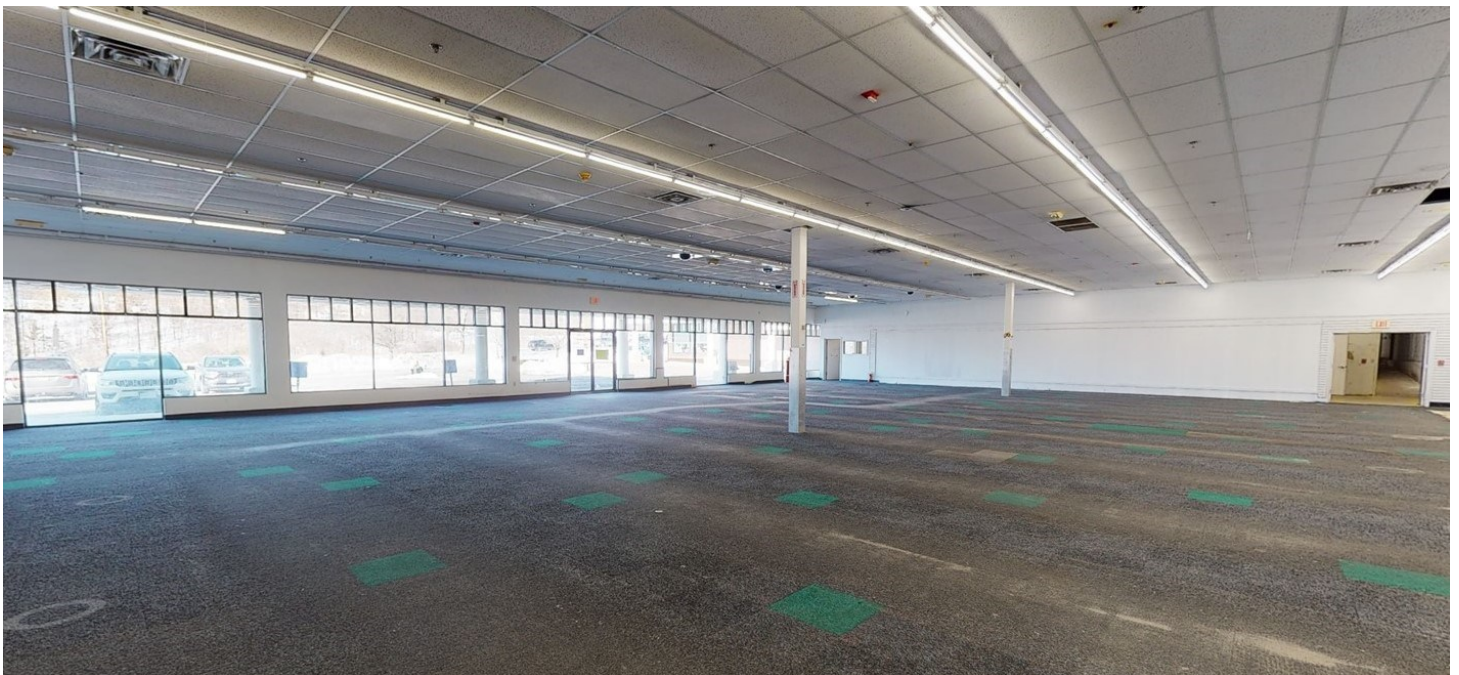
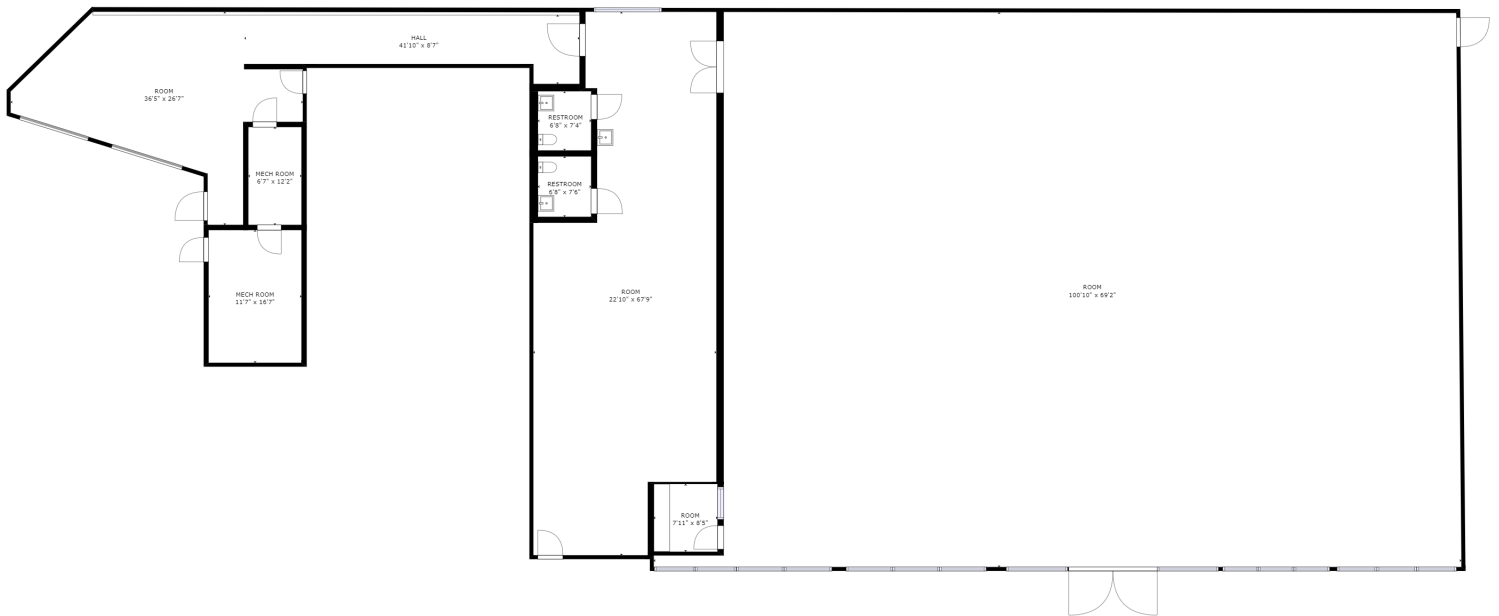
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## Crossroads Plaza

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Available: 8,687 SF

- Former Dollar Tree
- 2 dock doors
- 2 bathrooms
- Large windows provide ample lighting





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## Retail Market



2024 Demographics	1 Mile	3 Miles	5 Miles	10 Miles
Estimated Population	2,315	43,702	84,107	157,623
Estimated Households	916	17,070	33,052	59,877
Estimated Daytime Employees	1,190	14,425	30,556	62,556
Estimated Average Household Income	\$100,188	\$83,849	\$91,982	\$108,215



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## Contact Us



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