

572 & 595
MAIN STREET
STURBRIDGE, MA



MIXED-USE REDEVELOPMENT
SITE FOR SALE

NAI Glickman Kovago & Jacobs

PROPERTY HIGHLIGHTS

EXECUTIVE SUMMARY

ASKING PRICE	\$599,000
BUILDING SIZE	8,618 SF
PRICE PER/SQ FT	\$69.50
LOT SIZE	2.7 ACRES
ZONING	CTD
STORIES	2
YEAR BUILT	1880
PARKING	+/-50
TENANTS	2



HIGHLIGHTS



8,618 SF HISTORIC RETAIL BUILDING & 2.5 ACRE LAND SITE

ZONED CTD FOR COMMERCIAL USE;
ESTABLISHED PRESENCE IN A THRIVING BUSINESS DISTRICT



AMPLE PARKING FOR EMPLOYEES AND VISITORS

FLEXIBLE FLOOR PLAN FOR VARIOUS REDEVELOPMENT CONFIGURATIONS



HIGH VISIBILITY AND ACCESSIBILITY FROM RT 20, THE MA PIKE & I-84. WITH CLOSE PROXIMITY TO LOCAL AMENITIES AND SERVICES



POTENTIAL FOR STRONG RENTAL INCOME AND INVESTMENT RETURNS

OPPORTUNITY FOR FUTURE EXPANSION OR REDEVELOPMENT



LOCATION MAP

572 MAIN STREET
STURBRIDGE, MA

595 MAIN STREET
STURBRIDGE, MA

DEMOGRAPHICS



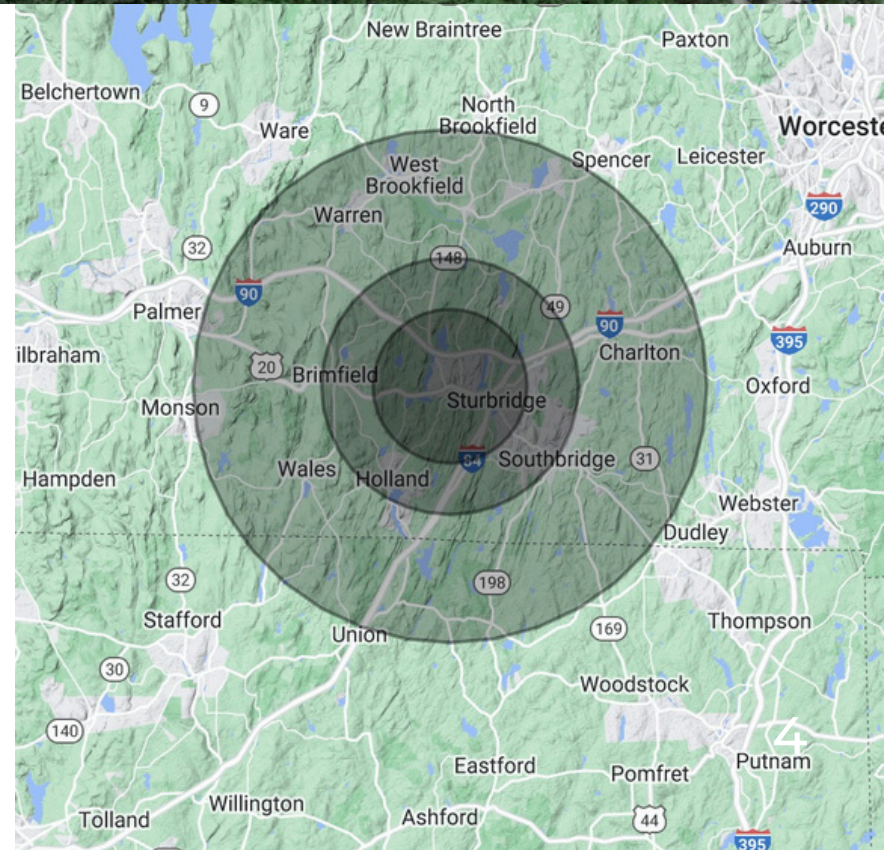
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Population	3 Miles	5 Miles	10 Miles
Total Population	8,002	27,692	77,135
Average Age	43	42	43
Average Age (Male)	42	41	43
Average Age (Female)	44	43	44

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	3,185	11,190	31,331
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$132,046	\$107,325	\$111,169
Average House Value	\$451,422	\$417,992	\$411,338

Demographics data derived from AlphaMap



PHOTOS



CONTACT US



TIM WHITTREDGE
Vice President

774-239-1900
twhittredge@glickmankovago.com

NAI Glickman Kovago & Jacobs

1 Mercantile Street, Suite 510 | Worcester, MA

508.753.9100

www.glickmankovago.com

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