



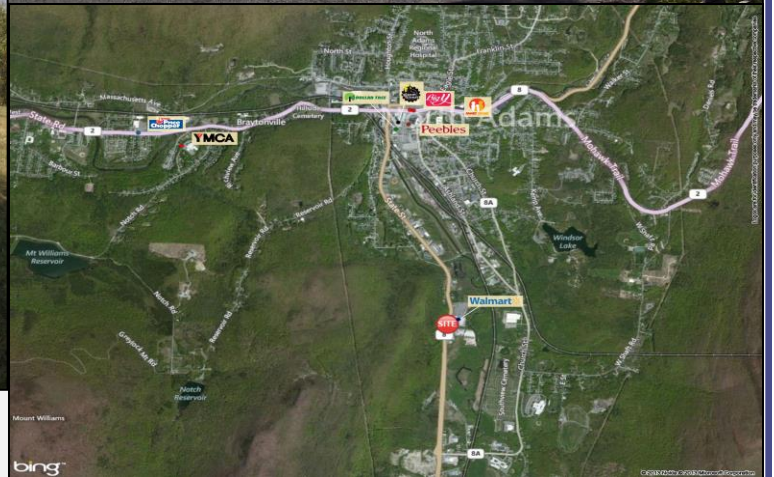
**Vanguard-Fine, LLC**

Commercial Real Estate Professionals  
Licensed Real Estate Broker

**LEASING**

**830 Curran Highway  
North Adams, MA 01247**

**830 CURRAN HIGHWAY**



**Immediate opportunity to occupy up to 22,000 Square Feet between Ocean State Job Lot and Tractor Supply Co. Located on Rt 8 in North Adams just North of Walmart and Adams, MA. Retail Pad Site in front available as well!**

<b>SPACE: RETAIL SPACE AND PAD</b>	<b>AVAILABILITY:</b> Available Now at Ocean State Job Lot Property with traffic signal!			
<b>DETAILS:</b> Traffic: 11,100 +/- VPD	Population:	1mi 2,401	3mi 14,540	5mi 24,893
	HHI:	\$47,283	\$47,614	\$51,794

*plan is for informational purposes only and no representations are made. Current conditions This must be confirmed by each prospective buyer/tenant.*

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