

RETAIL SPACE FOR LEASE

# 121 E MAIN ST

*Webster, MA 01570*



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**PROPERTY DESCRIPTION**

Prime retail opportunity on Webster’s most dominant commercial corridor. This 6,000 SF former hardware store is located within a well-positioned three-tenant retail plaza alongside established co-tenants Country Farm Liquor and Alley Cat Diner, driving consistent daily traffic to the site.

The available space features 11’ clear height, a wide-open floor plan ideal for flexible merchandising layouts, rear storage area, and a loading dock for efficient deliveries. Excellent visibility and accessibility along East Main Street make this an outstanding opportunity for retail, discount, specialty, or service-oriented users.

**OFFERING SUMMARY**

Space Size:	+/- 5,848 SF
Lease Rate:	\$14/SF
Lease Type:	Gross + Utilities
Parking:	Shared
Zoning:	General Business 4 (GB4)
Loading Dock:	1
Sprinklers:	Wet
Heat Type:	Gas
Clear Height:	11'
Building Size:	+/-9,648 SF
Lot Size:	+/- 0.55 acre
Traffic Count:	+/- 13,651 ADT

<b>DEMOGRAPHICS</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	460	1,049	3,351
Total Population	984	2,357	7,415
Average HH Income	\$75,334	\$74,732	\$79,756



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Location Map



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