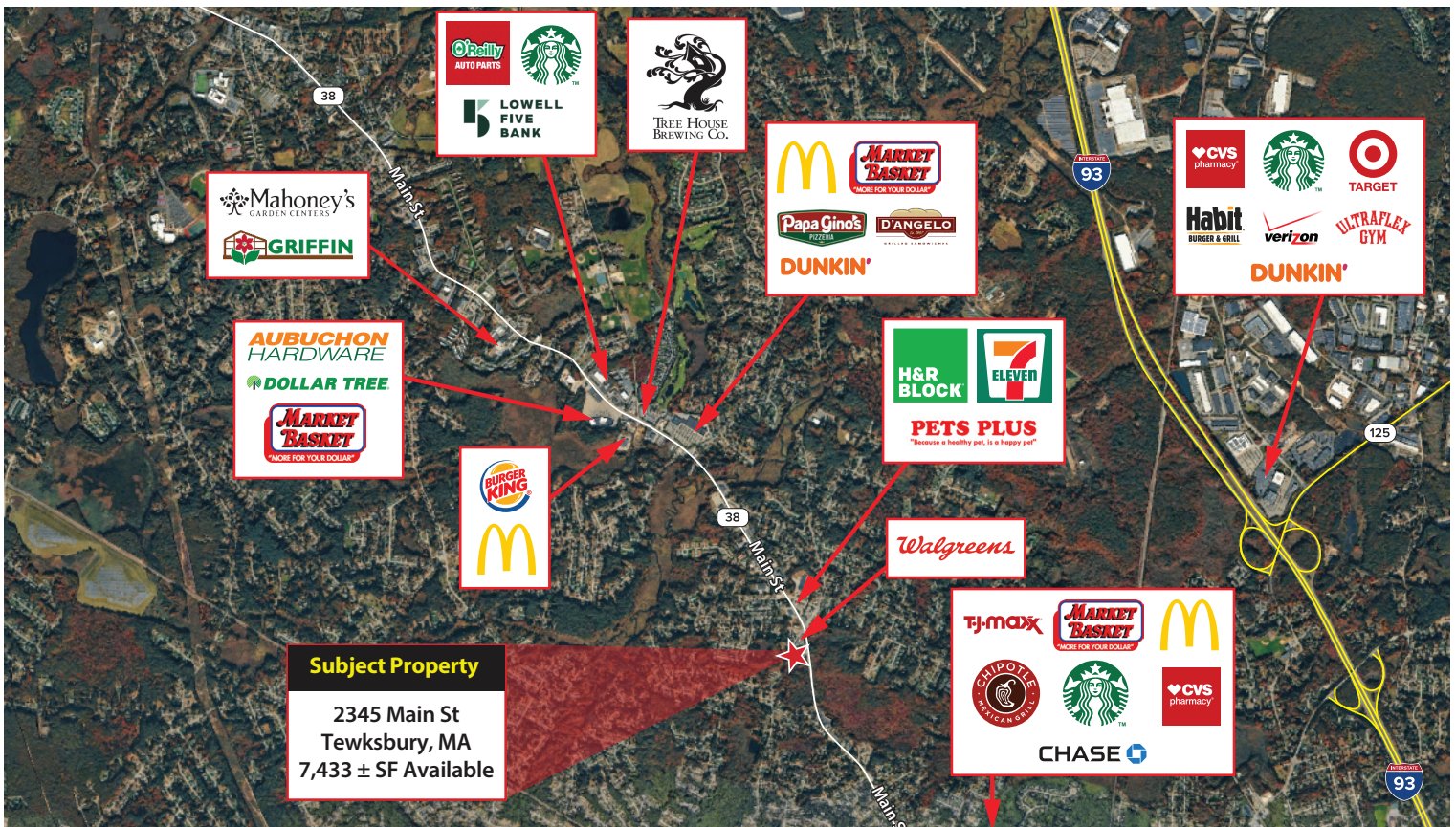


Retail Space with Drive-Thru Available For Lease

2345 Main Street, Tewksbury, MA



Subject Property
2345 Main St
Tewksbury, MA
7,433 ± SF Available

Property Information

Address:	2345 Main Street, Tewksbury, MA 01876	Traffic Counts:	12,047 ± VPD (Route 38)
Available Space:	3,600 ± SF space 1 3,833 ± SF space 2 Spaces can be combined for 7,433 ± SF	Water:	Municipal
Total SF:	7,433 ± SF	Sewer:	Municipal
Land Area:	3.3 ± Acres	Gas:	Gas
Parking Spaces:	50 ± Spaces	Zoning:	SVB
		Year Built:	1999
		Date Available:	Now

Demographics

	3 Miles	5 Miles	7 Miles
Population:	47,368	121,250	247,691
Households:	16,919	44,552	92,966
Average HH Income:	\$164,234	\$170,201	\$168,829



2345 Main Street offers a 7,433 ± SF single-story retail opportunity with a canopied drive-thru, ideally positioned along Route 38 in Tewksbury, MA. 3,600 ± SF is currently configured as an outpatient office. The property also features dedicated on-site parking and an efficient layout suitable for a variety of retail, restaurant, or service-oriented users seeking strong visibility along a well-traveled corridor.

The site is shadow anchored by a neighboring Walgreens and surrounded by a strong mix of national and regional retailers, including Market Basket, CVS, Tree House Brewing Company, Tewksbury Sports Club, Mahoney's Garden Center, Aubuchon Hardware, H&R Block, and 7-Eleven, creating a highly active retail destination.

Conveniently located near MBTA bus service and commuter rail access to Boston, the property offers excellent accessibility for both customers and employees, making it an outstanding opportunity for businesses looking to establish or expand within a thriving retail corridor.

For Leasing Information:

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SUMMIT REALTY PARTNERS

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2345 Main Street, Tewksbury, MA



Lumen
Sew-Together
QUILT SHOP



Walgreens

Subject Property
2345 Main St
Tewksbury, MA
7,433 ± SF Available

LISA'S
PIZZERIA
Italian Thin Crust Pizza
BURGER · BEEF · BEER
AJ's

H&R
BLOCK
7
ELEVEN
PETS PLUS
"Because a healthy pet, is a happy pet"

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