

Outstanding Sale or Lease Opportunity

1603 - 1605 Main Street

Leicester, Massachusetts 01524



GRUBB & ELLIS.
From Insight to Results



Property Information

| | |
|------------------------|---|
| Total Lot Size: | 3.9 acres available Subdividable |
| Road Frontage: | 360' Main Street (Route 9) |
| Availability: | Immediately |
| Utilities: | Municipal Water and Sewer Electric: National Grid Gas: National Grid Telephone/Cable: Verizon/Charter Cable |
| Zoning: | Commercial zoning allows for multiple uses, including office |

To learn more, please contact:

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Property Highlights

Grubb & Ellis is pleased to announce the availability of 3.9 acres of commercial development land. 1603-1605 Main Street is strategically located along busy Route 9 in Leicester, MA opposite the Super Walmart. This property is ideally situated for a multitude of commercial uses including retail, office or other services.

With 360' of road frontage, 1603-1605 Main Street is sure to offer high visibility in this well traveled and newly established shopping destination.

- Prime retail, fast food / restaurant, bank, office, gas station, convenience store, coffee shop, potential
- Exceptional location
- Located directly across from entrance to Super Walmart at signalized intersection
- High traffic counts
- Strong regional population and household income

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Demographic Information

Population:

| | |
|-----------|---------|
| 1 mile: | 997 |
| 3 miles: | 13,750 |
| 5 miles: | 44,826 |
| 10 miles: | 284,093 |
| 15 miles: | 439,549 |

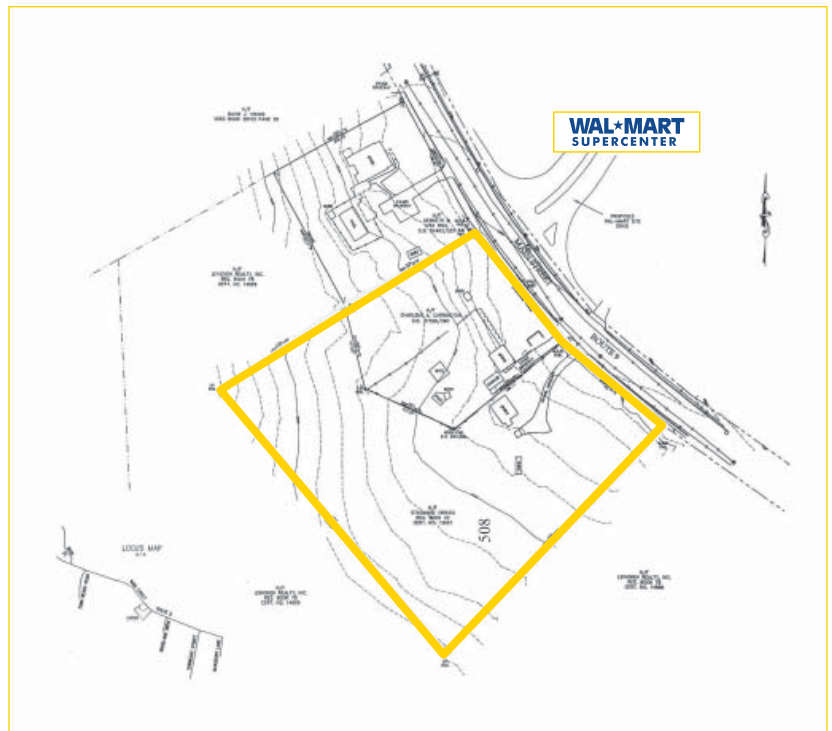
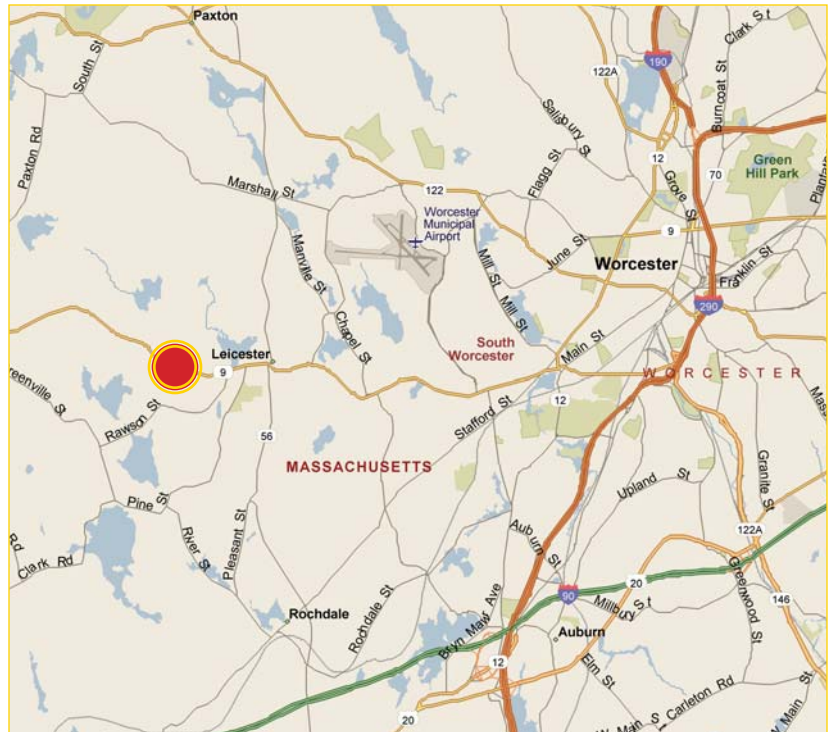
of Households:

| | |
|-----------|---------|
| 1 mile: | 340 |
| 3 miles: | 5,282 |
| 5 miles: | 17,261 |
| 10 miles: | 109,727 |
| 15 miles: | 169,450 |

Household Income:

| | |
|-----------|----------|
| 1 mile: | \$77,744 |
| 3 miles: | \$71,216 |
| 5 miles: | \$72,303 |
| 10 miles: | \$66,638 |
| 15 miles: | \$73,282 |

Traffic Counts: 20,000+ average daily trips



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