

Retail Shopping Center

32-44 Boston Post Road West

Marlborough, MA 01752



Property Information

Address:	32-44 Boston Post Road West, Marlborough, MA 01752	Traffic Counts:	17,182 +/- VPD on Boston Post Road West
Available Space:	6,300 +/- SF	Frontage:	765' on Boston Post Road West
Total SF:	21,754 +/- SF	Water:	Municipal
Land Area:	6.565 Acres	Sewer:	Municipal
Parking Spaces:	200 +/- Spaces	Gas:	Natural
Parking Ratio:	9 per 1,000 SF	Zoning:	Business District (B)

Demographics

	3 Miles	5 Miles	10 Miles
Population:	39,907	91,971	335,010
Households:	15,609	35,956	127,265
Average HH Income:	\$124,011	\$132,680	\$145,825



32-44 Boston Post Road West is a 21,754 +/- square foot shopping center located in a prime location of Marlborough, MA. Tenants in the center include Ninety Nine, Jersey Mike's, Orangetheory, and American Family Urgent Care (AFC). The site is strategically located near major retailers such as Shaw's and Apex Entertainment, as well as dining options like Panera Bread, McDonald's and Chick-Fil-A. The center also offers proximity to several residential neighborhoods, offering convenient access to both local shoppers and commuters. With ample parking, prominent signage, and excellent visibility, 32-44 Boston Post Road West presents an outstanding opportunity for retailers seeking a well-positioned space in Marlborough, MA.

For leasing Information:

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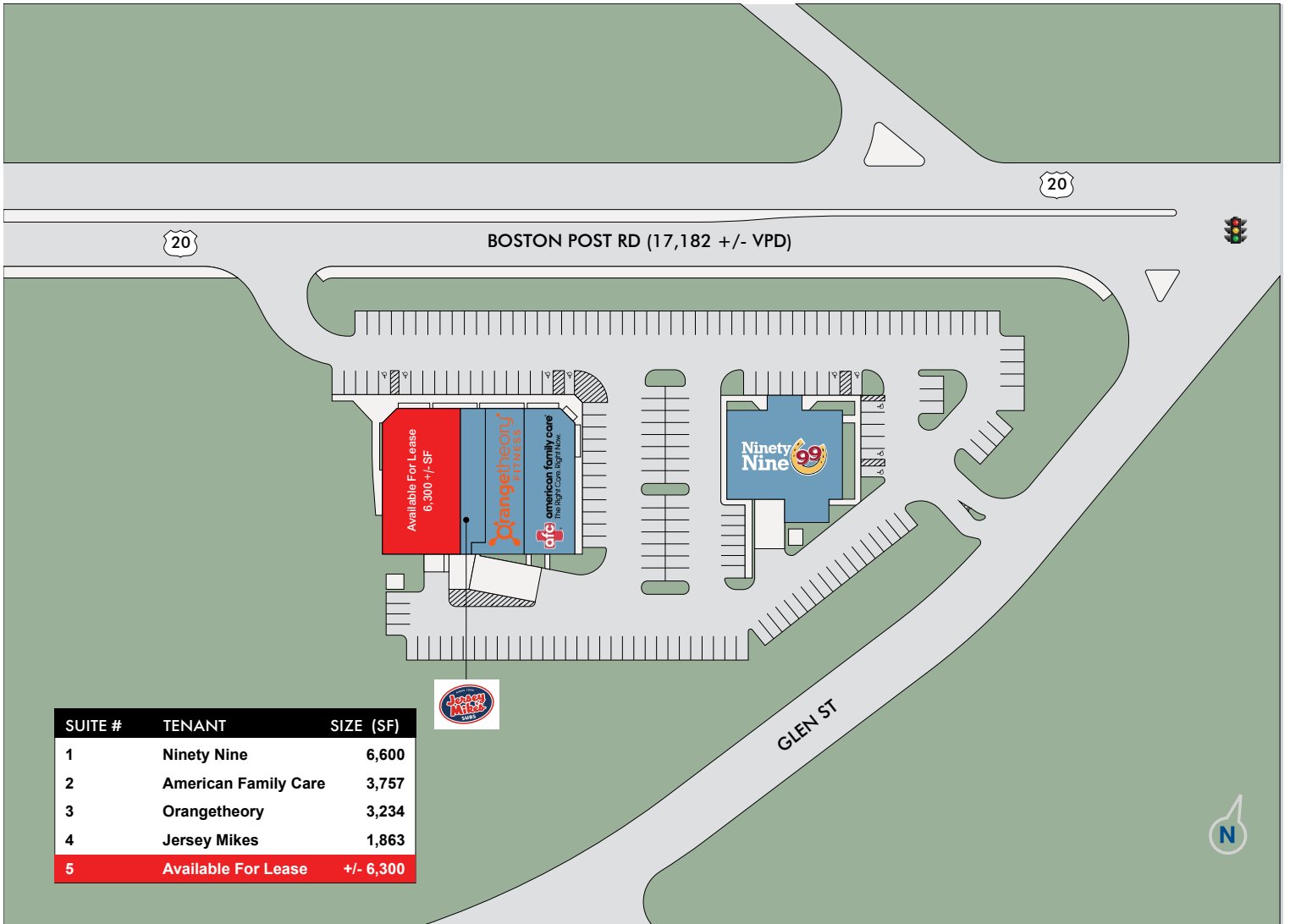
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