



## 440 Washington St

440 Washington St  
Auburn, Massachusetts 01501

### Property Highlights

- - Prime location with high visibility
- - Ample parking for employees and customers
- - Versatile interior space for retail or first class industrial
- - Modern façade and well-maintained exterior
- - Large windows for natural light
- - Versatile floor layouts for easy customization
- - Professional and welcoming ambiance

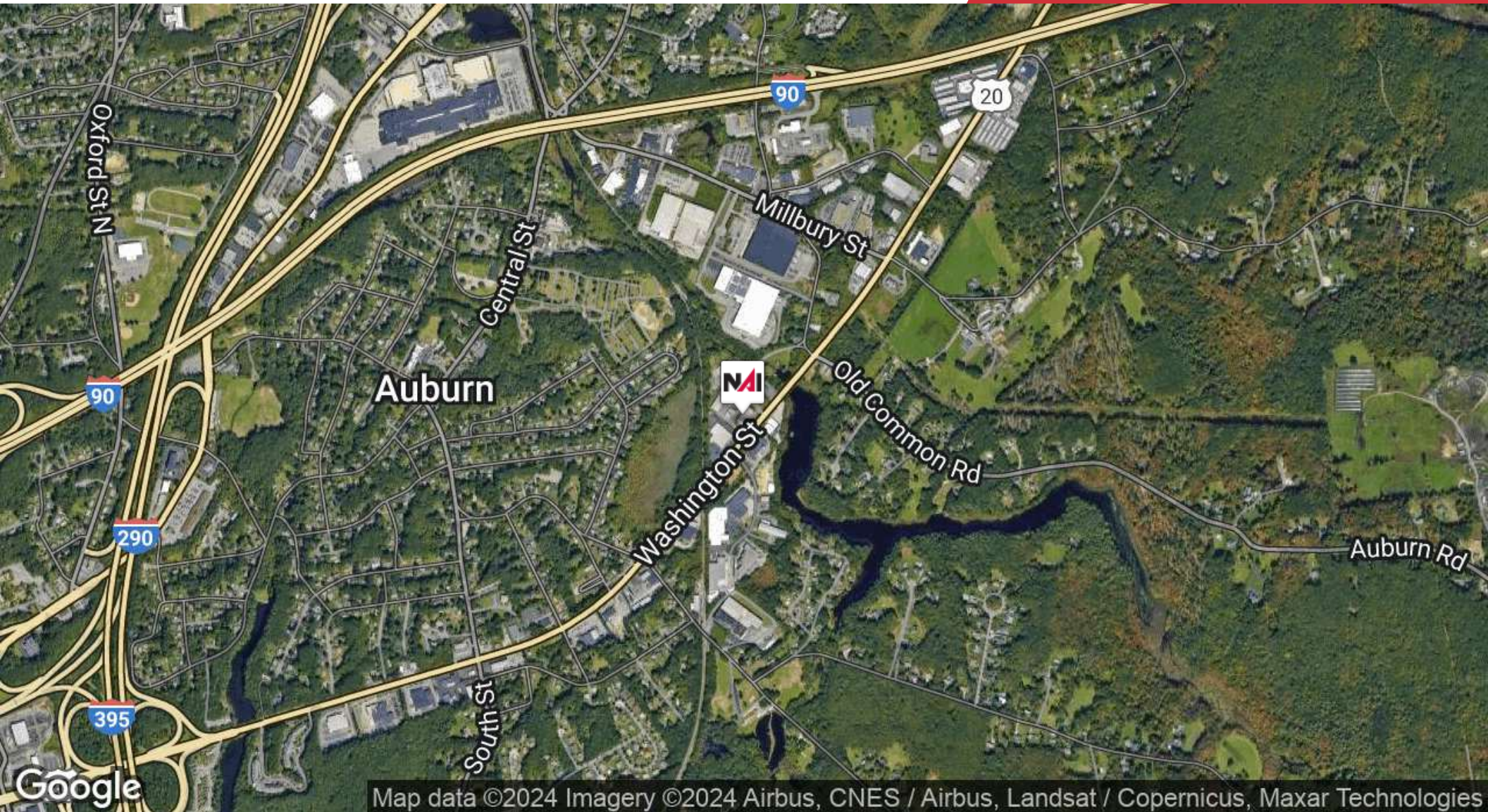
### Offering Summary

|                       |                  |
|-----------------------|------------------|
| <b>Sale Price:</b>    | Subject To Offer |
| <b>Lease Rate:</b>    | Negotiable       |
| <b>Building Size:</b> | 21,000 SF        |
| <b>Available SF:</b>  | 21,000 SF        |
| <b>Lot Size:</b>      | 2.21 Acres       |

### For More Information

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| Population                  | 3 Miles   | 5 Miles   | 10 Miles  |
|-----------------------------|-----------|-----------|-----------|
| <b>Total Population</b>     | 30,509    | 146,595   | 384,683   |
| <b>Average Age</b>          | 43        | 39        | 40        |
| <b>Average Age (Male)</b>   | 0         | 0         | 0         |
| <b>Average Age (Female)</b> | 0         | 0         | 0         |
| Households & Income         | 3 Miles   | 5 Miles   | 10 Miles  |
| <b>Total Households</b>     | 12,370    | 56,360    | 149,086   |
| <b># of Persons per HH</b>  | 2.5       | 2.6       | 2.6       |
| <b>Average HH Income</b>    | \$115,597 | \$92,682  | \$114,839 |
| <b>Average House Value</b>  | \$416,531 | \$379,448 | \$436,458 |

Demographics data derived from AlphaMap

