



# 7-15 PROSPECT STREET

LEOMINSTER, MA

FOR SALE | 1.3 AC OF LAND ZONED BUSINESS B

- 0.4 Miles to Route 2
- 1.5 Miles to Route 190
- 1.8 Miles to Route 12



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

1.3 AC of Land Zoned Business B for Sale

This is a unique opportunity to acquire a well-located retail redevelopment site in Leominster, MA. The property's zoning, daily traffic exposure, and adjacency to the North Leominster commuter rail station make it ideal for a variety of commercial users including retail, banking, and service-oriented businesses.

PROPERTY HIGHLIGHTS

- 1 Minute from Route 2 & I-190
- Zoning Business B allows retail, bank, restaurant, and commercial uses
- Excellent visibility and frontage with strong daily traffic counts
- Prime retail redevelopment site on a busy Main Street corridor
- Transit-oriented location – immediate proximity to MBTA North Leominster station

PROPERTY SPECIFICATIONS

|             |                                                                       |
|-------------|-----------------------------------------------------------------------|
| Lot Size:   | 1.3 Acres<br>combined paved<br>and graveled<br>(0.54 AC + 0.76<br>AC) |
| Zoning:     | Business B                                                            |
| Sale Price: | \$1,575,000                                                           |

| DEMOGRAPHICS      | 3 MILES   | 5 MILES   | 10 MILES  |
|-------------------|-----------|-----------|-----------|
| Total Households  | 18,944    | 37,934    | 58,997    |
| Total Population  | 45,943    | 96,900    | 154,148   |
| Average HH Income | \$104,742 | \$106,000 | \$121,957 |



## HIGHWAY PROXIMITY



**1.9 MILES**  
7 MINUTES



**0.7 MILES**  
5 MINUTES



**1.4 MILES**  
5 MINUTES

LUNENBURG

FITCHBURG

INDUSTRIAL AREA



7-15 PROSPECT RD.  
LEOMINSTER, MA

LEOMINSTER

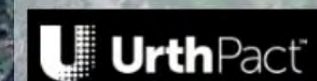
2



INDUSTRIAL AREA



INDUSTRIAL AREA



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FOR SALE | 1.3 AC OF LAND ZONED BUSINESS B

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