



1439 MAIN STREET

LEICESTER, MA

FOR SALE OR LEASE | 9.8 +/- AC OF INDUSTRIAL LAND

- Directly off of Route 9
- 8.4 Miles to Route 90
- Located behind existing Tractor Supply

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

9.8 +/- AC of Industrial Land for Sale or Lease

PROPERTY HIGHLIGHTS

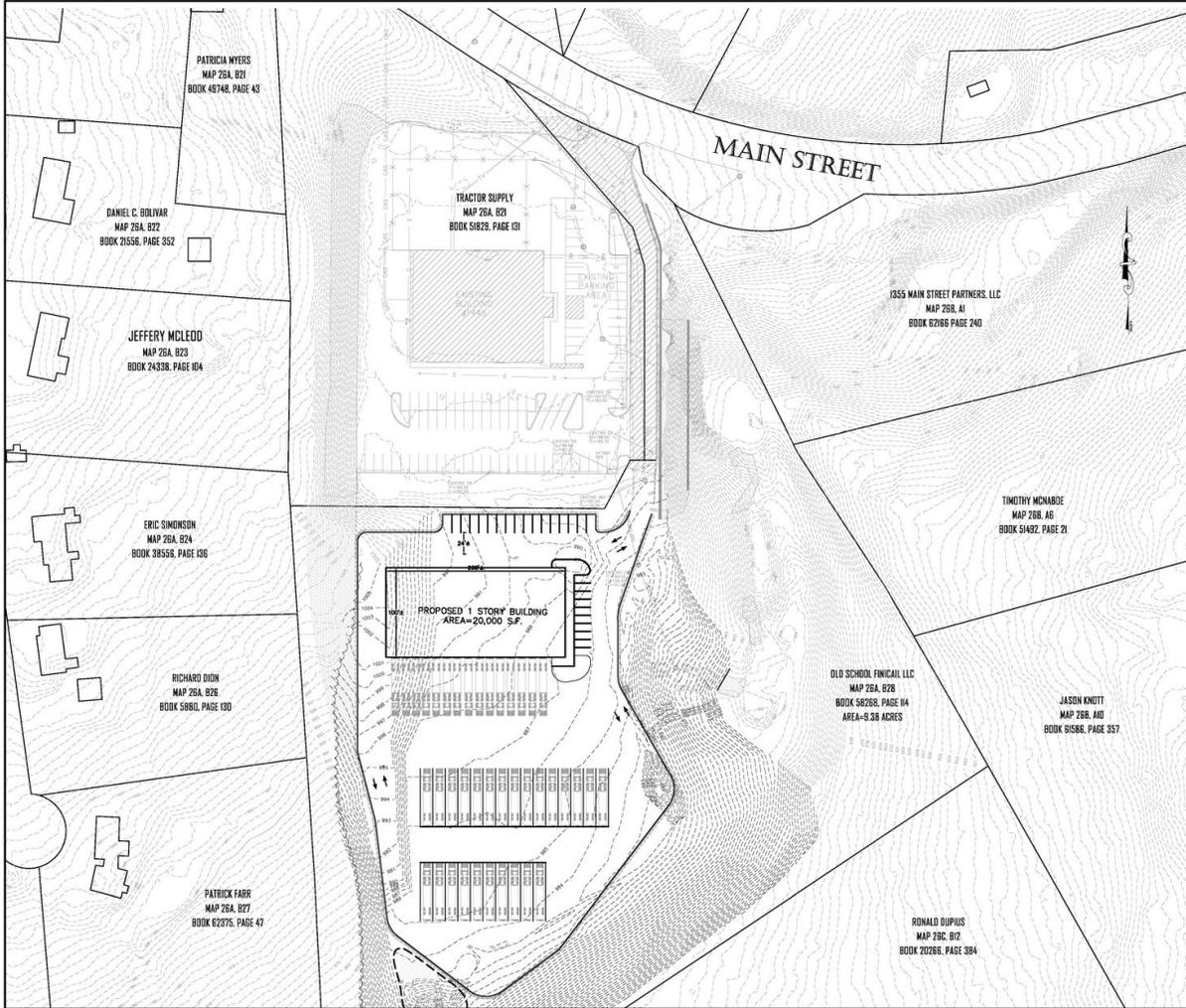
- Directly off of Route 9
- 8.4 Miles to Route 90
- 7.3 Miles to Route 395
- Located behind existing Tractor Supply

PROPERTY SPECIFICATIONS

Lot Size:	9.8 +/- Acres (Over 4 Usable)
Zoning:	Highway Business (HB-1)
Utilities:	Town water, sewer on property
Lease Rate:	Negotiable
Available SF:	9.8 Acres
Lease Rate:	Market
Sale Price:	Market

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	4,502	27,166	136,250
Total Population	11,607	71,318	350,448
Average HH Income	\$121,211	\$108,907	\$107,770

CONCEPT PLAN



REV.	DATE	DESCRIPTION

PROJECT NO. SKETCH PLAN
 DESIGNED BY: PNL
 CHECKED BY: AB
 DATE: 10/9/25
 CAD FILE: sketch plan

GRAPHIC SCALE
 1" = 50' FEET

P.E.	P.L.S.
APPROVAL UNDER SITE PLAN REVIEW LEICESTER PLANNING BOARD BEING A MAJORITY	
APPROVAL DATE: _____ ENDORSEMENT DATE: _____	
<p>PREPARED BY:  D&L Design Group Civil Engineering & Land Surveying 115 Water Street - Milis, MA 01537 P: 508 464-2077 www.dandlgroup.com</p>	
SHEET TITLE	
SKETCH#2 PLAN	
SPECIAL PERMIT PLAN at 1439 MAIN STREET (ROUTE 9) LEICESTER, MA PREPARED FOR SCHOLD DEVELOPMENT	
SHEET NO.	
C-2.0	

SITE PLAN

Updated Unit Mix

(22) 10x30 - Building A - 6,600 SF
 (397) 8x20 Units - 63,520 SF
 (156) 8x10 Units - 12,480 SF

Total SF - 82,800 SF



1439 Main Self Storage



Feet 0 50 100

09/22/22

HIGHWAY PROXIMITY



0.1 MILES
1 MINUTES



7 MILES
14 MINUTES



8 MILES
16 MINUTES



7 MILES
12 MINUTES

WORCESTER, MA

7 MILES | 22 MINS

SPRINGFIELD, MA

50 MILES | 1 HOUR



Wendy's



1439 MAIN ST.
LEICESTER, MA

1439 MAIN STREET

9

LEICESTER, MA

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