

MAIN STREET MARKETPLACE

1777 MAIN STREET, TEWKSBURY, MA 01876



Main Street Marketplace

Dollar Tree Advance Auto Parts

AUBUCHON HARDWARE

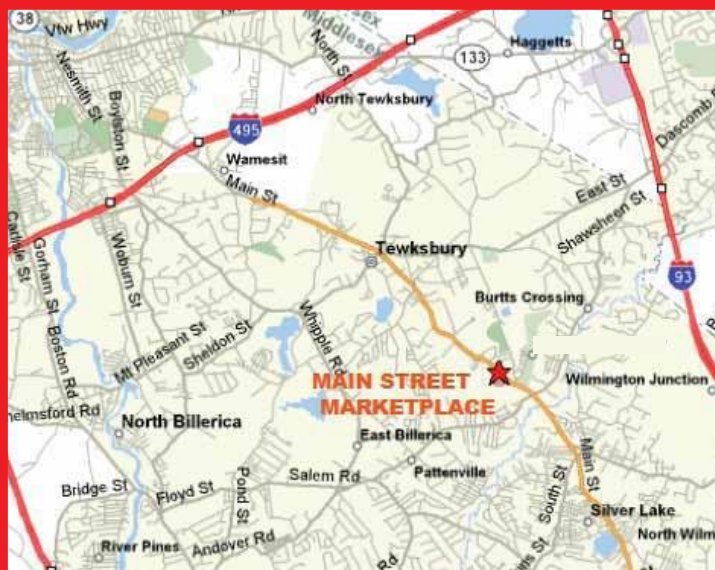
Oakdale Mall

MARKET BASKET

CVS Papa Gino's

McDonald's

TD Bank



PLAZA OVERVIEW

GLA:	60,000 SF
Future Development:	60,000 SF
Parcel Size:	34.9 Acres
Traffic Count:	20,000 ADT

TRADE AREA DEMOGRAPHICS

Radius	Population	Med. HH Income
1 mile	8,933	\$ 88,510
3 miles	45,038	\$ 93,378
5 miles	126,511	\$ 95,665

For additional information contact:



Office: 427 Columbia Road
Hanover, MA 02339
Mailing: PO Box 1261
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(508) 280-4563 MARK SOBEL

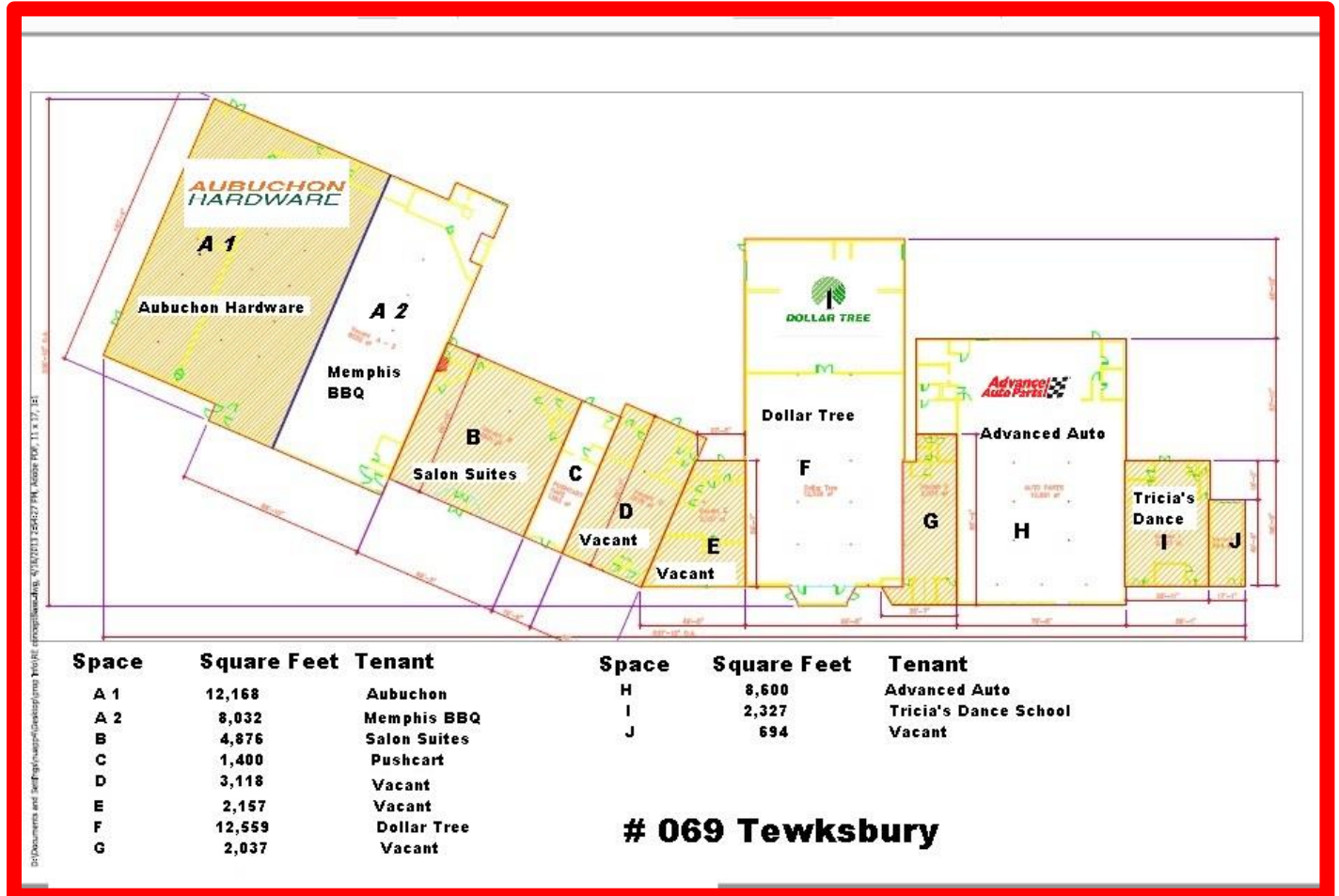
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1st U S Realty is pleased to offer retail spaces for lease which are suitable for national, regional, or local businesses. Located on busy Route 38 in Tewksbury MA, Main Street Marketplace has current tenants including Advanced Auto Parts, Dollar Tree, and Aubuchon Hardware. The plaza benefits from new pylon signage and an updated facade as well as an extensive parking field. Future expansion opportunities exist on this 34.9 acre parcel.

Main St. (Route 38) in Tewksbury is a well-travelled route with traffic counts of 20,000 ADT directly in front of this plaza. Its location between Highways I-495 and I-93 with Lowell to the north and Wilmington to the south provides area residents with a concentration of shopping plazas in a busy commercial area.



All information furnished is from sources deemed reliable but no warranty of representation is made as to the accuracy thereof and information is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale or lease, or withdrawal without notice. Inquiring parties should make judgements and decisions based solely on their own due diligence.

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