



## 208 Fitchburg Tpke

208 Fitchburg Tpke, Concord, MA 01742



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# 208 Fitchburg Tpke

\$36.46 /SF/YR

Prime restaurant opportunity in one of Concord's most visible and high-traffic locations is ready for your vision to come to life. Situated at the crossroads of Sudbury Rd & Fitchburg Tpke (Rt 117), this well-maintained freestanding brick building offers unmatched exposure to thousands of daily commuters and steady year-round local traffic. Just minutes from Concord Center, West Concord Village, Verrill Farm, Mahoney's Garden Center, and Nashawtuc Country Club, the site is surrounded by an affluent customer base eager for quality dining. Features include ample on-site parking, ground-level access, drive up loading area, public utilities, and flexible layouts ideal for a café, full-service restaurant, or specialty concept, with bonus outdoor dining area. Supported by strong neighboring businesses, including one of the busiest Dunkin' Donuts in MetroWest, this property combines visibility, and growth potential in one of Massachusetts' most desirable...

- Unmatched visibility and prime exposure at one of Concord's busiest intersections, surrounded by an affluent customer base.



Rental Rate:	\$36.46 /SF/YR
Property Type:	Retail
Property Subtype:	Restaurant
Gross Leasable Area:	2,433 SF
Year Built:	1964
Walk Score ®:	36 (Car-Dependent)
Rental Rate Mo:	\$3.04 /SF/MO

## 1st Floor

Space Available	1,152 SF
Rental Rate	\$36.46 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Restaurants And Cafes
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

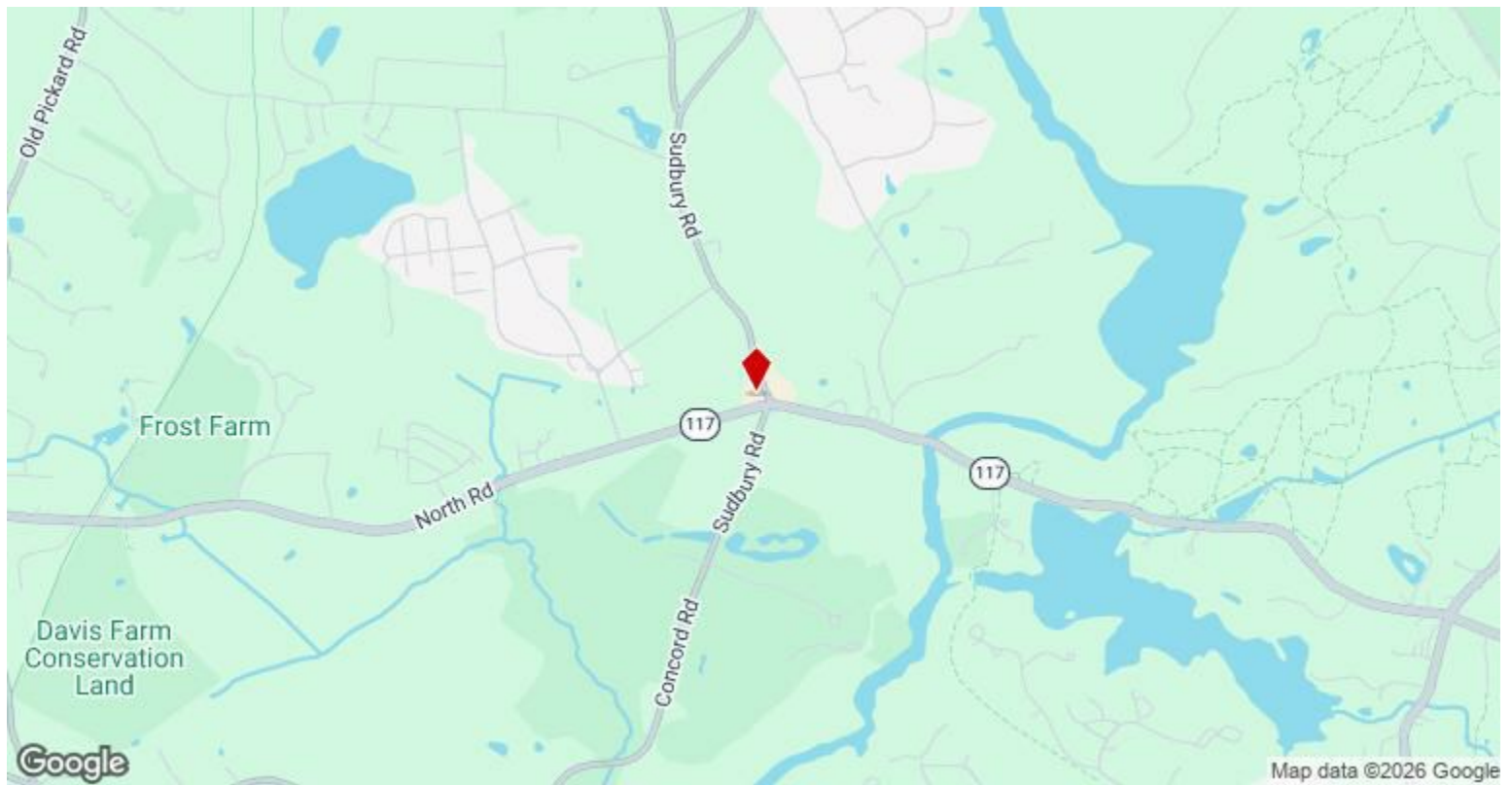
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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Rossini's Pizzeria	-	



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## Property Photos



Building Photo



Interior Photo

# Property Photos



# Property Photos



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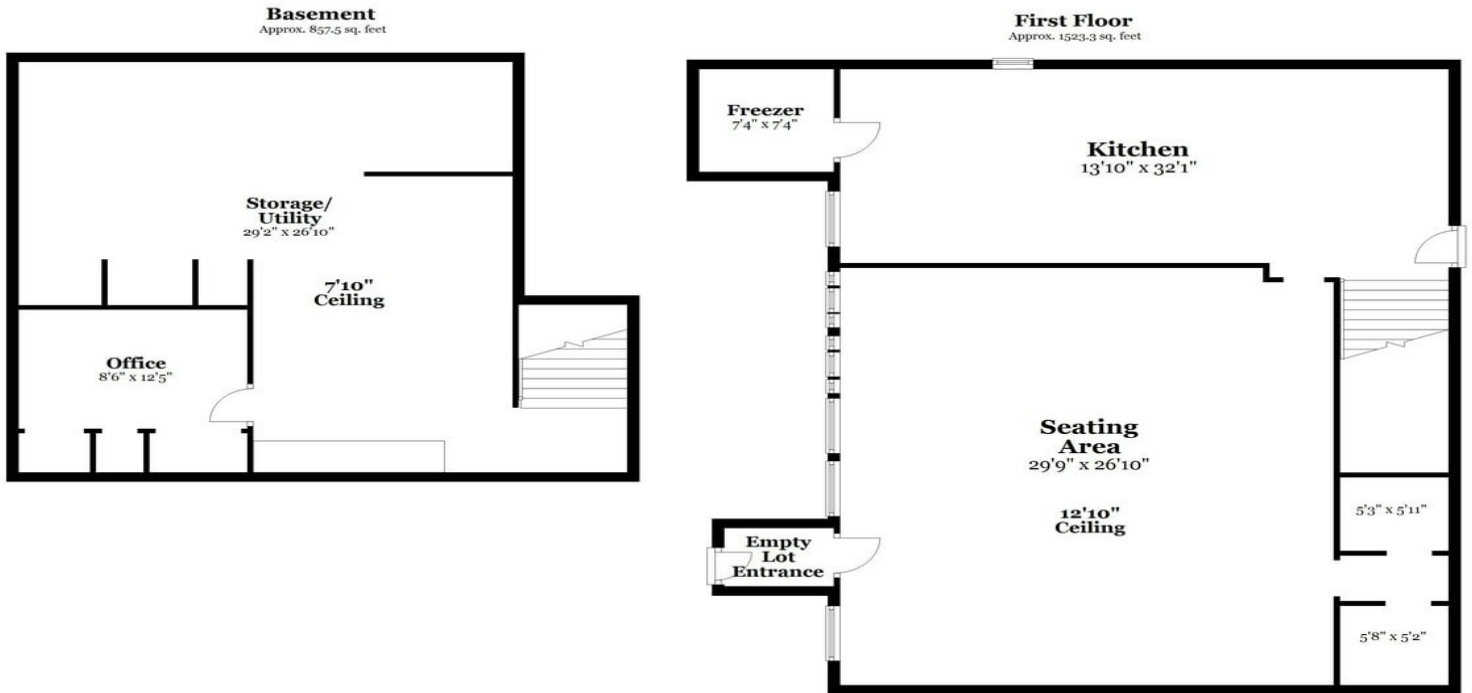
Building Photo



Building Photo

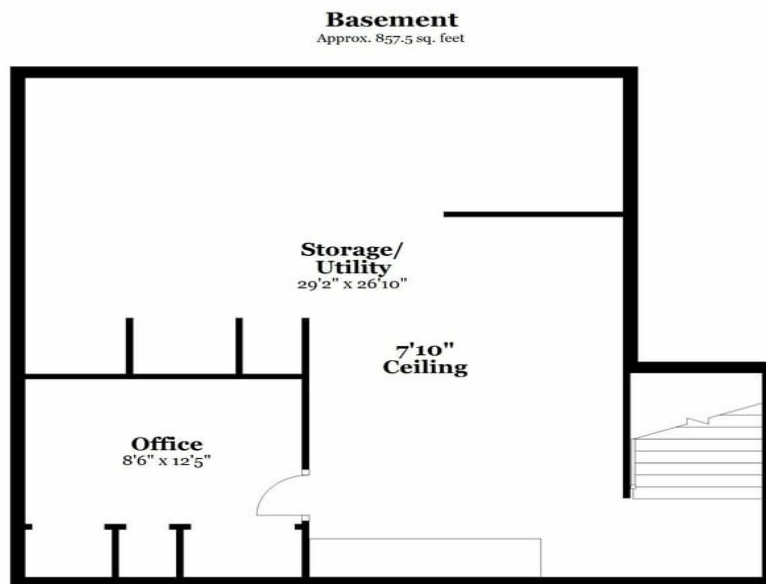
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Plans are illustrative only. Dimensions, square footages, elevations and details may vary from the floor plans provided.

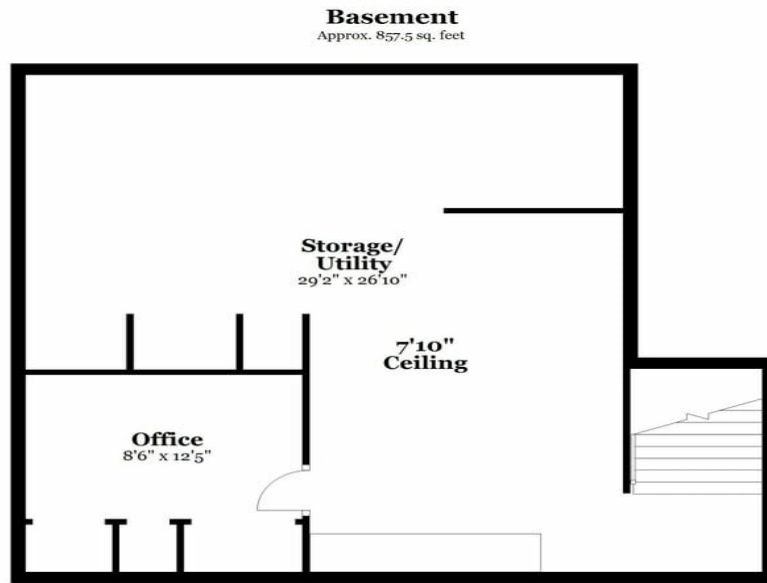
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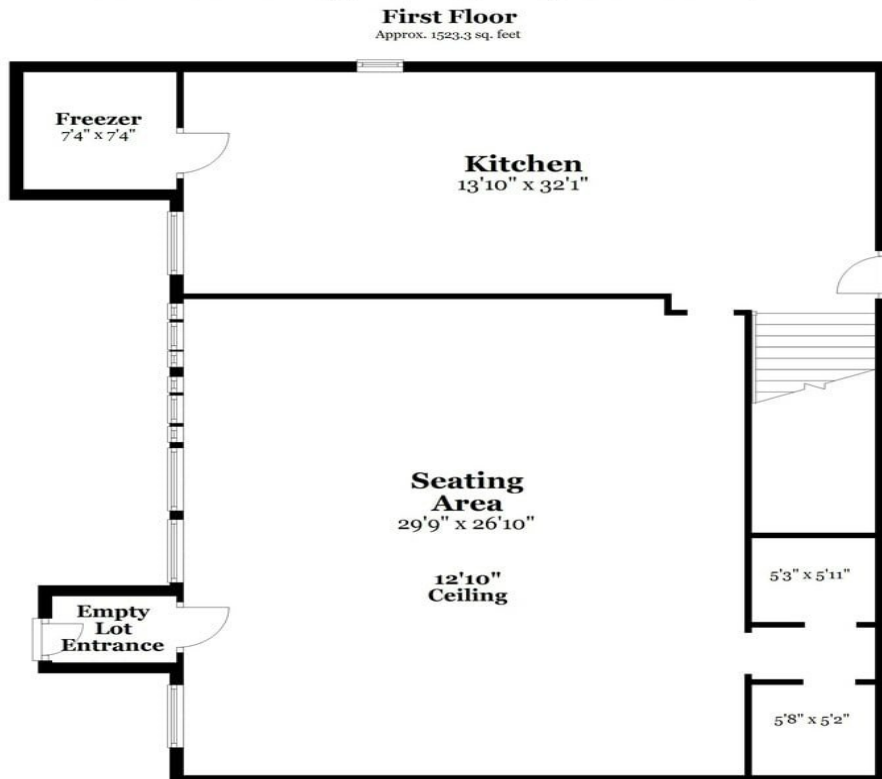
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