

# Industrial/Shop/Storage and Retail Space Available For Lease

## 112-118 Lancaster Street

### Leominster, MA



#### Property Information

<b>Address:</b>	112-118 Lancaster Street, Leominster, MA	<b>Traffic Counts:</b>	10,247 +/- VPD
<b>Available Space:</b>	Retail: 1,690 +/- SF Industrial: 6,000 +/- SF	<b>Frontage:</b>	243' on Lancaster Street
<b>Total SF:</b>	62,094 +/- SF	<b>Water:</b>	Municipal
<b>Land Area:</b>	5.88 +/- Acres	<b>Sewer:</b>	Municipal
<b>Parking Spaces:</b>	200 +/- Spaces	<b>Gas:</b>	Natural
<b>Parking Ratio:</b>	3.22 / 1,000 GLA+/-	<b>Zoning:</b>	RB
		<b>Year Built:</b>	1985

#### Demographics

	3 Miles	5 Miles	10 Miles
<b>Population:</b>	43,889	80,096	173,674
<b>Households:</b>	17,879	31,505	66,820
<b>Average HH Income:</b>	\$96,576	\$95,011	\$109,820



112-118 Lancaster Street is a 62,000 +/- square foot grocery anchored shopping center located in Leominster, MA. This neighborhood shopping center is anchored by premier grocer Hannaford Supermarket. Positioned along the heavily traveled Route 117 corridor, this site is situated in a densely populated trade area about a ¼ mile south of downtown. Tenants located in this center include T & S Liquor Store and Keep It Clean Laundry. Neighboring retailers include CVS, Dunkin, Fisher Auto Parts, Walgreen's and more. This site benefits from ample parking, Hannaford co-tenancy and excellent signage making it a great location for local, regional or national retail businesses. 6,000 +/- sf space on the side of the shopping center available for lease for the first time in 20+ years. Ideal for industrial/shop/storage and possibly alternative retail uses. Space features a roll up door.

#### For Leasing Information:

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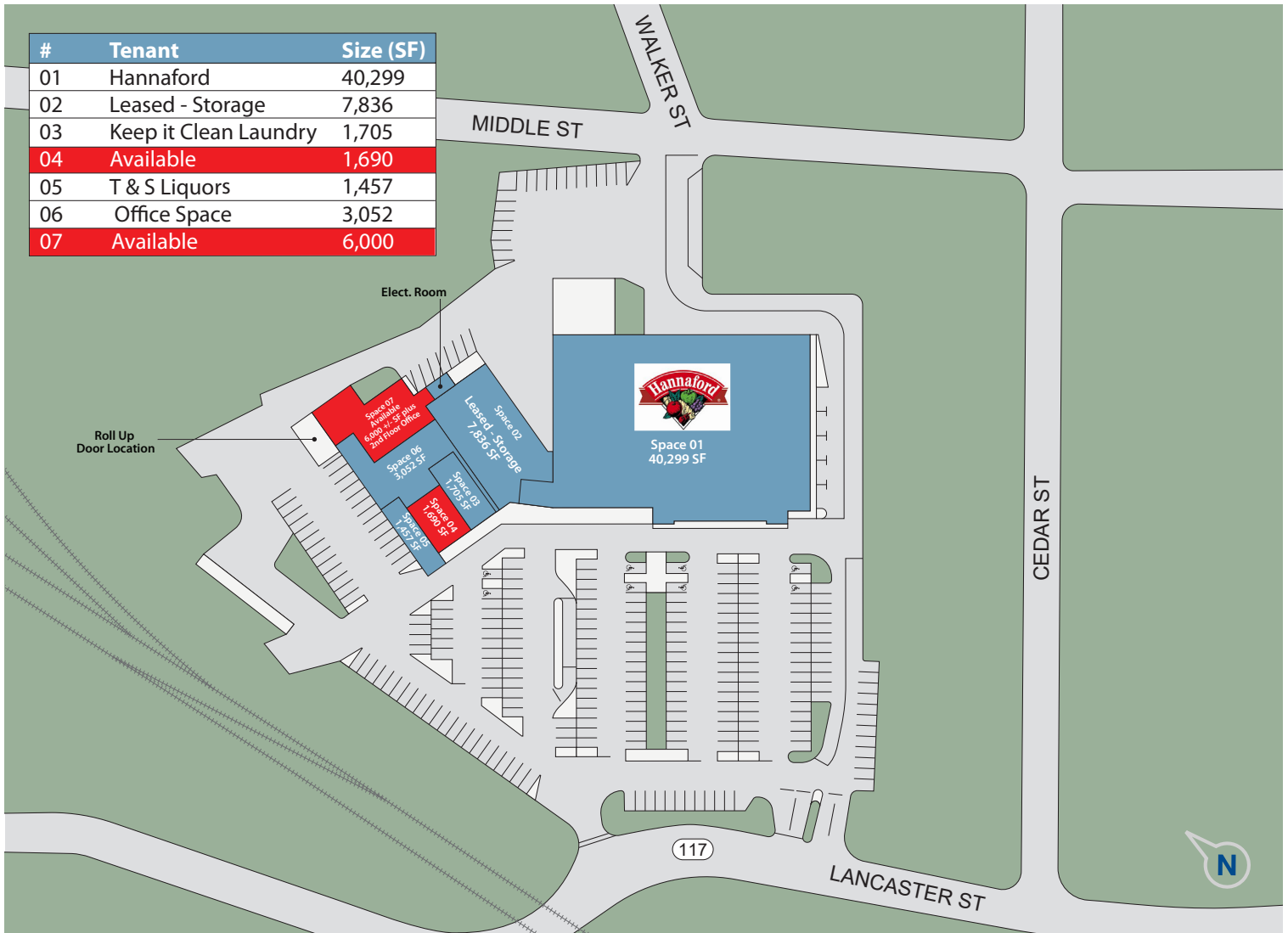
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#	Tenant	Size (SF)
01	Hannaford	40,299
02	Leased - Storage	7,836
03	Keep it Clean Laundry	1,705
04	Available	1,690
05	T & S Liquors	1,457
06	Office Space	3,052
07	Available	6,000



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