

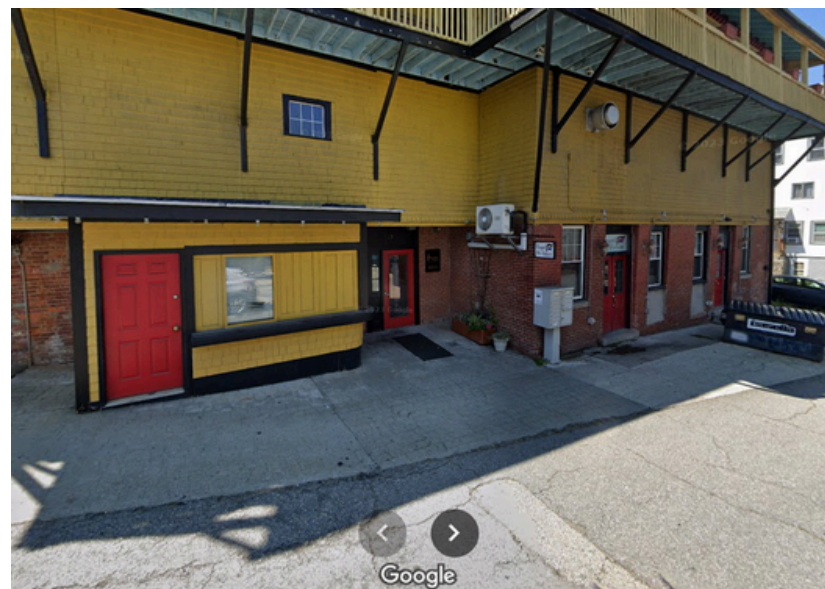


**15 CRANE ST,  
SOUTHBRIDGE, MA 01550**

**FOR LEASE**

**PROPERTY DESCRIPTION**

15 Crane St, Southbridge is a mixed use commercial and residential property. We currently have about 400 SF of retail/hospitality space available on the ground floor of the building. The space was home to an existing and thriving salon tenant and has necessary plumbing fixtures in place for a salon/barbershop and more! Rent is \$1,000 per month and includes everything.



**LOCATION DESCRIPTION**

The property is well located at the center of the central business district in an energetic up-and-coming community of Southbridge MA. It's enhanced with superior pedestrian accessibility and is within an easy access to the RTA bus stop. It has easy access to the nearby municipal parking lot . The space could be ideal for store-front, non-profit or artisan gallery space. This location is highly visible from the busy intersection at Main and Central Streets in Southbridge, MA

**OFFERING SUMMARY**

Lease Rate:	\$30 PSF
Available Space - 1st Floor:	400 SF
Lot Size:	0.09 Acres
Zoning:	GC
Building Size:	7,344 SF



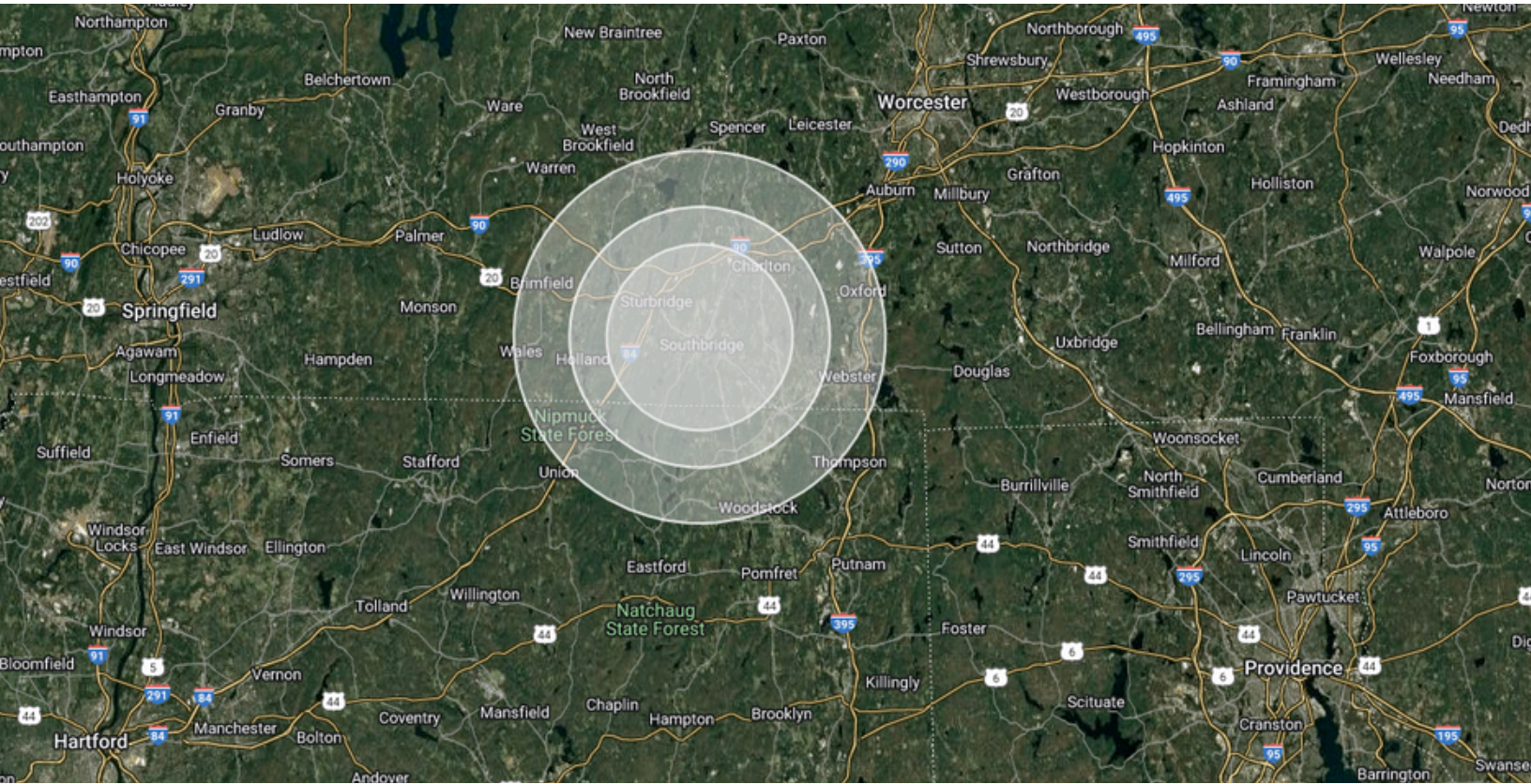
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No Representation or Warranty by Seller. Purchaser hereby acknowledges that, except as specifically set forth herein, Seller has not and does not make any warranty or representation regarding the truth, accuracy or completeness of Documents or the 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 | 2



### POPULATION

	5 MILES	7 MILES	10 MILES
Total Population 2024	31,901	51,734	102,530
Total Population 2029	32,497	52,478	103,652
Average Age 2024	42	42	43
Average Age 2029	43	43	44

### HOUSEHOLDS & INCOME

	5 MILES	7 MILES	10 MILES
Total Households 2024	13,031	20,355	41,443
Total Households 2029	13,423	20,924	42,490
Average HH Income	\$104,341	\$114,977	\$112,102

\* Demographic data derived from ESRI

