

Retail Space Available For Lease

Waterville Plaza

16 Main Street, Winchendon, MA



Property Information

Address:	16 Main Street, Winchendon, MA	Parking Spaces:	62 ± Spaces
Available Space:	Unit 3: 753 ± SF Unit 4: 666 ± SF Unit 5: 3,346 ± SF <i>*units can be combined for a total of 4,765 ± SF</i>	Traffic Counts:	7,236 ± VPD
Total SF:	10,188 ± SF	Sewer:	Municipal
Land Area:	4.26 ± Acres	Traffic Counts:	Municipal
		Natural	Natural
		Zoning:	PD - Planned Development
		Year Built:	1986 ±

Demographics

	3 Miles	5 Miles	10 Miles
Population:	8,840	15,508	70,192
Households:	3,385	5,939	27,359
Average HH Income:	\$96,103	\$98,817	\$92,951

Waterville Plaza is a 10,188 ± SF, five-unit retail strip center strategically positioned at 16 Main Street (Route 202) in Winchendon, Massachusetts. The property is anchored by One Stop Convenience & Gas, a high-traffic operator that will generate consistent, seven-day-a-week customer flow to the site once renovations are completed. One Stop is currently undergoing significant capital improvements, including the installation of new fuel pumps and the addition of a diesel station, further enhancing its drawing power and long-term viability. Concurrently, ownership is upgrading the plaza with a modernized, high-visibility façade, elevating the overall curb appeal and tenant profile. Flexible leasing opportunities are available ranging from 666 ± SF to 4,765 ± SF, including a highly desirable end-cap space with potential for a drive-thru—an increasingly rare and valuable feature in today's retail market.

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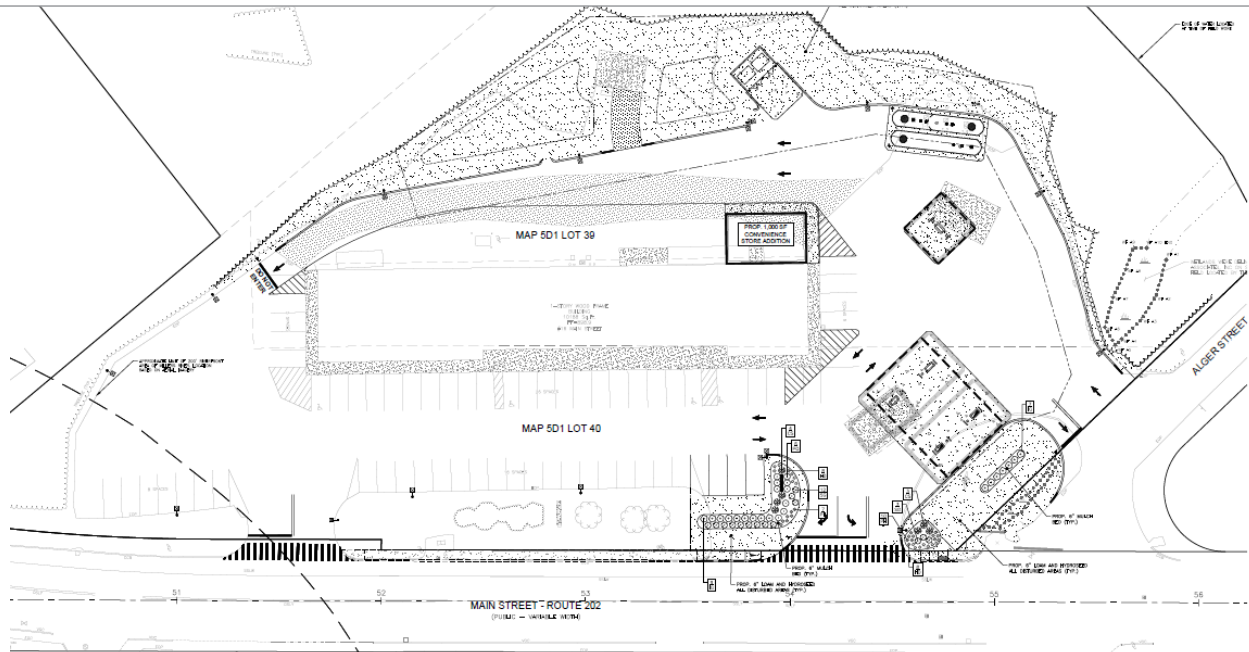
Waterville Plaza

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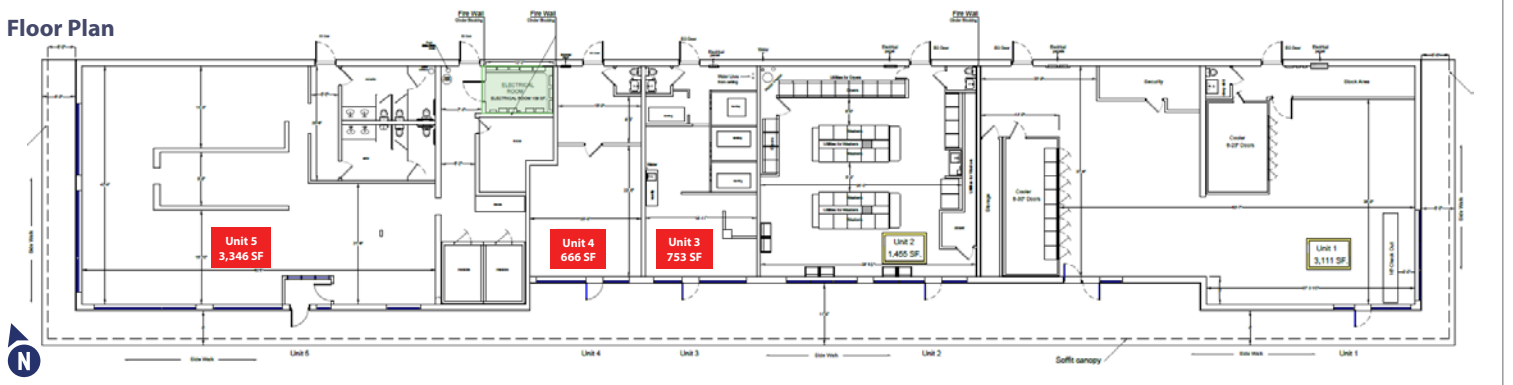
Conceptual Rendering - New Building Facade



Site Plan



Floor Plan



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