

RETAIL SPACE FOR LEASE

121 E MAIN STREET

Webster, MA 01570



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PROPERTY DESCRIPTION

Prime retail opportunity on Webster’s most dominant commercial corridor. This ±5,848 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

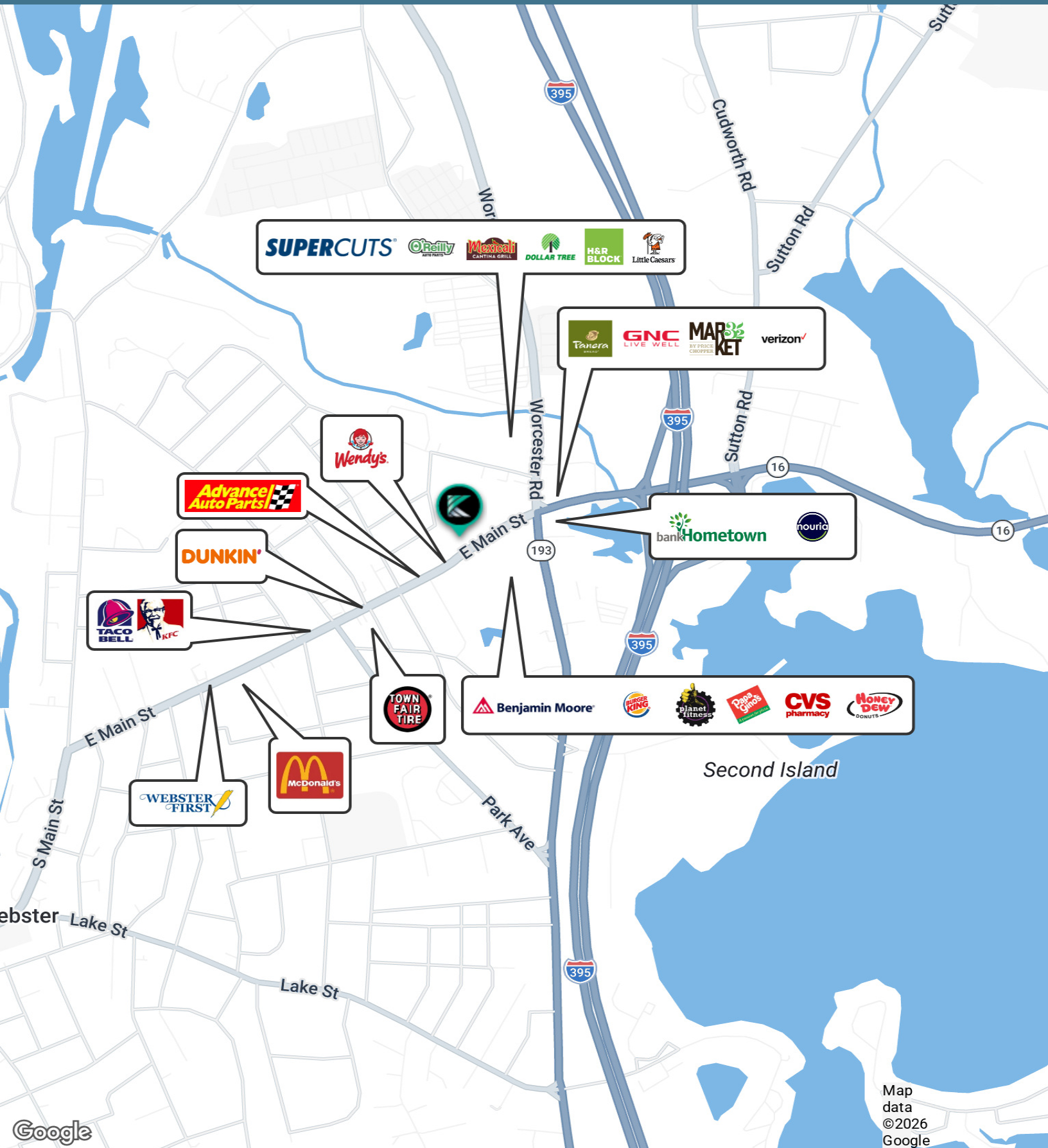
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,351	11,431	17,468
Total Population	7,415	26,999	43,098
Average HH Income	\$79,756	\$103,204	\$113,379



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Location Map



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