

Active Retail Now Leasing! Downtown Pepperell

112-114 Main Street, Pepperell, MA 01463 (1,200-1,500 Sf +/-)

FOR LEASE

Property Summary



Property Highlights

- Highly visible Main Street corner location
- Averages more than 12,000 vehicles daily
- Prominent building and street signage
- End unit available with street drive-by visibility
- Corner location
- Easy access, ample parking
- Near downtown shops, Rail Trail, and historic Covered Bridge
- Commercial zoning ideal for retail, restaurant, bakery, Laundromat, professional services, and many other possibilities

Property Description

Locate your retail or professional services business in the heart of Downtown Pepperell, MA. The Pepperell Mall retail shopping center is centrally located on Main Street Route 113, with daily traffic of +/- 12,000 vehicles with ample parking and easy access at a lighted intersection. Retail tenants include a popular eatery, veterinary services clinic, and hair salon, among other active businesses. Enjoy foot traffic from nearby Domino Pizza as well as banks, gas stations, and professional services, among others.

This highly visible location serves a wide area, including Pepperell, Groton, Townsend, Dracut, MA, and Brookline, NH, and is a short drive from the hubs of Nashua, NH, and Lowell, MA, making this a perfect lifestyle and business location. Commercial zoning allows for many possible uses, including bakery, restaurant, laundromat, retail, wellness, automotive, professional services, and many others. Call for showing!

Offering Summary

Lease Rate:	\$17 - 20 SF/yr (NNN)
Number of Units:	4
Available SF:	1,200 - 1,500 SF

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