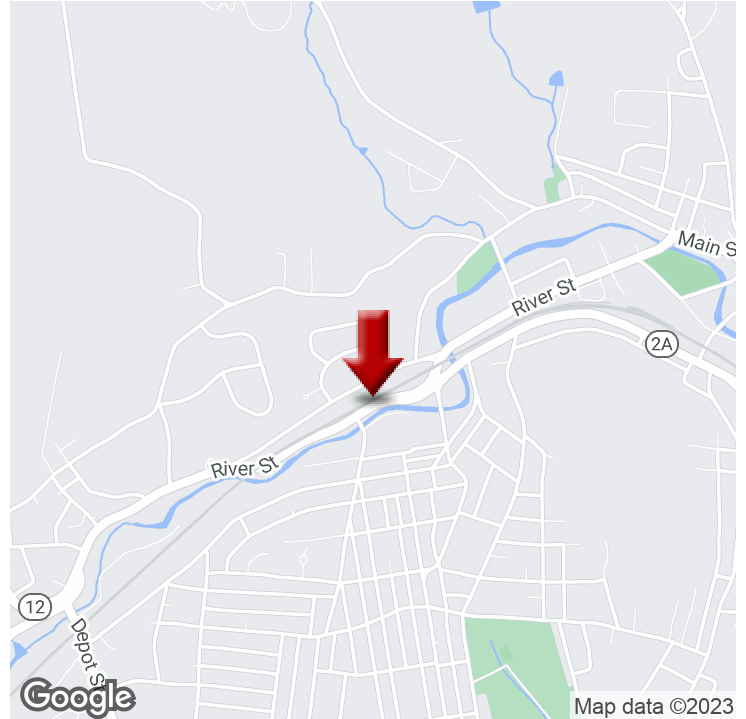


RETAIL FOR LEASE

408 RIVER ST CALL FOR OFFERS

408 River St., Fitchburg, MA 01420



OFFERING SUMMARY

NUMBER OF UNITS:	4
AVAILABLE SF:	
LEASE RATE:	N/A
LOT SIZE:	3,746 SF
BUILDING SIZE:	7,912 SF
RENOVATED:	2006
ZONING:	C&A
TRAFFIC COUNT:	10,117

PROPERTY OVERVIEW

Beautifully maintained Retail/Flex building located on major road (Rt. 31 & 2A). Owner's used this nice property for their own business for the last 20+ years. Now retired, they are looking for new tenants to make this property their own.

Many updates include new building facade and windows in 2006. One newer heating system. Owners have cared for this building for over 20 yrs and it shows. Building is set up for (4) approx. 1900 sf retail/flex spaces with 3 bathrooms throughout. Great location for Start-up company, Home Decor/Furniture, Restaurant, Salon/Spa/Nails, Vape Shop or Auto or Food related business just to name a few. Buyer to confirm all uses with City. Previous business was a Home Decor/Furniture and was open for 20+ yrs until owners retired.

PROPERTY HIGHLIGHTS

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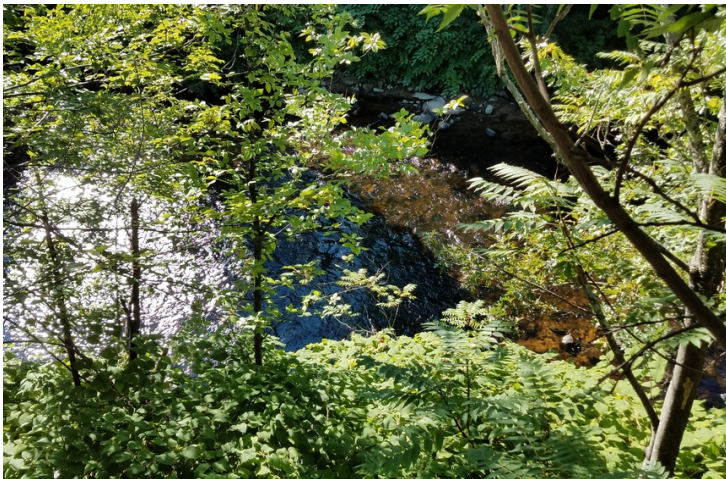
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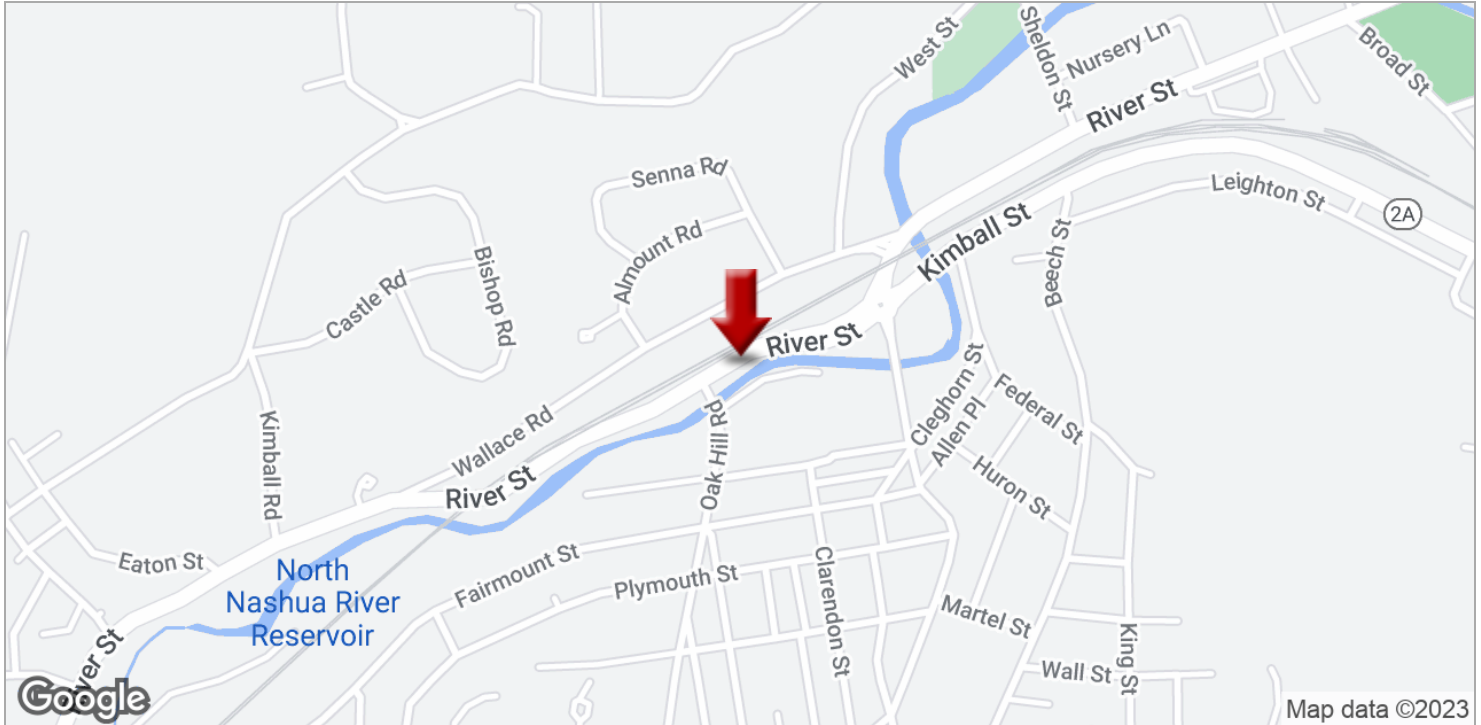
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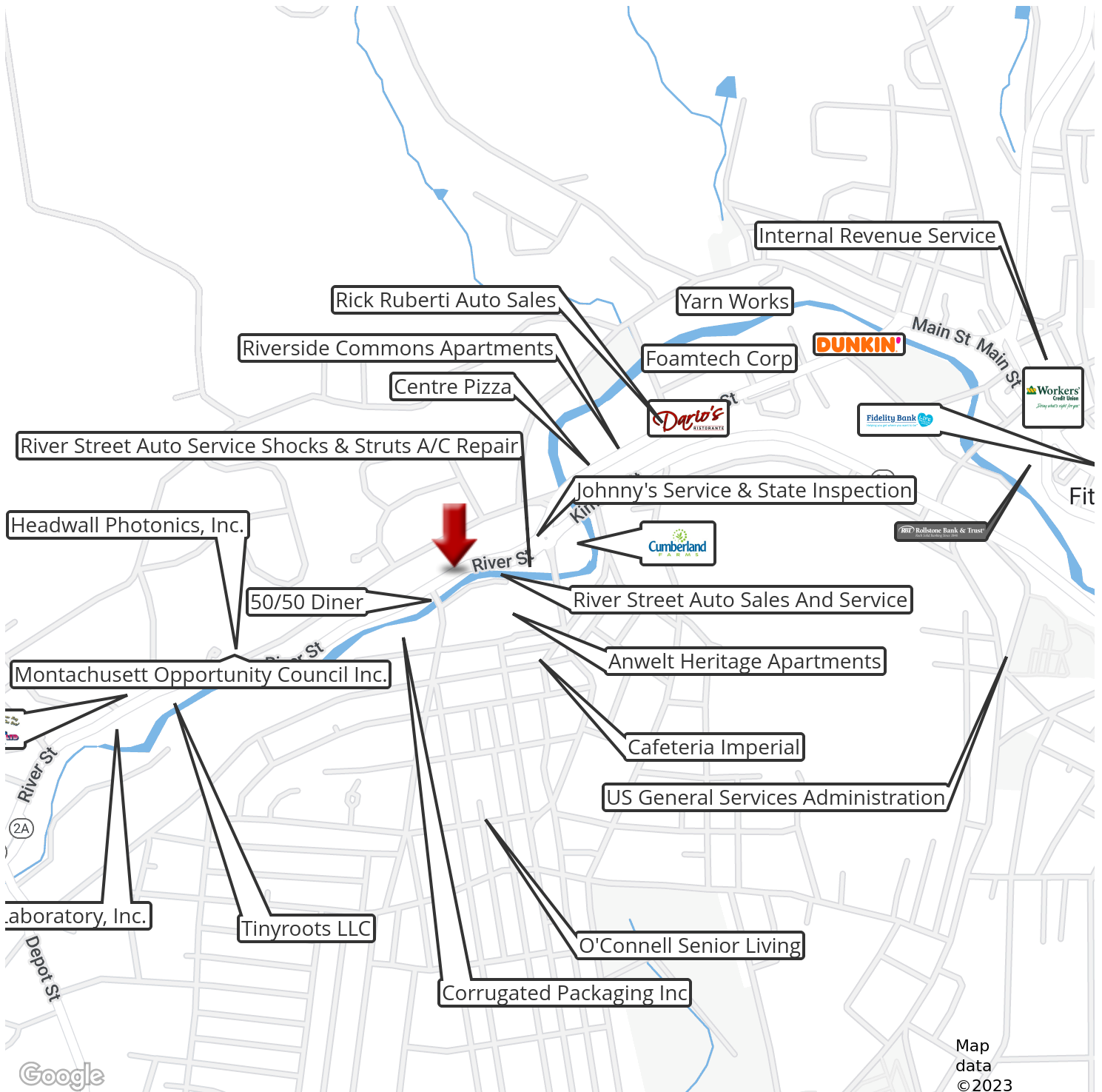
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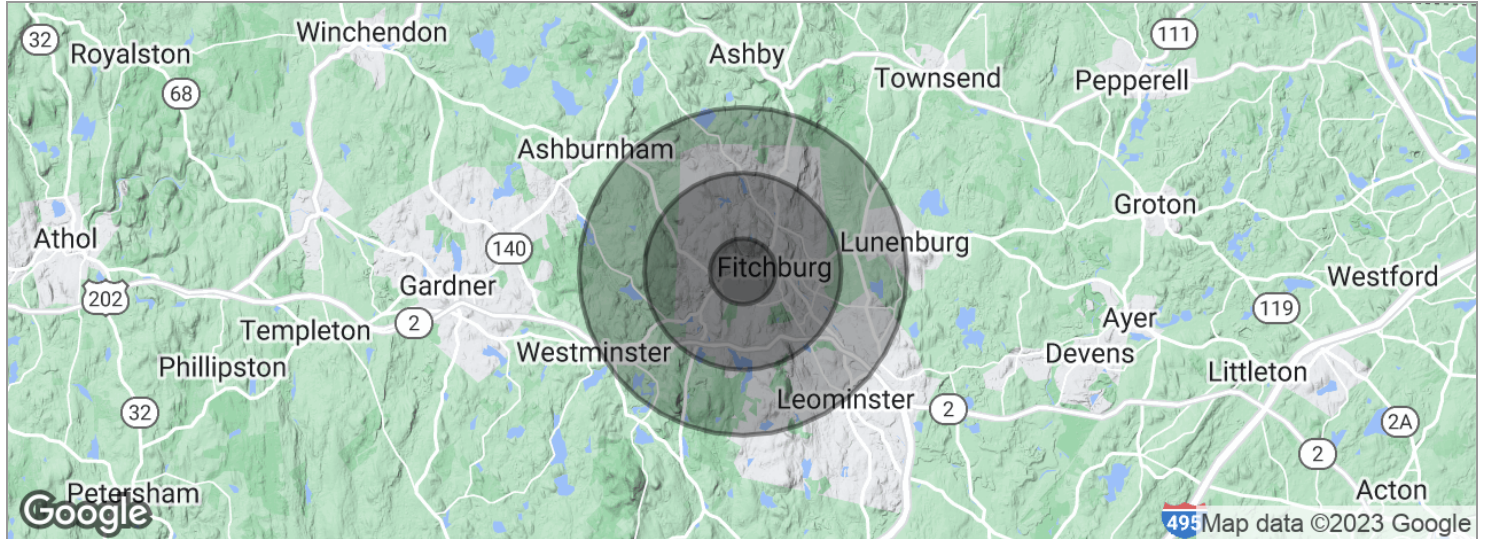
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,378	44,725	72,805
Median age	34.3	34.1	35.0
Median age (male)	32.3	32.2	32.9
Median age (Female)	37.2	36.6	37.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,065	16,791	26,925
# of persons per HH	2.6	2.7	2.7
Average HH income	\$52,089	\$61,392	\$65,363
Average house value	\$220,327	\$238,758	\$260,020
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	25.0%	19.4%	16.8%
RACE (%)	1 MILE	3 MILES	5 MILES
White	76.0%	81.9%	83.4%
Black	3.2%	4.2%	4.4%
Asian	4.0%	4.3%	3.6%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.4%	0.1%	0.2%
Other	12.3%	7.0%	5.7%

* Demographic data derived from 2020 ACS - US Census

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