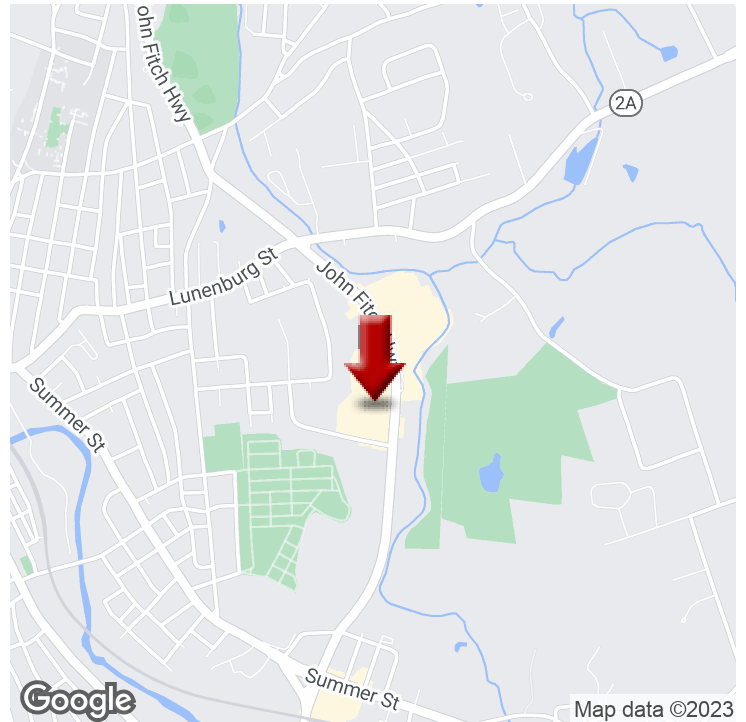


## RETAIL FOR LEASE

# WALLACE PLAZA

353 John Fitch Hwy, Fitchburg, MA 01420



### OFFERING SUMMARY

<b>NUMBER OF UNITS:</b>	6
<b>AVAILABLE SF:</b>	
<b>LEASE RATE:</b>	N/A
<b>BUILDING SIZE:</b>	64,660 SF
<b>ZONING:</b>	CBD
<b>TRAFFIC COUNT:</b>	17,121

### PROPERTY OVERVIEW

Exterior renovated recently.

Great location in shopping plaza on busy John Fitch Hwy. Huge parking lot with many supporting business' close by. Exterior renovated recently. Many National Retail stores in the area including Market Basket, Harbor Freight, Arron's rental center, Big Lots, just to name a few. MART Bus Stop in parking lot in front of building.

Space is located between two anchor stores, Big Lots and Market Basket. One space has 5 Dressing Rms, Training Rm and Lg Storage rm. The other has open floor plan. Both spaces can be sub-divided and re-configured to meet your requirements.

Great mix of business' in Plaza. Great location for many uses including; Church, Child/Adult Care, Dog Grooming/Training/Services, Pet Supply Store, Liquor Store, Dollar Store, Hair Salon, or Bank... just to name a few.

Other tenants include; Big Lots, Self Storage, NY Bling, Papa Gino's, Wine World, China Wonder & Oriental Nails.

NNN + CAM only \$2.85/sf, 3+ yr term lease

Not For Sale

2 SPACES AVAILABLE

### PROPERTY HIGHLIGHTS

COASTAL LAND & COMMERCIAL GROUP AT KELLER WILLIAMS C  
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
						Great location in shopping plaza on busy John Fitch Hwy. Huge parking lot with many supporting business' close by. Exterior renovated recently. Many National Retail stores in the area including Market Basket, Harbor Freight, Arron's rental center, Big Lots, just to name a few. MART Bus Stop in parking lot in front of building.
						Space is located between two anchor stores, Big Lots and Market Basket. One space has 5 Dressing Rms, Training Rm and Lg Storage rm. The other has open floor plan. Both spaces can be sub-divided and re-configured to meet your requirements.
Next to Market Basket	Strip Center	Neg.	NNN	4,765 SF	36+	
						Great mix of business' in Plaza. Great location for many uses including; Restaurant, Church, Child/Adult Care, Dog Grooming/Training/Services, Pet Supply Store, Liquor Store, Dollar Store, Hair Salon, or Bank... just to name a few. Other tenants include; Big Lots, Self Storage, NY Bling, Papa Gino's. Wine World, China Wonder & Oriental Nails.
						NNN + CAM only \$2.85/sf, 3+ yr

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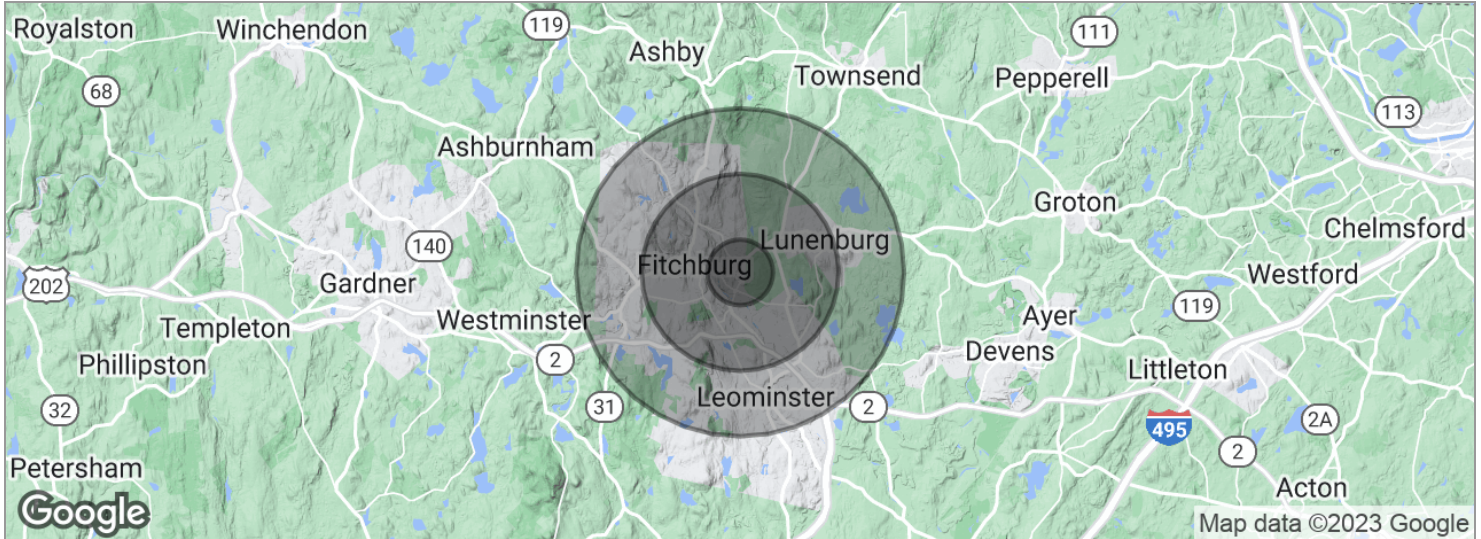
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,590	50,033	93,733
Median age	30.3	35.4	36.3
Median age (male)	28.3	33.3	34.4
Median age (Female)	37.7	38.3	38.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,382	19,264	35,858
# of persons per HH	2.8	2.6	2.6
Average HH income	\$52,620	\$60,732	\$65,678
Average house value	\$230,425	\$249,259	\$267,494

\* Demographic data derived from 2020 ACS - US Census

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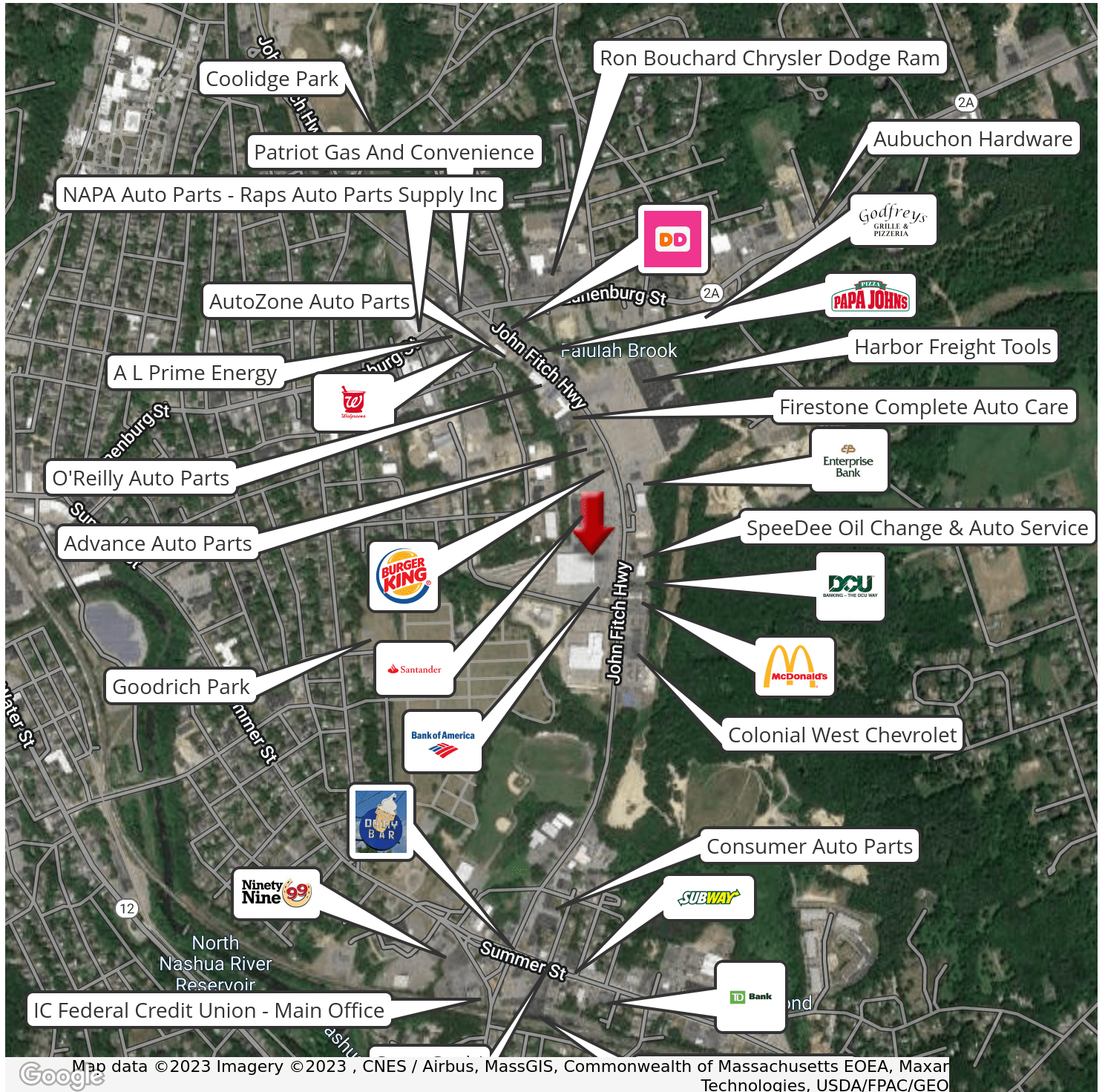
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### OVERVIEW

Existing Tenants Big Lots

Market Basket

Wine World

Papa Gino's

Oriental Nails

NY Bling

China Wonder

U-Haul Self Storage

### BIG LOTS

Big Lots is one of the anchor tenants in this plaza. Located at the end of the plaza, Big Lots has been pulling in customers for many years.

### MARKET BASKET

Market Basket is located at the other end of the plaza and their portion is owned by Market Basket. This is one of the few Market Basket sites that has not been Renovated .

### OTHER TENANTS

There are several other National Retailers in this plaza including A U-Haul Rental and Self Storage, Papa Gino's along with local retailers such as Oriental Nails, NY Bling, China Wonder & Wine World, making this plaza a must go to for many of the local residences from Fitchburg, Lunenburg and the surrounding area.

### TENANT HIGHLIGHTS

- Recent Plaza Exterior Renovations w/plenty of parking
- John Fitch Hwy is a Shopping destination w/National Retailers in the immediate area that include
- McDonald's, Harbor Freight, Aaron's, Walgreen's, Advanced Auto Parts, O'Reilly & AutoZone Auto Parts, Colonial Chevy Taco Bell & DCU
- Street & Building Signage

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