



277 MAIN ST

WILMINGTON, MA

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

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EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORPAC 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

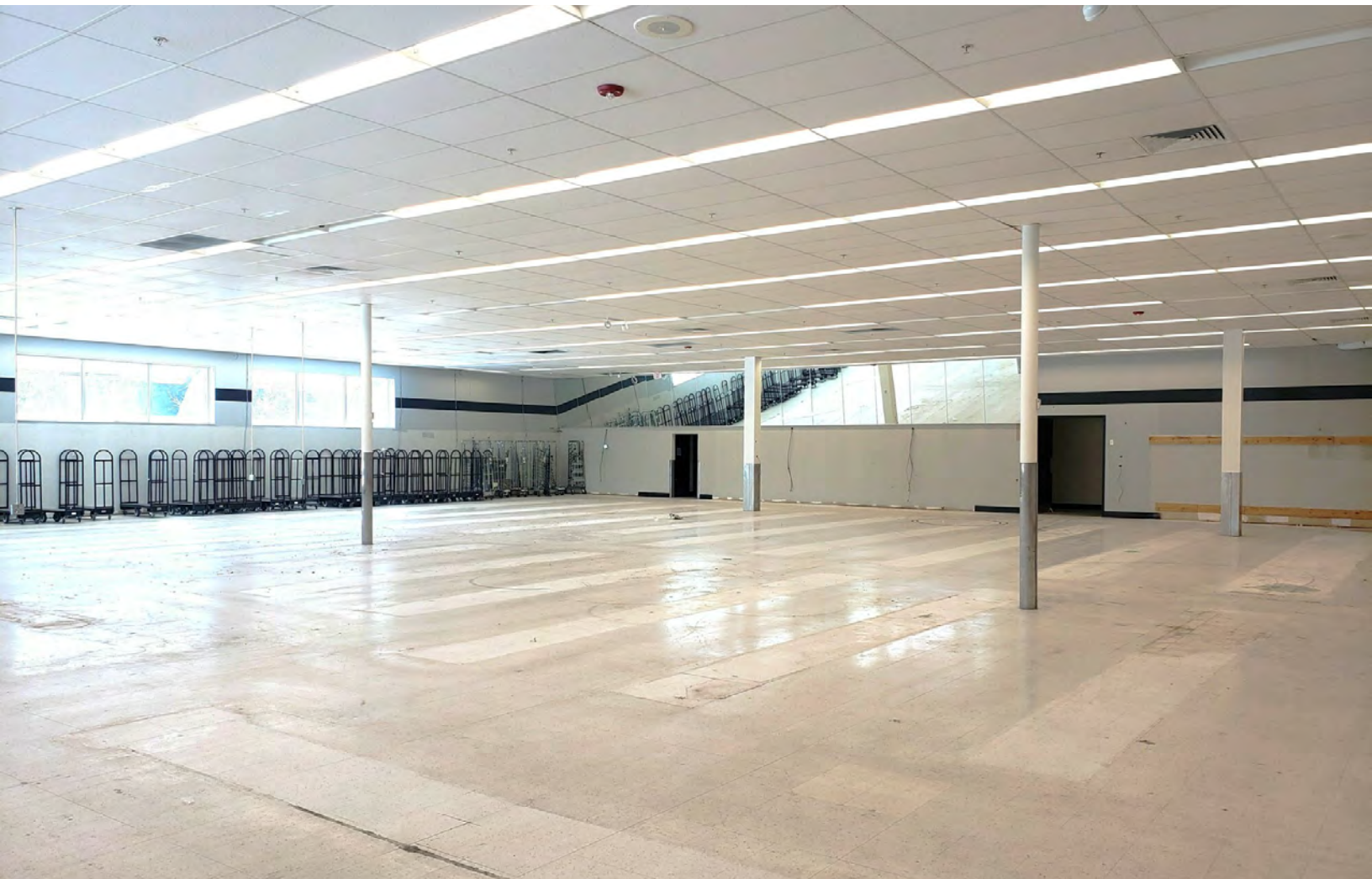
PROPERTY SPECIFICATIONS

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

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