

54 South Bolton Street

Marlborough, MA

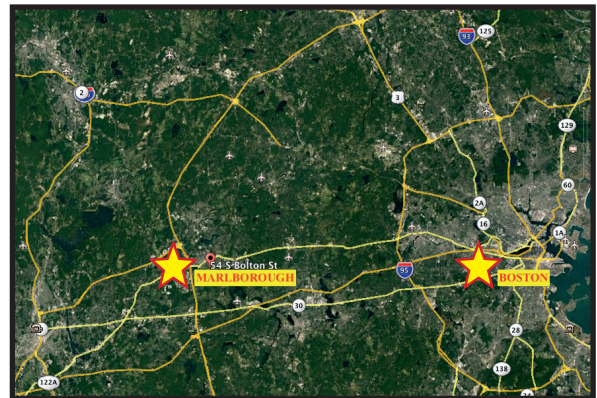


8,160 SF Available plus 1,634 SF mezzanine for Lease.

Locate your business in the center of Marlborough! This corner site at a full traffic signal benefits from great exposure along the commuter roads of Rte 85 and Rte 20. Pylon signage and 28 parking spaces are included. Asking rent is \$20 PSF NNN.

DEMOGRAPHICS

Radius	Population		2016 Estimated HH Income	
	2016 (est)	2021 (proj)	Average	Median
1 Mile	16,572	17,082	\$84,708	\$66,028
2 Mile	31,072	32,239	\$92,389	\$69,640
3 Mile	47,401	49,375	\$102,290	\$76,536



For more information contact:

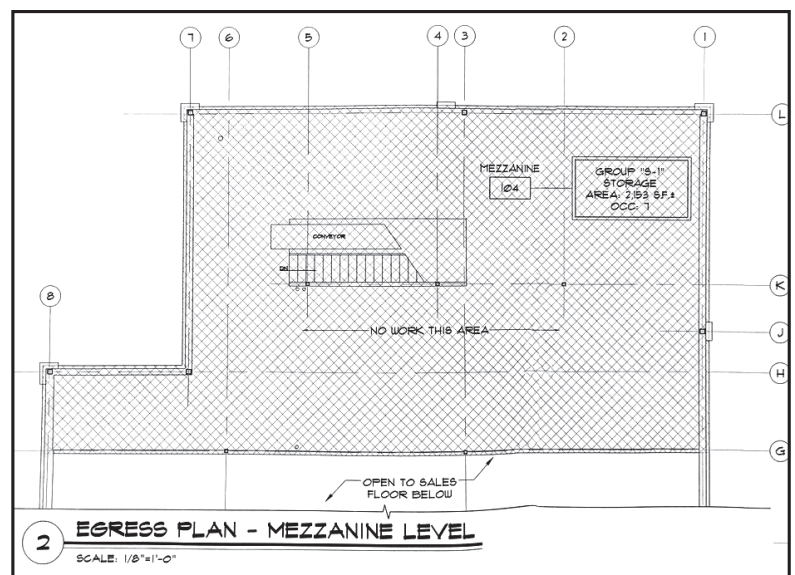
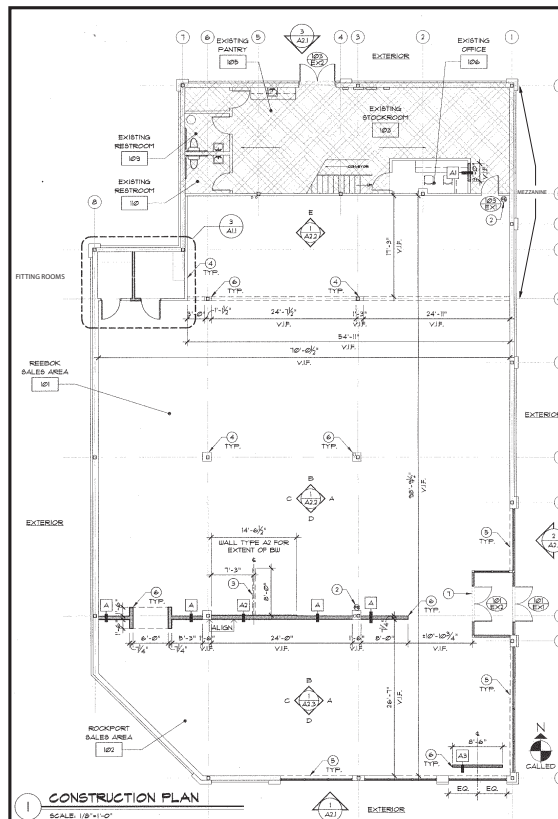
RETAIL REAL ESTATE ADVISORS

TEXT or PHONE: 508-254-7676
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