

FOR SALE OR LEASE



247 BOSTON TURNPIKE

SHREWSBURY, MA 01545



DAVID V. COHEN

Senior Vice President

cohen@kelleher-sadowsky.com

O: 508.635.6787

C: 508.864.2379

TODD ALEXANDER

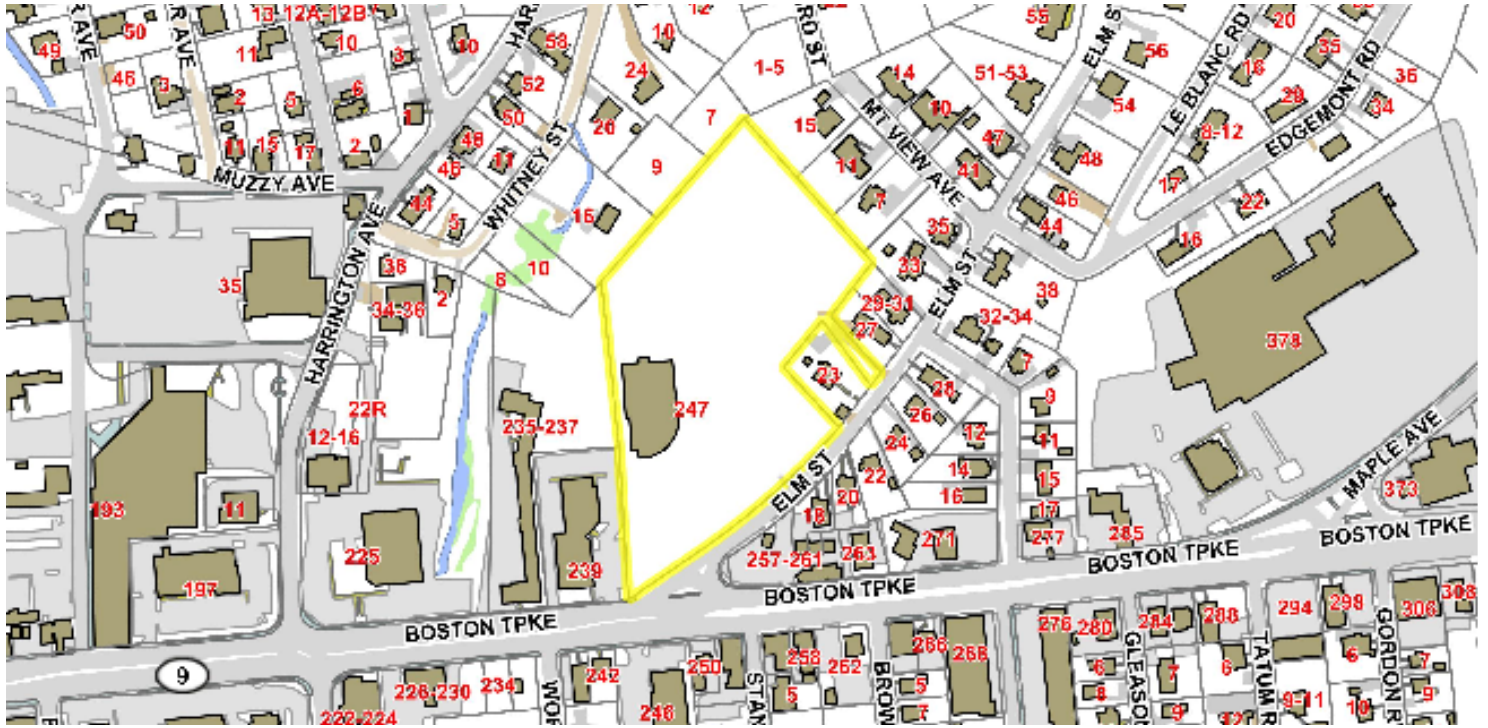
Executive Vice President

alexander@kelleher-sadowsky.com

O: 508.841.6201

C: 508.981.7014

EXECUTIVE SUMMARY



OFFERING SUMMARY

Owner:	NJ Realty Trust
Building Size:	±25,556 SF
Stories:	Two
Year Built:	Circa 2002
HVAC:	Forced hot air by natural gas
Roof:	Rubber Membrane
Lot Size:	± 5.97 Acres
Zoning:	CB (Commercial Business)
Parking:	±200 on-site spaces
RE Taxes:	±\$49,008 per annum
Lease Rate:	\$25.00/SF NNN
Sale Price:	\$8,395,000
Availability:	Spring 2024

PROPERTY OVERVIEW

Kelleher & Sadowsky is pleased to introduce 247 Boston Turnpike in Shrewsbury, a 25,556 ±square foot auto retail building, situated on 5.97 acres of land. The well-maintained property is located at the intersection of Route 9 and Elm Street and is in close proximity to I-290. Currently, the home to Patrick Subaru, the building is well suited for a myriad of retail and commercial related uses. There are many retail amenities in close proximity to the building, along with ample on-site parking. This property is being offered for lease or sale.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,457	27,723	77,595
Total Population	8,574	67,748	197,784
Average HH Income	\$81,297	\$74,763	\$68,377

DAVID V. COHEN

Senior Vice President
 cohen@kelleher-sadowsky.com
 O: 508.635.6787
 C: 508.864.2379

TODD ALEXANDER

Executive Vice President
 alexander@kelleher-sadowsky.com
 O: 508.841.6201
 C: 508.981.7014



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal
 120 Front Street, Suite 210 | Worcester, MA 01608 | 508.755.0707 | kelleher-sadowsky.com

SHOWROOM PHOTOS



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal
120 Front Street, Suite 210 | Worcester, MA 01608 | 508.755.0707 | kelleher-sadowsky.com

DAVID V. COHEN

Senior Vice President
cohen@kelleher-sadowsky.com
O: 508.635.6787
C: 508.864.2379

TODD ALEXANDER

Executive Vice President
alexander@kelleher-sadowsky.com
O: 508.841.6201
C: 508.981.7014

SERVICE CENTER PHOTOS



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal
120 Front Street, Suite 210 | Worcester, MA 01608 | 508.755.0707 | kelleher-sadowsky.com

DAVID V. COHEN

Senior Vice President
cohen@kelleher-sadowsky.com
O: 508.635.6787
C: 508.864.2379

TODD ALEXANDER

Executive Vice President
alexander@kelleher-sadowsky.com
O: 508.841.6201
C: 508.981.7014

FOR SALE OR LEASE | 247 BOSTON TURNPIKE

EXTERIOR PHOTOS



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal
120 Front Street, Suite 210 | Worcester, MA 01608 | 508.755.0707 | kelleher-sadowsky.com

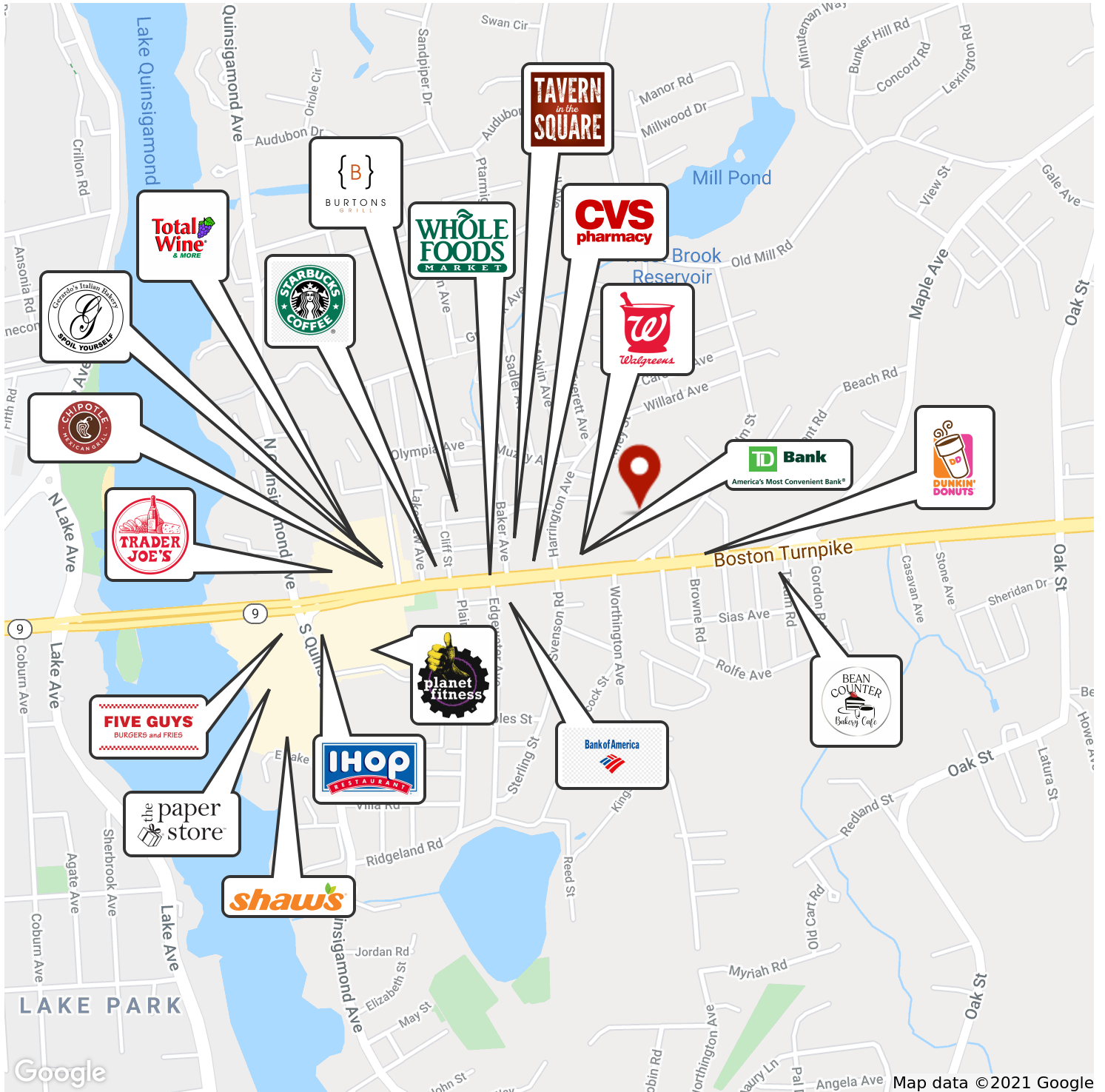
DAVID V. COHEN

Senior Vice President
cohen@kelleher-sadowsky.com
O: 508.635.6787
C: 508.864.2379

TODD ALEXANDER

Executive Vice President
alexander@kelleher-sadowsky.com
O: 508.841.6201
C: 508.981.7014

AMENITIES MAP



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal
120 Front Street, Suite 210 | Worcester, MA 01608 | 508.755.0707 | kelleher-sadowsky.com

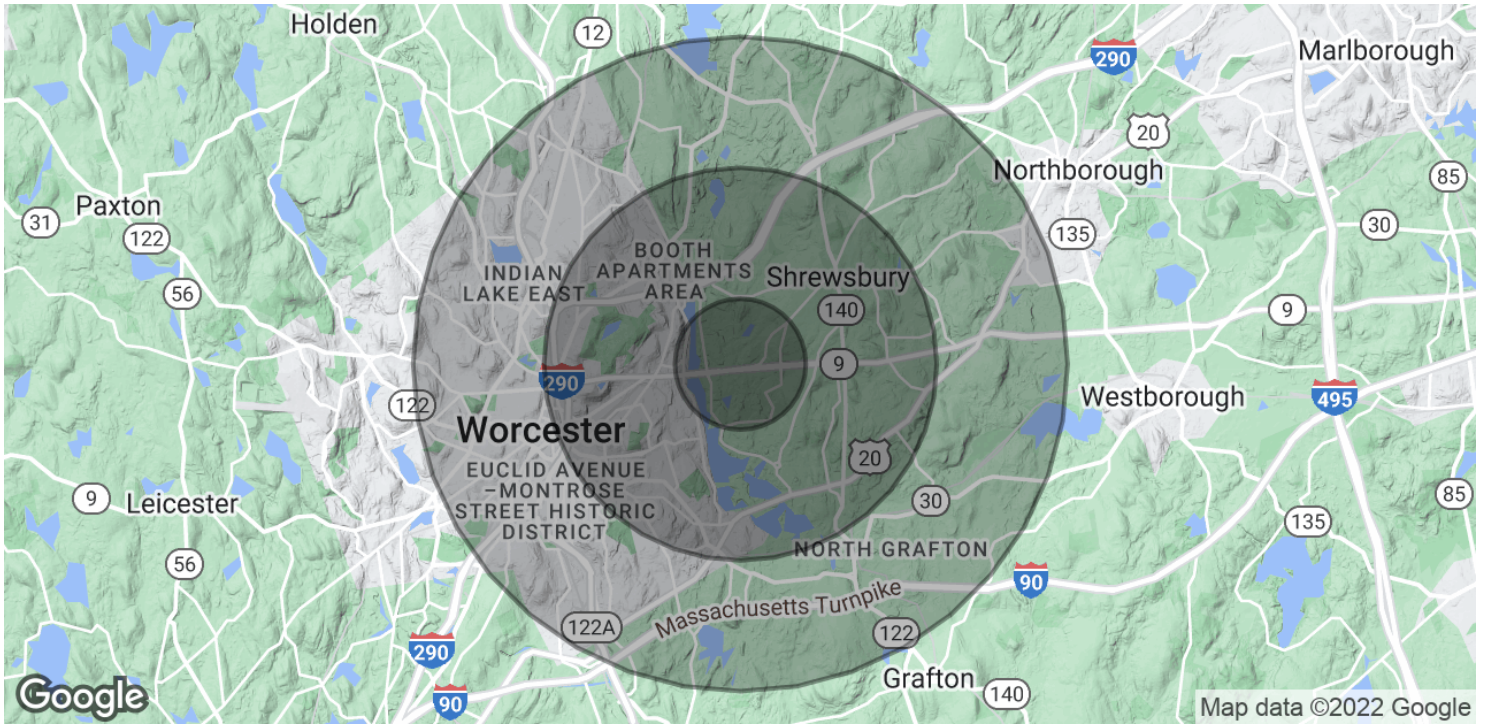
DAVID V. COHEN

Senior Vice President
cohen@kelleher-sadowsky.com
O: 508.635.6787
C: 508.864.2379

TODD ALEXANDER

Executive Vice President
alexander@kelleher-sadowsky.com
O: 508.841.6201
C: 508.981.7014

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,574	67,748	197,784
Average Age	36.9	37.1	35.2
Average Age (Male)	34.9	35.6	33.8
Average Age (Female)	39.0	38.9	36.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,457	27,723	77,595
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$81,297	\$74,763	\$68,377
Average House Value	\$348,118	\$330,931	\$339,741

* Demographic data derived from 2020 ACS - US Census



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal
120 Front Street, Suite 210 | Worcester, MA 01608 | 508.755.0707 | kelleher-sadowsky.com

DAVID V. COHEN

Senior Vice President
cohen@kelleher-sadowsky.com
O: 508.635.6787
C: 508.864.2379

TODD ALEXANDER

Executive Vice President
alexander@kelleher-sadowsky.com
O: 508.841.6201
C: 508.981.7014