



277 MAIN ST

WILMINGTON, MA

FOR SUBLEASE | 15,392 SF FREE-STANDING RETAIL BUILDING

DANNY CRUZ
SUMMER STUBBLEBINE

978.305.0473
781.783.7903

danny@stubblebinecompany.com
summer@stubblebinecompany.com

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

15,392 SF Free-Standing Building on 1.66 AC for Sublease with Long-term Options

PROPERTY HIGHLIGHTS

- Half Mile to Commuter Rail
- Free-Standing Building
- The Lot is Situated on 1.66 Acres
- Long-term Lease Option
- Less than 3 Miles to I-93

ALLOWED USES BY-RIGHT

- Recreation
- Educational/Nursery School/Trade School
- Retail Store
- Business/Professional Office
- Restaurant/Brew Pub
- Bank
- Municipal Use/Public Service Utility

PROPERTY SPECIFICATIONS

Lease Rate:	Mid-high 20s
Building Size:	15,392 SF
Lot Size:	1.66 AC
Available Space:	15,392 SF
Parking:	50 Spaces
Zoning:	General Business

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,184	17,670	51,604
Total Population	6,355	51,151	140,100
Average HH Income	\$184,769	\$188,372	\$175,915

TRAFFIC VOLUME

- Main Street: 21,987
- Lowell Street: 18,736
- MA 38: 11,688
- Salem Street: 9,321
- South Street: 8,143





HIGHWAY PROXIMITY

- 2.5 MILES**
6 MINUTES
- 7.2 MILES**
16 MINUTES
- 12 MILES**
4.4 MINUTES

BOSTON
17 MILES | 26 MINS

NASHUA, NH
26 MILES | 39 MINS

**277 MAIN ST.
WILMINGTON, MA**

TEWKSBURY

BURLINGTON

BEDFORD

WOBURN

LEXINGTON

277 MAIN ST WILMINGTON, MA

FOR SUBLEASE | 15,392 SF FREE-STANDING RETAIL BUILDING

DANNY CRUZ
978.305.0473
danny@stubblebinecompany.com

SUMMER STUBBLEBINE
781.783.7903
summer@stubblebinecompany.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL