

Introducing

# MASON RECREATION

640 NORTH MAIN ST. LEOMINSTER MA

*A FAMILY CENTER FOR OVER 50 YEARS*



RIA K. MCNAMARA, INC.

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RETAIL REAL ESTATE SERVICES

508-254-7676

# GET YOUR GAME ON!



## Offered at \$1,550,000 or \$10 PSF annually

This 19,340 SF building on 2.77 acres may be expanded or used in its current configuration. The keys to the business will be included in the sale. A candlepin operation is profitable at the site year round with a miniature golf and ice cream stand operating seasonally. Recent upgrades include new roof, HVAC and electrical service. The building is fully sprinklered with 16-17' high ceiling heights.



## PROPERTY HIGHLIGHTS

- \* Located along busy retail and commuter road
- \* Close proximity to major highway system
- \* Established business with over 50 years of operating experience with increasing sales year over year
- \* A stable market, Leominster is the second largest city in Worcester County
- \* Large pylon sign

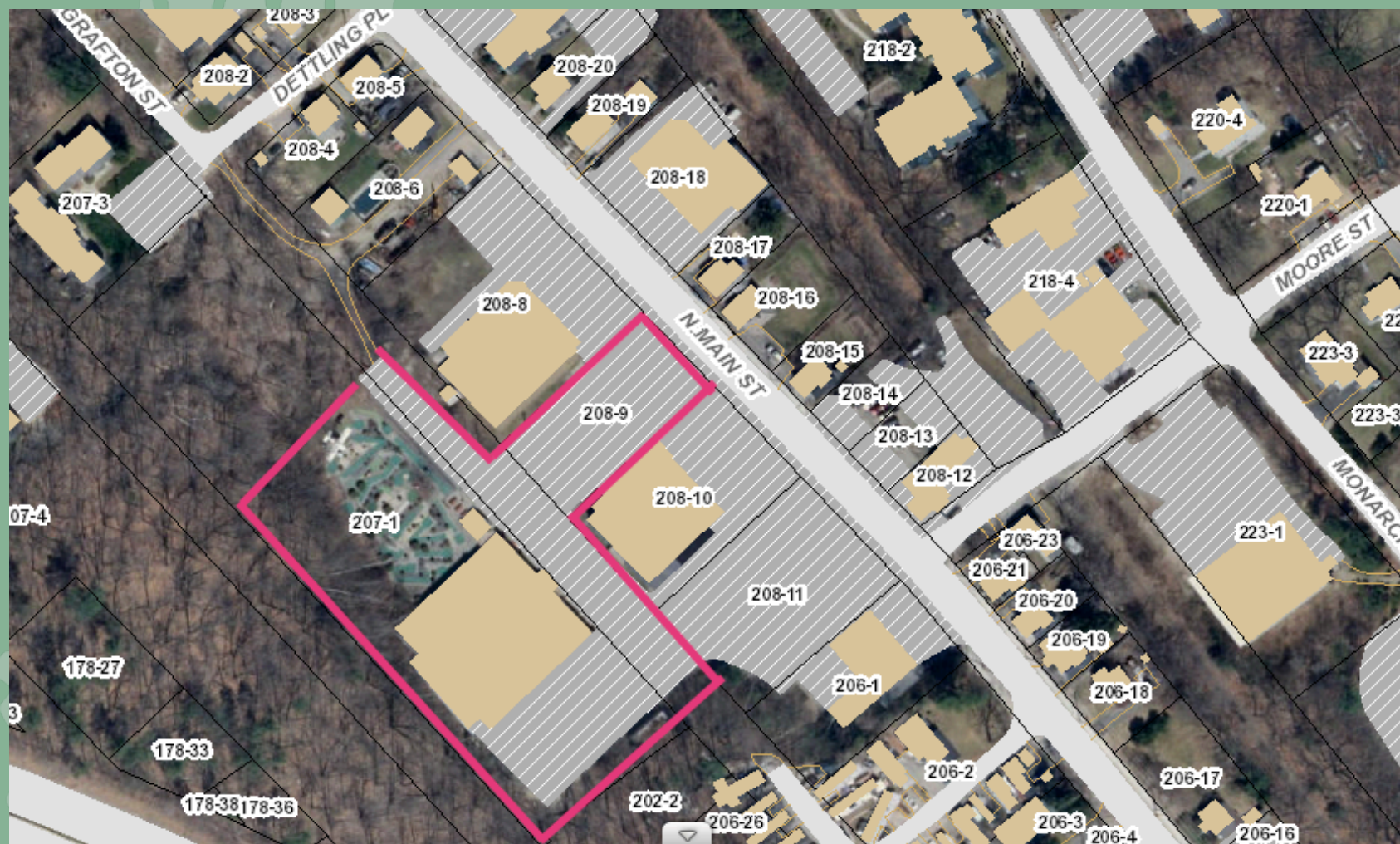


**LOCATED ON 2.77 ACRES**





## 640 NORTH MAIN ST. LEOMINSTER, MA



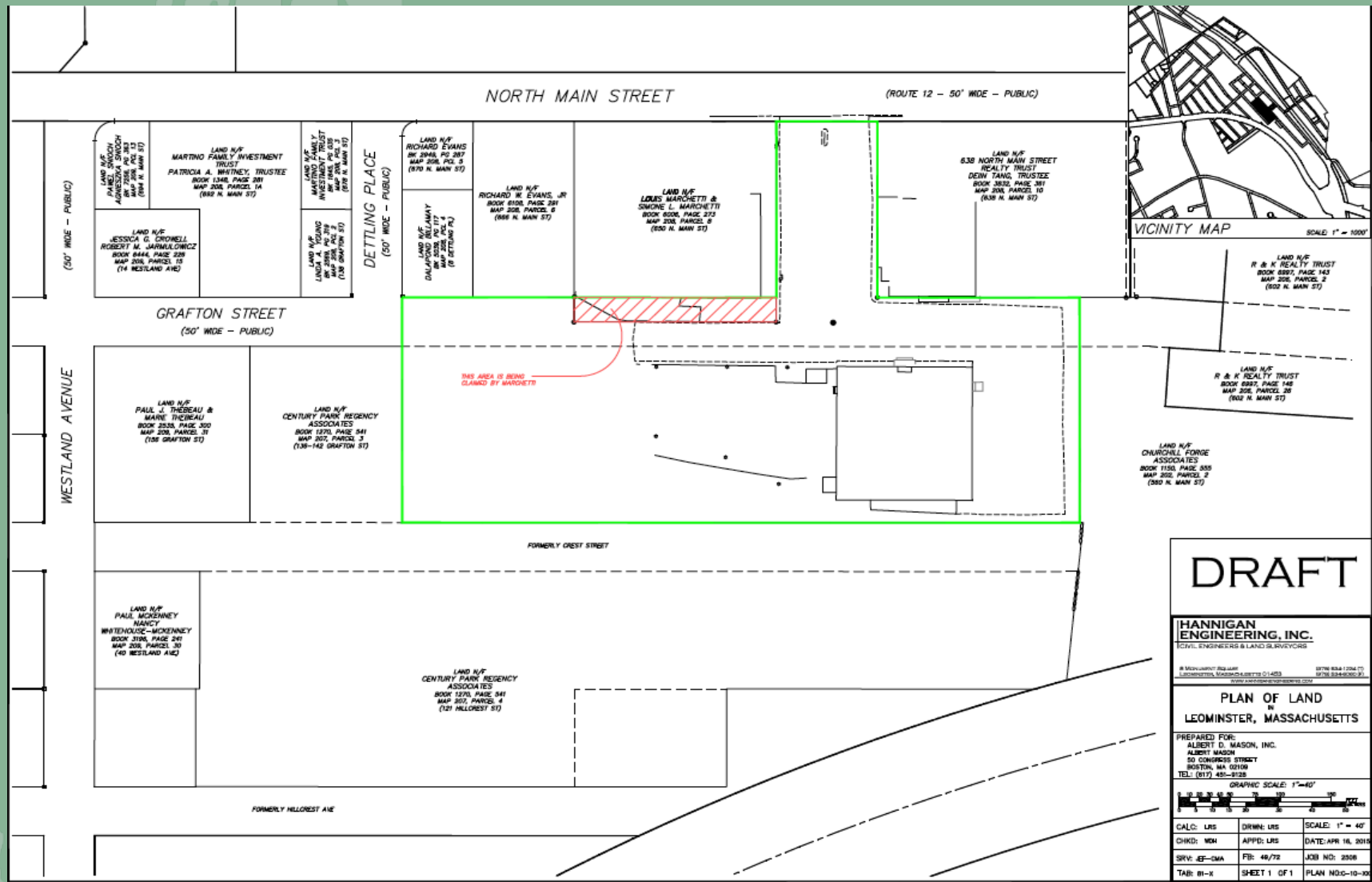
## SNAPSHOTS



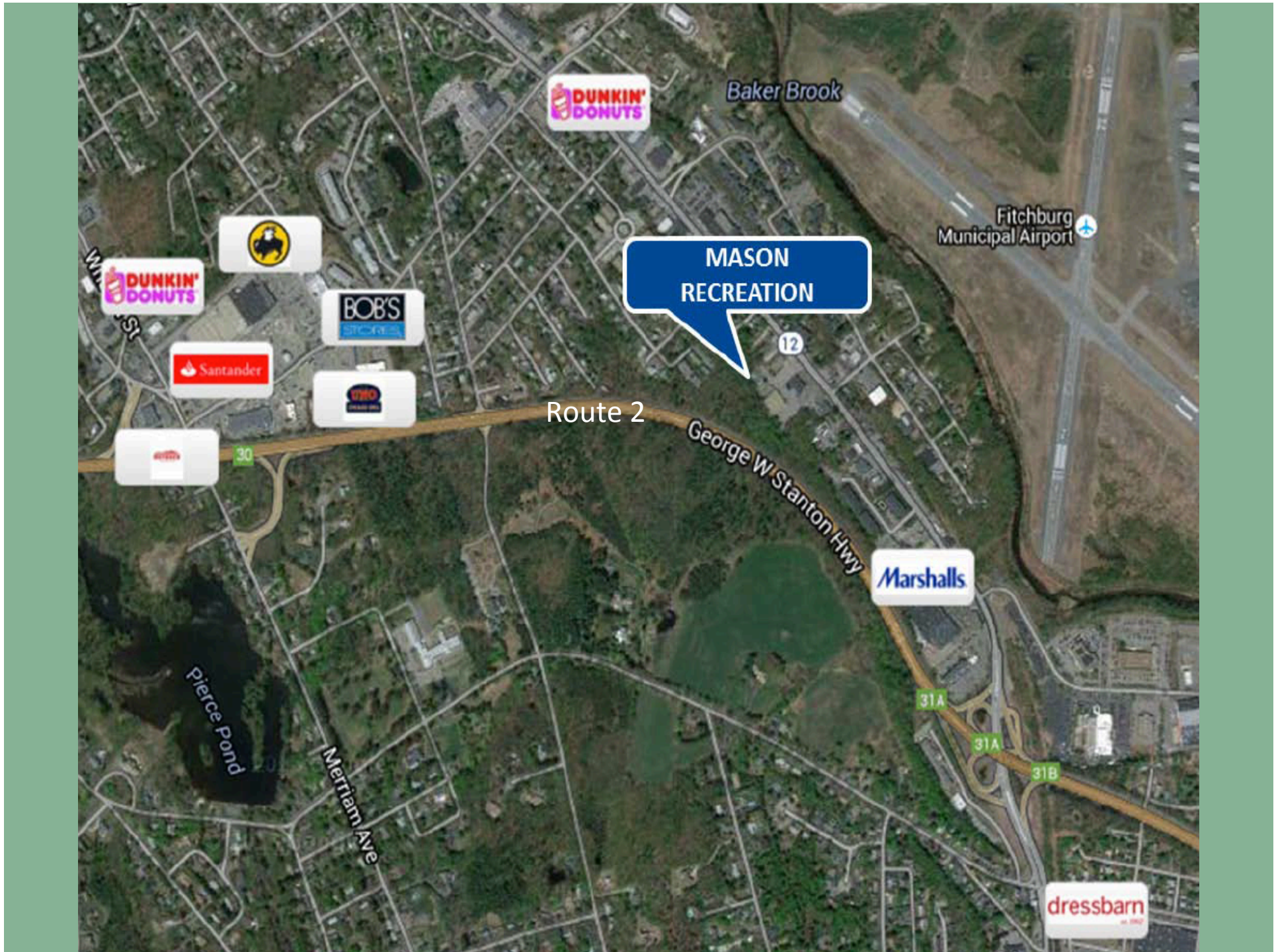
MASON RECREATION



## SURVEY







# DEMOGRAPHICS

640 N Main St, Leominster, MA 01453

Building Type: **General Retail**  
 Secondary: **Freestanding**  
 GLA: **19,000 SF**  
 Year Built: **1950**

Total Available: **19,000 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **\$10.00**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2020 Projection	58,974		92,823		159,029	
2015 Estimate	58,097		91,247		156,129	
2010 Census	57,447		89,445		154,679	
Growth 2015 - 2020	1.51%		1.73%		1.86%	
Growth 2010 - 2015	1.13%		2.01%		0.94%	
2015 Population by Hispanic Origin	11,391		16,252		19,825	
2015 Population	58,097		91,247		156,129	
White	50,504	86.93%	80,004	87.68%	139,878	89.59%
Black	3,806	6.55%	5,525	6.05%	8,201	5.25%
Am. Indian & Alaskan	265	0.46%	389	0.43%	564	0.36%
Asian	2,029	3.49%	3,021	3.31%	4,246	2.72%
Hawaiian & Pacific Island	40	0.07%	85	0.09%	135	0.09%
Other	1,453	2.50%	2,222	2.44%	3,105	1.99%
U.S. Armed Forces	74		210		276	
Households						
2020 Projection	23,580		36,336		59,441	
2015 Estimate	23,209		35,703		58,320	
2010 Census	22,940		35,031		57,764	
Growth 2015 - 2020	1.60%		1.77%		1.92%	
Growth 2010 - 2015	1.17%		1.92%		0.96%	
Owner Occupied	12,759	54.97%	21,480	60.16%	39,704	68.08%
Renter Occupied	10,450	45.03%	14,223	39.84%	18,616	31.92%
2015 Households by HH Income	23,209		35,704		58,318	
Income: <\$25,000	6,404	27.59%	9,136	25.59%	12,071	20.70%
Income: \$25,000 - \$50,000	5,334	22.98%	7,689	21.54%	11,213	19.23%
Income: \$50,000 - \$75,000	3,881	16.72%	5,902	16.53%	9,628	16.51%
Income: \$75,000 - \$100,000	3,609	15.55%	5,641	15.80%	8,995	15.42%
Income: \$100,000 - \$125,000	1,551	6.68%	3,063	8.58%	6,020	10.32%
Income: \$125,000 - \$150,000	1,027	4.43%	1,884	5.28%	3,737	6.41%
Income: \$150,000 - \$200,000	958	4.13%	1,498	4.20%	4,002	6.86%
Income: \$200,000+	445	1.92%	891	2.50%	2,652	4.55%
2015 Avg Household Income	\$62,817		\$67,507		\$80,291	
2015 Med Household Income	\$49,018		\$54,065		\$65,187	



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For more information please contact:

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