

184 WEST MAIN STREET

DUDLEY, MASSACHUSETTS 01571



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PROPERTY OVERVIEW

Prime commercial opportunity at 184 West Main Street in Dudley. Positioned along one of the area's main commercial corridors, this highly visible property benefits from strong daily traffic, convenient access, and excellent exposure for a growing business.

The building offers flexibility for a variety of potential uses, including retail, professional offices, fitness or recreation, personal services, specialty shops, food-related concepts, and other commercial businesses, subject to town approval. The property is currently home to an established golf simulator company, creating a unique opportunity to purchase the real estate alone or potentially acquire the existing business and step into a turnkey operation. This added option makes the property attractive to both owner-users and investors.

Dudley offers a strong local customer base, easy access to Webster, Oxford, Southbridge, and nearby Connecticut communities, and a business-friendly location near major routes and everyday amenities. Whether you are looking to operate your own business, expand an existing company, or acquire a property with an established recreational concept, 184 West Main Street offers visibility, flexibility, and tremendous potential.

LIST PRICE: \$599,900



PROPERTY SPECIFICATIONS

MBLU	Map 0120 / Block 0000 / Lot 077000 (Pin #2918)
Building Size	4,800 SF (2 retail units)
Lot Size	19,269 SF (± 0.44 Acres)
Zoning	B15 — Legal Non-Conforming
Frontage	150 FT
Traffic Count	14,191 VPD (2025, W Main St @ Joshua Pl)
Parking	21+ Spaces
Restrooms	3
Construction	Aluminum
Roof	Asphalt/Composition Shingles
Utilities	Natural Gas
Assessed Value	\$333,300 (Land \$97,600 / Bldg \$235,700)
FY2026 RE Taxes	\$3,353
List Price	\$599,900



PROPERTY PHOTOS



DEMOGRAPHICS

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\$113,933

AVERAGE HOUSEHOLD INCOME —
10 MILES



14,191 ADT



115,558

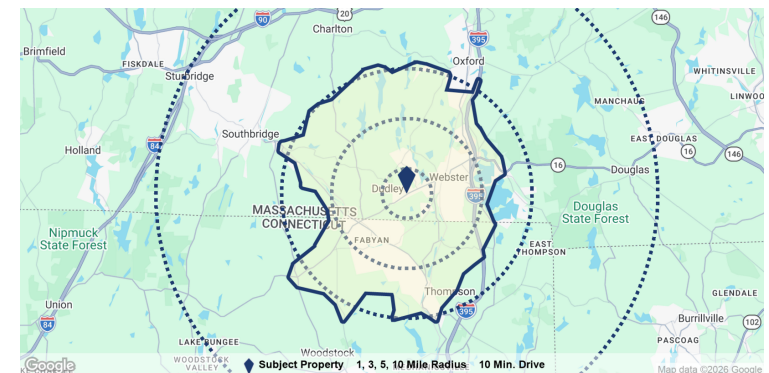
PEOPLE WITHIN 10 MILES

POPULATION

	3 Miles	5 Miles	10 Miles
Total Population	25,241	42,167	115,558
5-Yr Population Growth	1.8%	2.3%	2.5%
Median Age	41	44	44
Employment	8,728	12,748	45,164

HOUSEHOLDS & INCOME

	3 Miles	5 Miles	10 Miles
Total Households	10,255	16,978	46,380
Median Household Income	\$70,097	\$85,138	\$90,735
Average Household Income	\$92,724	\$107,013	\$113,933
Median Home Value	\$368,978	\$376,760	\$384,625





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