



PROPERTY &
LIFESTYLE
ADVISORS

RETAIL SPACE FOR LEASE

507 BOSTON TURNPIKE
SHREWSBURY, MA 01545



PROPERTY DESCRIPTION

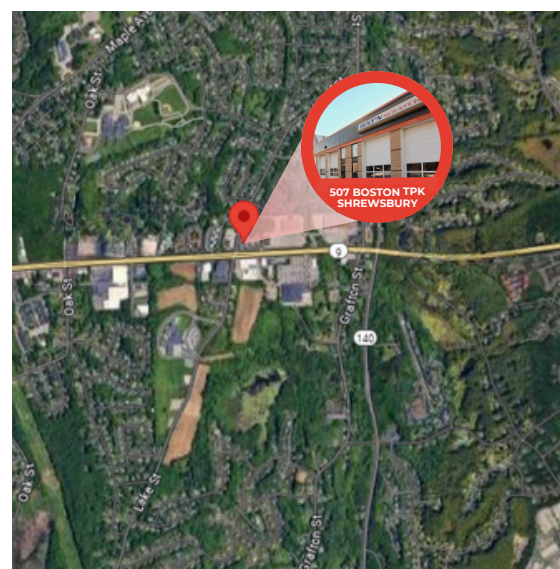
Flexible, well-sited space with options ranging from 1,440 SF to 2,880 SF with additional 1,000± in lower level. (3) 12' Drive-in-doors with pull through. Spray booth, 3-phase power (120/208V, 225 amps), ideal for a variety of automotive-related businesses such as auto glass repair, detailing, window tinting, and spray-on bedliner applications.

OFFERING SUMMARY

Lease Rate:	\$24 PSF
Lease Type:	NNN
Available Space:	1,440 ± SF
Lot Size:	1.56 Acres
Zoning:	CB
Building Size:	67,954 SF

MICHAEL BARBERA

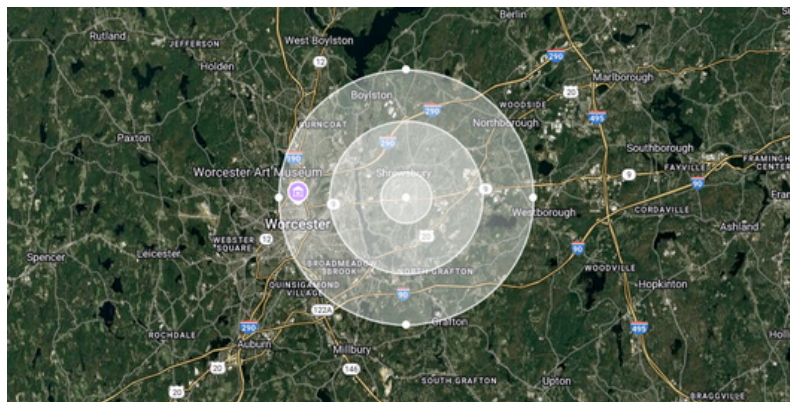
PRINCIPAL BROKER | 508-852-4227
MBARBERA@BAPROPERTYLIFESTYLE.COM
451 GROVE ST | WORCESTER | MA | 01605



LOCATION DESCRIPTION

Located in a prime area with curb cuts from Rte 9 and Lake St. Prominent Pylon signage. Co-tenants include national automotive businesses and a package store.

No Representation or Warranty by Seller. Purchaser hereby acknowledges that, except as specifically set forth herein, Seller has not and does not make any warranty or representation regarding the truth, accuracy or completeness of Documents or the sources thereof. Seller has not undertaken any independent investigation as to the truth, accuracy or completeness of the Documents and is providing the Documents solely as an accommodation to Purchaser.



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population 2024	8,577	54,910	185,132
Total Households 2024	3,364	21,676	72,725
Average HH Income	\$137,916	\$129,632	\$101,950



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