

RETAIL / OFFICE SPACE FOR LEASE

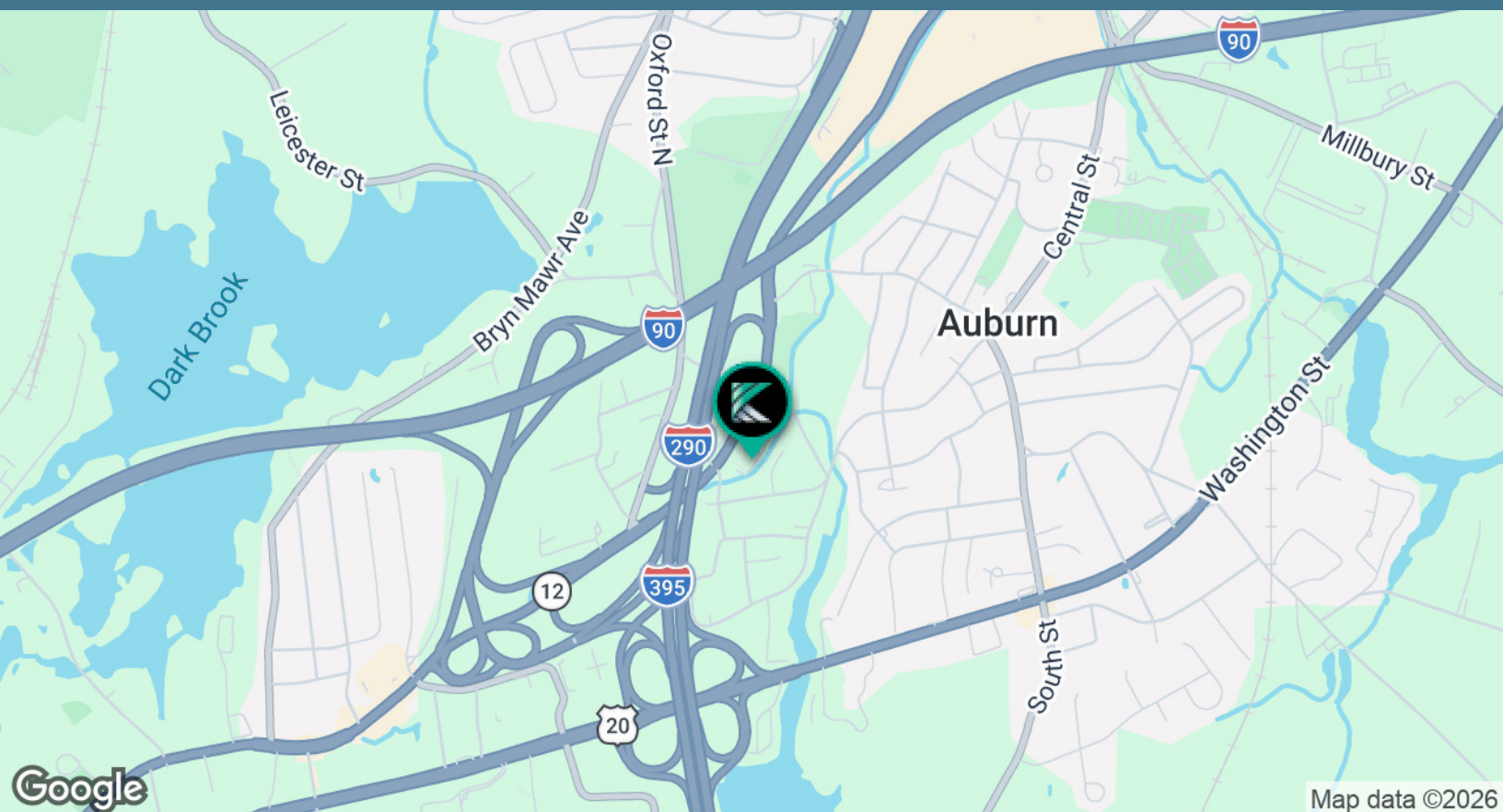
HERITAGE MALL

567 Southbridge Street, Auburn, MA 01501



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PROPERTY DESCRIPTION

Brian Johnson of Kelleher & Sadowsky is pleased to offer Units 10 & 11 in Auburn's Heritage Mall at 567 Southbridge Street as available for lease. Both suites are comprised of $\pm 1,800$ square feet of space, allowing for a total contiguous area of $\pm 3,600$ square feet that have recently been updated by its current occupants. Unit 10 has been utilized as a real estate sales office with open bullpen space and a private office / conference room and Unit 11 has been an insurance agency with 3-4 private offices, reception and workstation area. Each space has its own private in-suite men's & women's bathrooms. The Heritage Mall is conveniently located on heavily travelled Route 12 with tremendous signage / visibility and less than $\frac{1}{2}$ mile from the Mass Pike, I-290 and I-395. Parking is never an issue with a large, well-lit surface parking lot. The property is well maintained and home to a variety of businesses. Please call today to schedule a tour.

OFFERING SUMMARY

Property Type:	Office / Retail
Space Available:	Unit 10: $\pm 1,800$ SF Unit 11: $\pm 1,800$ SF
Contiguous Space:	Units 10 & 11: $\pm 3,600$ SF
Zoning:	HB - Highway Business
Parking:	± 180 on-site spaces
Utilities:	Town water & sewer, electricity, gas
Lease Rate:	\$22.00 SF/yr (NNN)
NNN Estimates:	$\pm \$4.00$ /SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	9,527	41,573	141,267
Total Population	23,649	109,774	367,168
Average HH Income	\$119,265	\$95,621	\$110,050

