

147 Tower Road | Athol, MA 01331

North Quabbin Commons | Market Basket

SMALL SHOP IN-LINE SPACES, JUNIOR BOX SPACE & PAD SITE OPPORTUNITIES AVAILABLE FOR LEASE

NQC
NORTH QUABBIN
COMMONS



Property Highlights

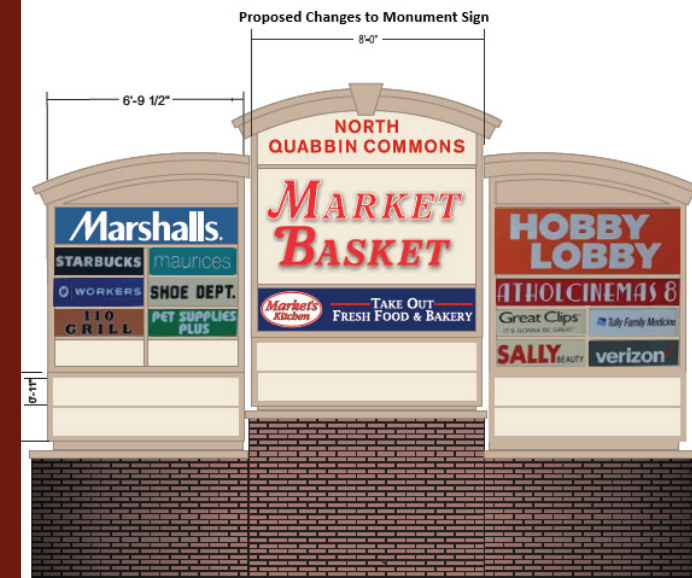
- » Anchored by high-volume Market Basket with a consistent and loyal customer base, Hobby Lobby, Marshalls and Athol Cinemas. The only Market Basket within 20 + miles.
- » Currently occupied by other well-recognized brands including Starbucks, 110 Grill, Pet Supplies Plus, Verizon, Shoe Dept and more. Neighboring businesses include Dollar Tree, Taco Bell, Wendy's and more.
- » Conveniently located at Exit 77 off Massachusetts Route 2 (US 202).
- » Provides essential quality retail and other services to the North Quabbin Region of Massachusetts in a centralized location with a strong concentration of customers coming from Athol, Orange and Gardner.
- » 15 mile trade area which includes a population of 94,971, households of 37,762 and an average household income of \$93,307.

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North Quabbin Commons Shopping Center

North Quabbin Commons Shopping Center is a 261,275 +/- square foot grocery anchored center located in Athol, MA. The shopping center is anchored by a high-volume Market Basket, Hobby Lobby, Marshalls, and Athol Cinemas. Additional tenants located in the shopping center include Pet Supplies Plus, Shoe Dept., Starbucks, 110 Grill, Heywood Healthcare, Verizon, and more. North Quabbin Commons sees significant traffic volume each day due to its diverse tenant mix and its prominent location at Exit 77 off MA Route 2 (US 202) at a signalized intersection. The Shopping Center features prominent pylon signage and ample parking making this site an ideal location for local, regional and national retailers. The shopping center's strategic location in Athol allows for accessibility to customers traveling from upward of 20 miles from surrounding communities like Orange, Garnder and more.

With space options ranging from 1,500 to 48,084 +/- SF, this shopping center presents an exceptional opportunity for businesses looking to establish or expand their presence in a thriving, convenient location.



Property Information

ADDRESS	147 Tower Road, Athol, MA 01331
AVAILABLE SPACE	1,500 to 48,084 +/- SF
TOTAL SF	261,275 +/- SF
LAND AREA	71 +/- Acres
PARKING SPACES	1,091 +/- Spaces
PARKING RATIO	4 per 1,000 GLA +/-
TRAFFIC COUNTS	13,130 +/- VPD via Templeton Road; 8,465 +/- VPD via MA Route 2
WATER	Municipal
SEWER	Municipal
GAS	Natural
ZONING	General Commercial (G)
YEAR BUILT	2015

Demographics

	5 Miles	10 Miles	15 Miles
Population:	16,724	49,559	93,236
Households	6,587	20,034	36,573
Average HH Income	\$80,922	\$87,832	\$96,196

Key Tenants



Average Daily Traffic



Templeton Road
13,130 +/- VPD via

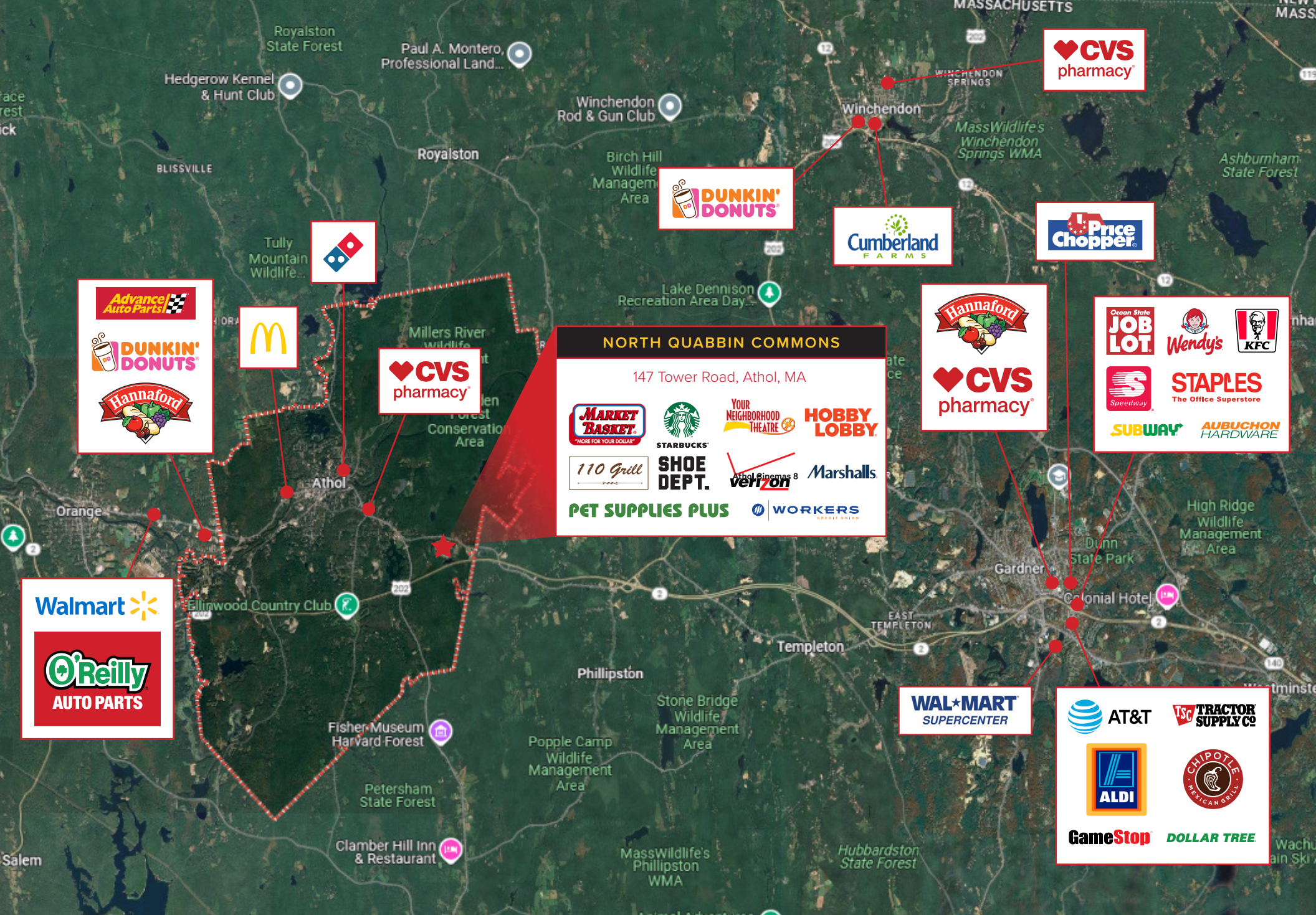


MA Route 2
8,465 +/- VPD via

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SUMMIT REALTY PARTNERS



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TENANTS

MARKET BASKET
MARSHALLS
SHOE DEPT.
PET SUPPLIESPLUS
WORKERSCREDIT
CREDIT UNION
HOBBY LOBBY
ATHOL CINEMAS
STARBUCKS
VERIZON
GREAT CLIPS
BAYSTATE P.T.
HEYWOODHEALTHCARE
110 GRILL

AVAILABLE SF

A	5,104
B	18,351
C	14,182
D	6,265
E	1,500 to 9,286

TOTAL SF

261,275

PARKING SPACES

1,091



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Contact information

Chris McMahon
781.862.9700 x 225
cjm@sumrp.com

Travis Ginsberg
781.862.9700 x 226
tg@sumrp.com

Casey Piché
781.862.9700 x 227
cp@sumrp.com

Summit Realty Partners
80 Hayden Avenue
Lexington, MA 02421
www.summitrealtypartners.com

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