

GROUND LEASE | BUILD-TO-SUIT

# 29-49 JAMES STREET

Worcester, Massachusetts



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## PROPERTY HIGHLIGHTS

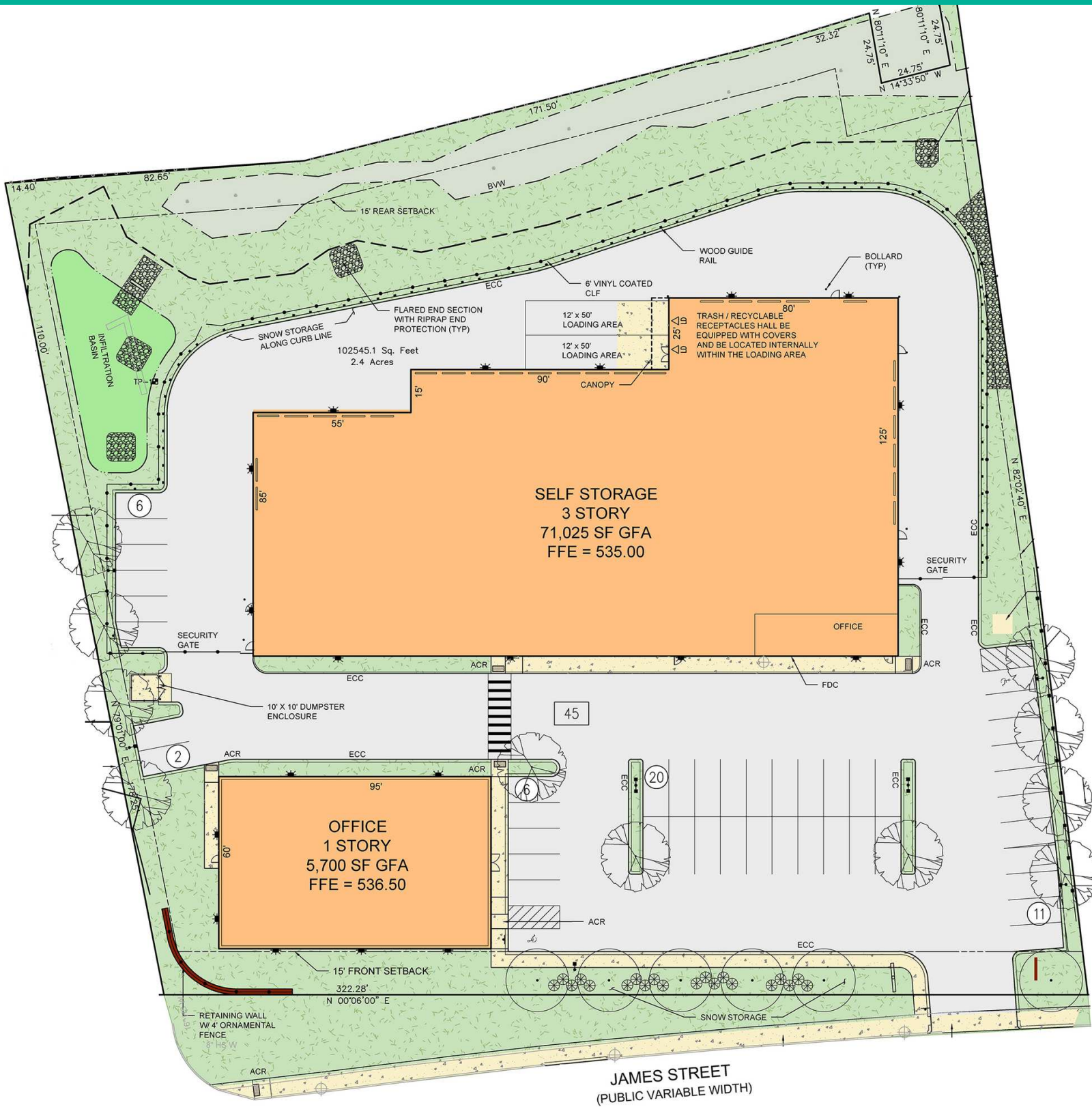
- Flexible sizes: ± 3,000 – 5,700 SF
- Drive-Thru Available
- Pylon Signage Available
- On-site Parking
- Zoning: MG 1, providing flexibility in uses such as retail, banks, food services, office, educational, and more.
- Adjacent to newly built Self Storage Building
- ADT ± 17,790

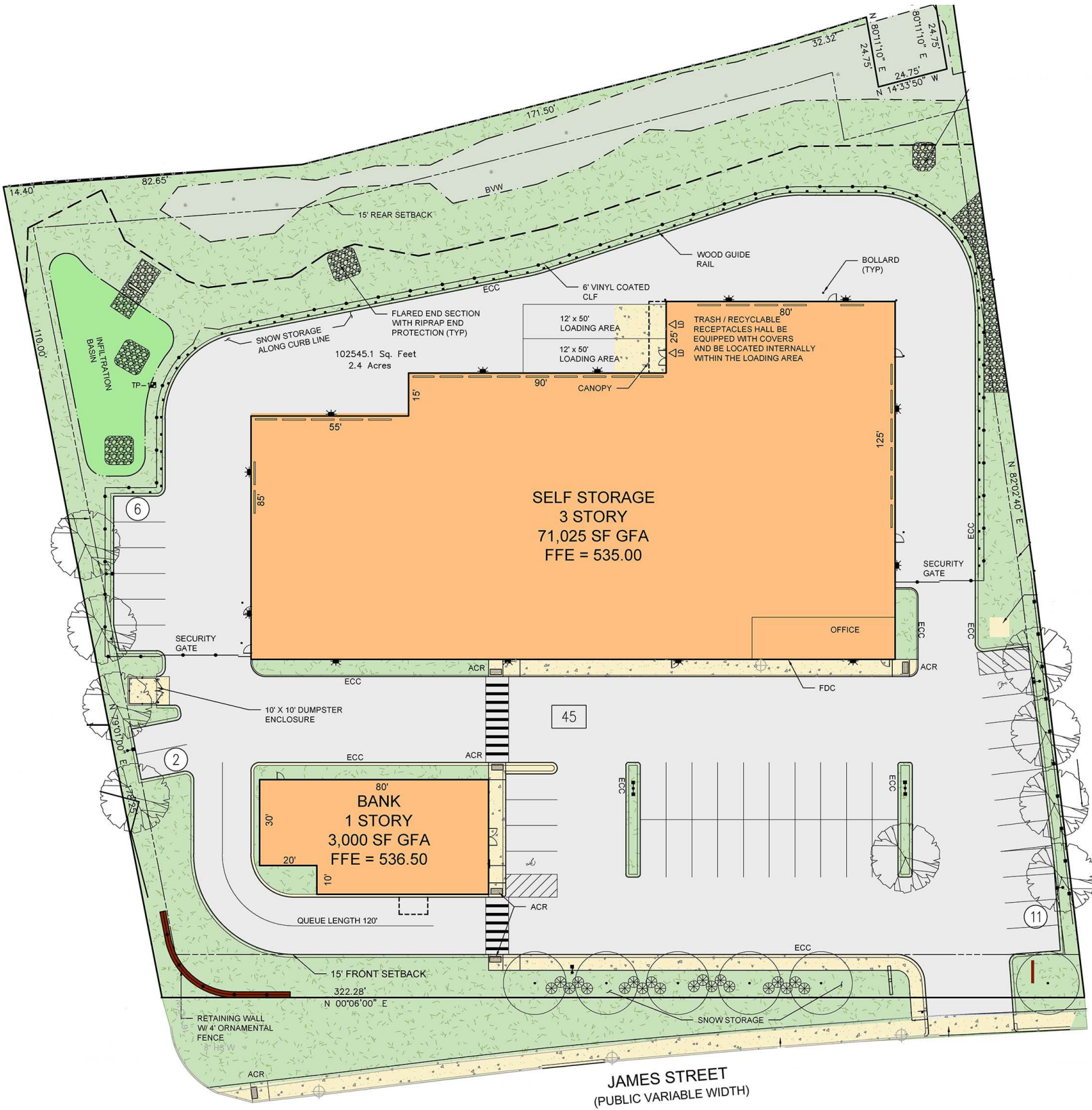
## LEASE RATES

LAND LEASE	\$60,000/annual (NNN)
LAND LEASE WITH DRIVE-THRU	\$75,000/annual (NNN)
BUILD-TO-SUIT	Subject to LOI (NNN)

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,212	38,419	74,272
Total Population	10,993	103,851	195,695
Average HH Income	\$106,627	\$87,226	\$92,116





# FOR LEASE • 29-49 JAMES STREET

Location & Amenity Map

