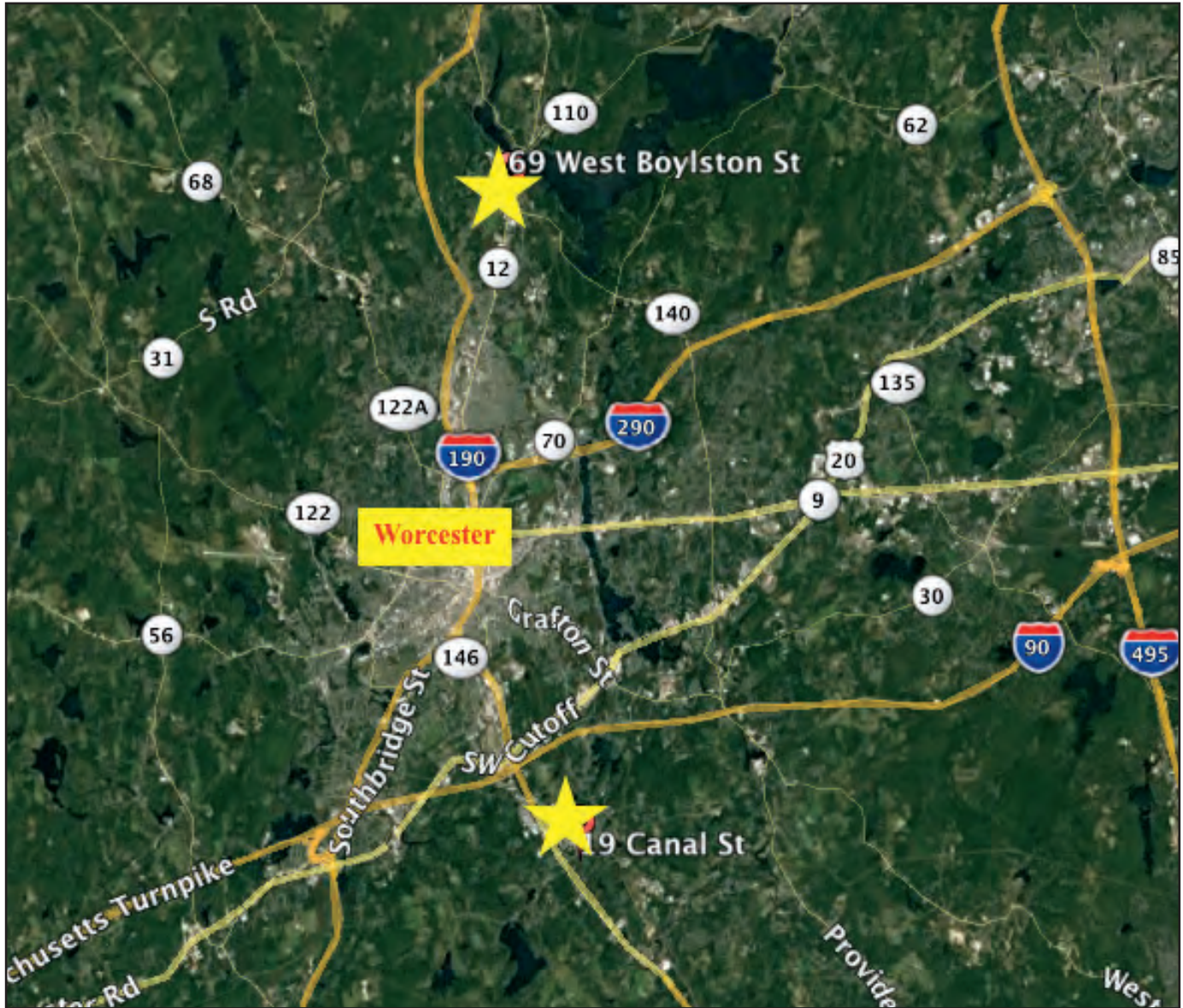


Retail Sites Available

Route 12 West Boylston & Canal Street Millbury, MA



Capture the trade areas of greater Worcester through these two retail land sites available for lease or build to suit. Located to the North and South of the second largest city in MA, these sites offer ideal visibility and access in well traveled retail markets.

For more information contact:

RETAIL REAL ESTATE ADVISORS

PHONE: 508-254-7676

ria@retailre.com • www.retailre.com



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors, which should be evaluated by your tax and financial advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

19 Canal Street, Millbury, MA

19 Canal Street in Millbury is located along the east/west commuter corridor in the center of town. This 2.76 acre level lot has 200' of frontage and is zoned B1 with water and sewer.



Milbury DEMOGRAPHICS

Radius	Population		2016 Estimated HH Income	
	2016 (est)	2021 (proj)	Average	Median
1 Mile	5,022	5,086	\$79,896	\$63,782
3 Mile	24,204	24,720	\$97,490	\$77,725
5 Mile	104,847	106,398	\$83,120	\$62,522

West Boylston DEMOGRAPHICS

Radius	Population		2016 Estimated HH Income	
	2016 (est)	2021 (proj)	Average	Median
1 Mile	2,801	2,890	\$90,833	\$72,627
3 Mile	21,632	22,350	\$95,483	\$77,354
5 Mile	77,657	80,092	\$94,462	\$73,153

67-69 West Boylston St. Worcester, MA

67-69 West Boylston St. (Routes 12 & 110) in West Boylston is comprised of 2.55 acres of level land immediately adjacent to two shopping centers. Zoned Business with 198' of frontage, this site has water and sewer with approximately 20,000 cars passing daily.



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