

24–38 CENTRAL STREET

LEOMINSTER, MA

FOR SALE | ±6,440 SF MIXED-USE PROPERTY ON 0.32 AC

- Frontage on Route 12
- 1.8 Miles to I-190
- Directly across from Walgreens
- Private parking lot with 24 spaces

EXCLUSIVE AGENT

THE STUBBLEBINE COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Two mixed-use buildings and a private 24-space parking lot in the heart of downtown Leominster: ±6,440 SF on 0.32 AC, zoned BB (Downtown Commercial). All occupancies are tenant-at-will, offering an owner-user immediate flexibility and an investor a clear path to reposition.

LOCATION HIGHLIGHTS

- Frontage on Route 12 — 18,383 vehicles per day
- 1.8 miles to I-190; 1.7 miles to North Leominster commuter rail
- Directly across from Walgreens; steps to Monument Square & City Hall
- Private parking lot with 24 spaces

PRICING INFORMATION

SALE PRICE

Market

In-Place Income: **$93,600** annually
Value-Add: below-market rents with ±2,400 SF available

PROPERTY SPECIFICATIONS

Address	Building / Lot	Occupancy
28 Central St (incl. 24F, 26L/R)	2,240 SF bldg. 3,833 SF lot Built 1920	1st: AnnieMac Mortgage; Tre Sorelle (hair/Reiki/yoga) 2nd: one 2BR + two 1BR apartments
32 Central St	5,358 SF lot	Private lot, 24 lined spaces
36–38 Central St	4,200 SF bldg. 4,652 SF lot Built 1900	Sheeke Salon & Spa; Sun in the City Tanning; ±2,400 SF available
Total	**±6,440 SF** **0.32 AC**	**Zoning: BB**

TRADE AREA SNAPSHOT

Metric	Value
Population, 70% trade area	138,377
Median HH income, 70% trade area	$78,000
Population, 3 miles	45,723
Daytime employees, 3 miles	23,686

Sources: Placer.ai (Census 2024 ACS), CoStar. Trade area = area capturing 70% of visits.

INCOME & OPPORTUNITY

RENT ROLL

Unit	Tenant / Use	Type	Monthly	Annual
28 Central — 1st Fl.	AnnieMac Home Mortgage	Office/Retail	$1,525	$18,300
28 Central — 1st Fl.	Tre Sorelle (hair/Reiki/yoga)	Personal service	$1,525	$18,300
24F Central — 2nd Fl.	2-bedroom apartment	Residential	$1,050	$12,600
26L Central — 2nd Fl.	1-bedroom apartment	Residential	$750	$9,000
26R Central — 2nd Fl.	1-bedroom apartment	Residential	$750	$9,000
36–38 Central	Sheeke Salon & Spa (1,200 SF)	Personal service	$2,200	$26,400
36–38 Central	Sun in the City Tanning (600 SF)	Personal service	—	—
36–38 Central	Available (±2,400 SF)	—	—	—
Total In-Place Income			**$7,800**	**$93,600**

All occupancies tenant-at-will under gross arrangements. Income seller-reported; buyers should verify income and expenses during due diligence.

THE OPPORTUNITY

Owner-User

Occupy space in a downtown Route 12 building with private on-site parking, offset by income from the remaining units.

Value-Add Investor

Tenant-at-will occupancy allows rents to move toward market, lease-up of ±2,400 SF, and a paying tenant for the tanning space.

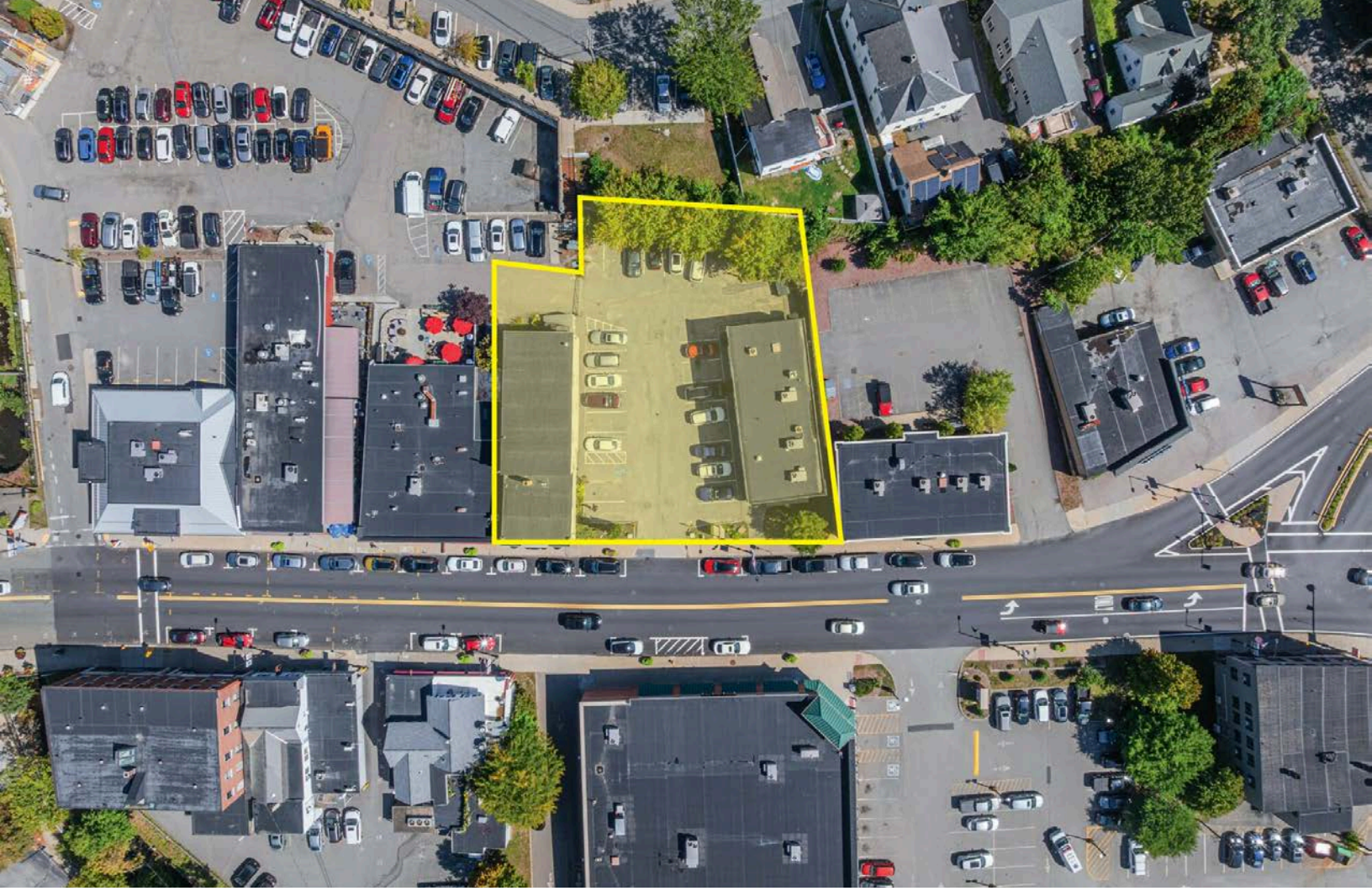
Long-Term Hold

Three contiguous BB-zoned parcels in the center of downtown, next to active public infrastructure investment.

DOWNTOWN MOMENTUM

Both building parcels sit in FEMA Zone B/X, outside the Special Flood Hazard Area. The City of Leominster's FEMA-funded Monoosnoc Brook Stabilization Project is replacing brook retaining walls and the culvert beneath the Mechanic Street municipal lot, with related underground utility work on Central Street approved in June 2026. The Fitchburg/Leominster retail submarket remains tight, with 2–4 Star vacancy of 4.8% and 12-month leasing up 119.9% year over year (CoStar).







TRADE AREA

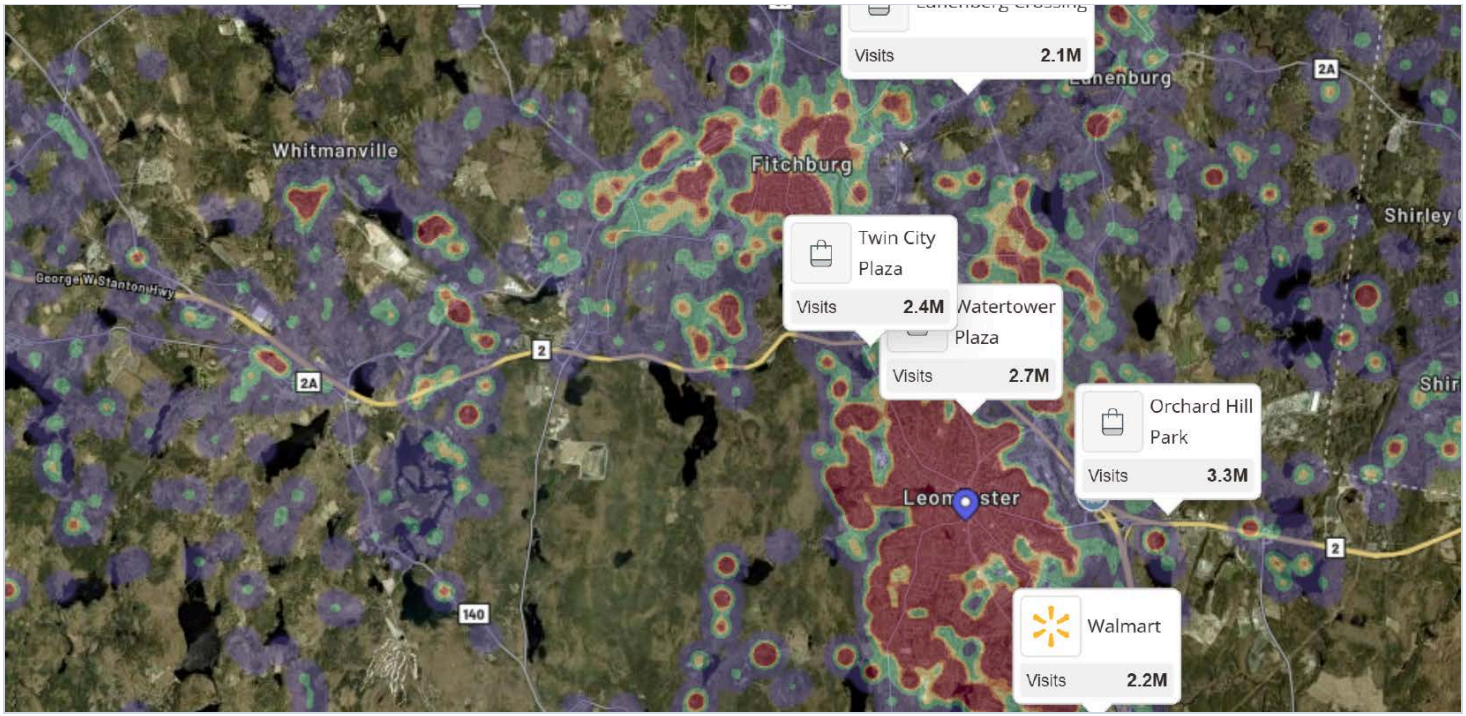
A regional downtown draw: most visitors to this block come from **outside Leominster**, and most come back.

57%
of visits from outside Leominster

83%
of visits from repeat visitors (avg. 3.24 visits)

138,377
residents in the 70% trade area

362K
annual visits within 250 ft



Trade area heatmap of visitor home locations with nearby shopping destinations and annual visits. Source: Placer.ai, trailing 12 months ended August 2026. Home locations are obfuscated and randomly placed within a census block.

VISITORS BY ORIGIN

Zip	Community	Visits	Share
01453	Leominster	155.0K	42.8%
01420	Fitchburg	36.4K	10.0%
01473	Westminster	14.3K	4.0%
01462	Lunenburg	12.7K	3.5%
01564	Sterling	12.5K	3.4%
01523	Lancaster	9.6K	2.6%

VISITOR BEHAVIOR

- Trade area reaches from Gardner to Clinton; median HH income $78,000 (70% trade area)
- Peak days Friday & Saturday; busiest hour 6 pm; median stay 61 minutes
- 46% arrive directly from home — downtown is a destination, not a pass-through
- Frequent cross-shopping: Orchard Hill Park, Watertower Plaza, Twin City Plaza, Market Basket, Target

Placer.ai figures reflect visitor activity within 250 ft of the property, including adjacent businesses.



WORCESTER, MA
20 MILES
NASHUA, NH
42 MILES

HIGHWAY PROXIMITY

190 1.8 MILES

12 0 MILES

24–38 CENTRAL STREET

LEOMINSTER, MA

FOR SALE | ±6,440 SF MIXED-USE PROPERTY ON 0.32 AC

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