

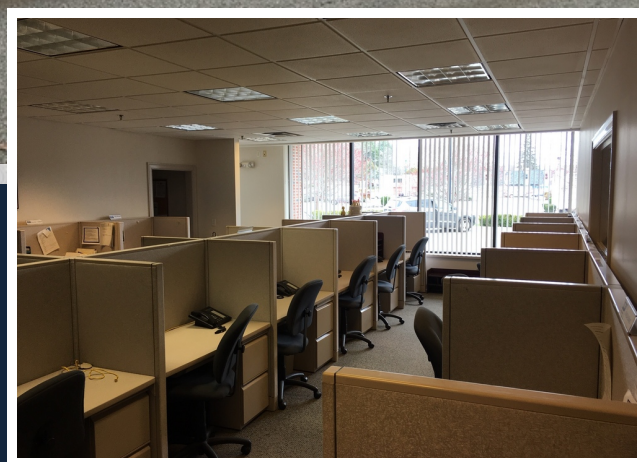
97 GREAT ROAD

ACTON, MA



3,000 SF

OFFICE/RETAIL FOR LEASE



- 3 STAR RETAIL IN THE WEATHERBEE PLAZA
- CONVENIENTLY LOCATED NEAR I-495 AND ROUTE 2
- ESTIMATED 19,400 ADT (AVERAGE DAILY TRAFFIC)

EXCLUSIVE OFFERING



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

3,000 SF OFFICE/RETAIL FOR LEASE

PROPERTY HIGHLIGHTS

- 3 STAR RETAIL IN THE WEATHERBEE PLAZA
- CONVENIENTLY LOCATED NEAR I-495 AND ROUTE 2
- ESTIMATED 19,400 ADT (AVERAGE DAILY TRAFFIC)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,113	9,422	23,765
TOTAL POPULATION	3,038	26,842	66,003
AVERAGE HH INCOME	\$133,365	\$142,316	\$139,250

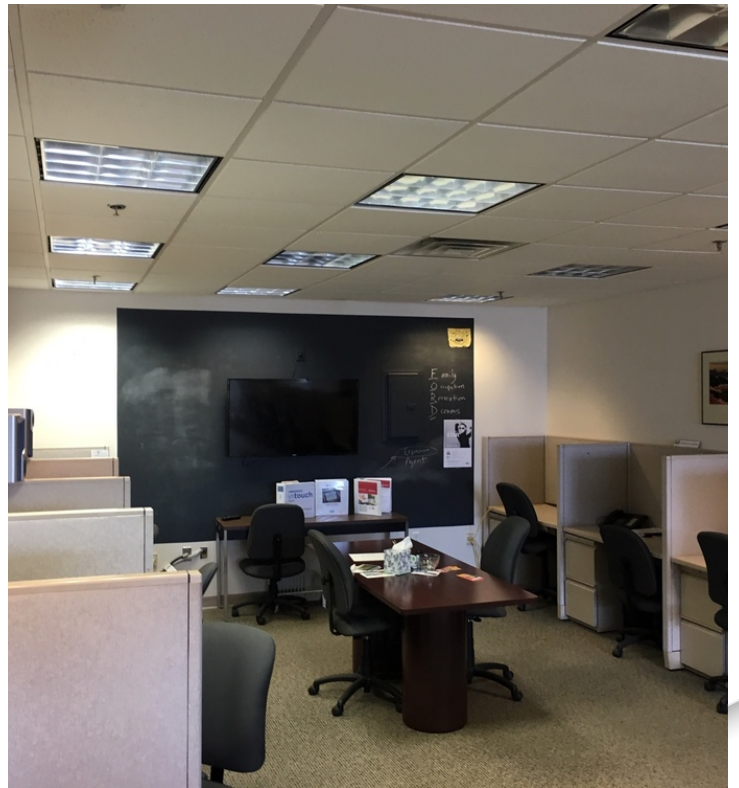
PROPERTY SPECIFICATIONS

BUILDING SIZE	6,000 SF
AVAILABLE SPACE	3,000 SF
FRONTAGE	191' ON GREAT ROAD
YEAR BUILT	1998
PARKING	FORTY TWO (42) SURFACE SPACES
ZONING	EAV
TAXES	\$1.87/SF (2010)
RENTAL RATE	\$19.50/SF NNN

CONTACT

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ADDITIONAL PHOTOS



LOCATION MAPS

