

MEDICAL OFFICE SPACE FOR LEASE

336 THOMPSON ROAD

Webster, MA 01570



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PROPERTY DESCRIPTION

Kelleher & Sadowsky is pleased to introduce 336 Thompson Road, Webster, Massachusetts for lease. This 14,710 square-foot freestanding healthcare facility was constructed in 2002 and is situated on 2.3 acres. As indicated on the attached map, the location of the facility is ideally located near all the busiest public services such as the Senior Center, Town Hall, UMASS, Harrington Hospital, library, and numerous churches and schools.

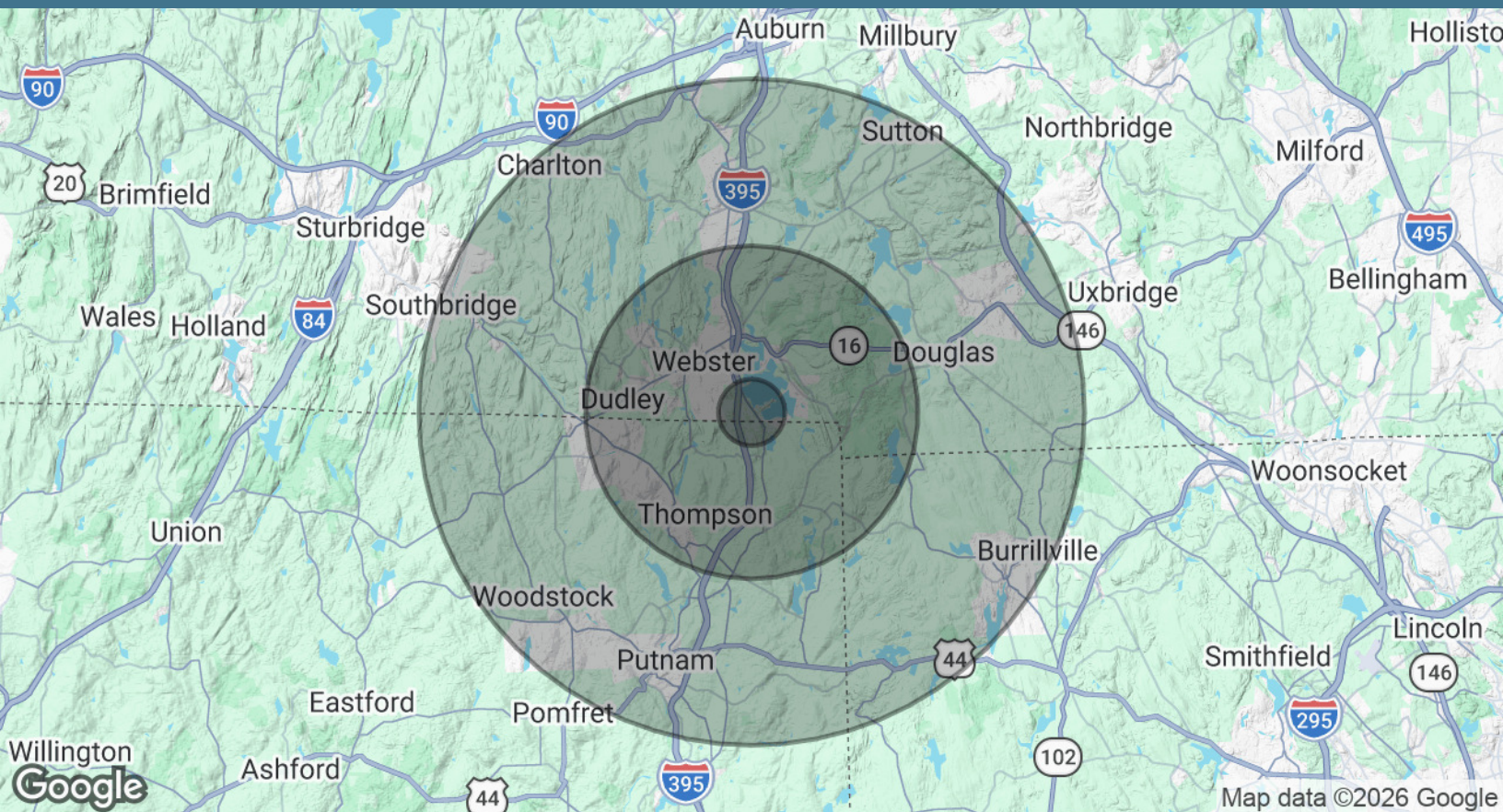
OFFERING SUMMARY

Lease Rate:	\$23 SF/yr (Gross)
Available SF:	1,500 - 3,500 SF
Building Size:	14,156 SF
Zoning:	BG4

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	557	16,264	40,073
Total Population	1,356	39,398	102,434
Average HH Income	\$74,171	\$64,536	\$74,257







POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,356	39,398	102,434
Average Age	43.4	40.6	40.9
Average Age (Male)	40.0	38.9	39.8
Average Age (Female)	46.9	42.3	42.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	557	16,264	40,073
# of Persons per HH	2.4	2.4	2.6
Average HH Income	\$74,171	\$64,536	\$74,257
Average House Value		\$252,913	\$275,260

2020 American Community Survey (ACS)