

FOR LEASE



826 SOUTHBRIDGE STREET

AUBURN, MA 01501



**Kelleher
& Sadowsky**

Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

MADISON O'BRIEN

Associate

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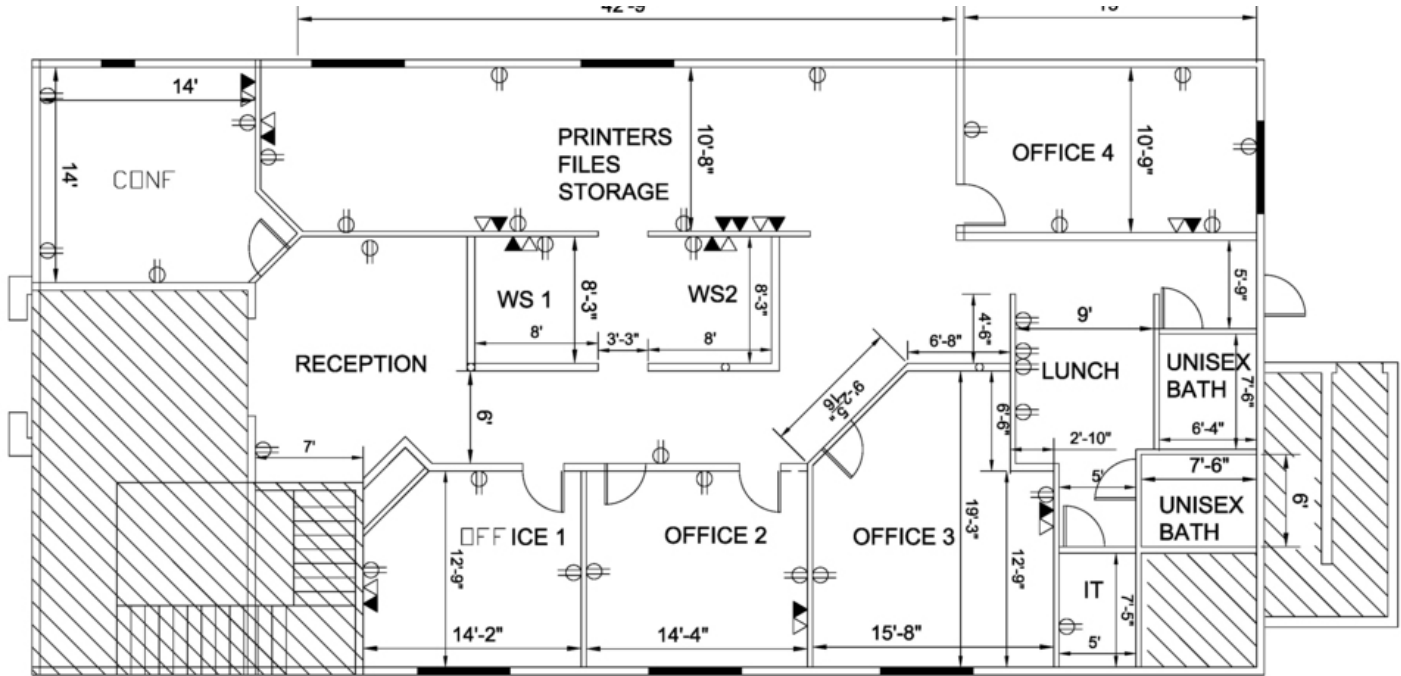
Vice President

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Property Type:	Office / Retail
Building Size:	6,824 SF
Available SF:	3,200 SF w/ optional expansion of 2,000 SF
Lot Size:	0.711 Acres
Zoning:	HB
HVAC:	Central AC and Gas / Forced Hot Air
Year Built:	2008
Number Of Floors:	2
Lease Rate:	\$24.00 SF/yr (NNN)
Drive Thru Lease Rate:	\$30.00 SF/yr (NNN)

PROPERTY OVERVIEW

Kelleher & Sadowsky is pleased to present 826 Southbridge Street in Auburn for lease. Of this two-story building, the first-floor suite is available at 3,200 SF and can be expanded up to an additional 2,000 SF. This space offers outstanding retail or office opportunities with 36 on-site parking spaces. With fantastic visibility, the property is located at a prime signalized intersection on RT 12 & RT 20 with a traffic count on RT 20 of +/-40,000. The existing space was approved with a drive-thru for bank use. This suite is available for immediate occupancy, call us today to schedule a tour.

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	530	18,579	130,348
Total Population	1,415	47,431	335,449
Average HH Income	\$80,748	\$78,826	\$67,127

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INTERIOR PHOTOS



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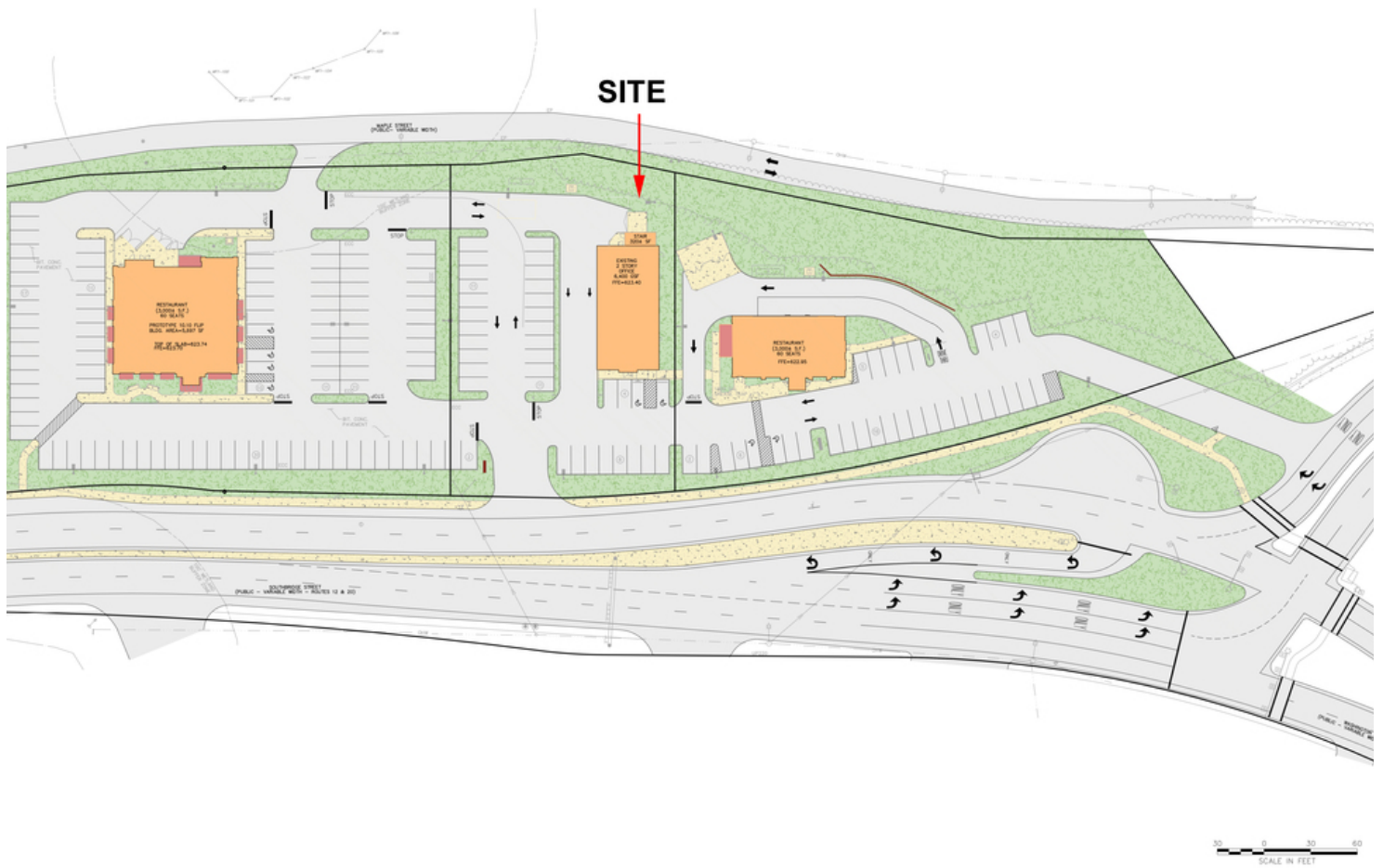
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ADDITIONAL PHOTOS



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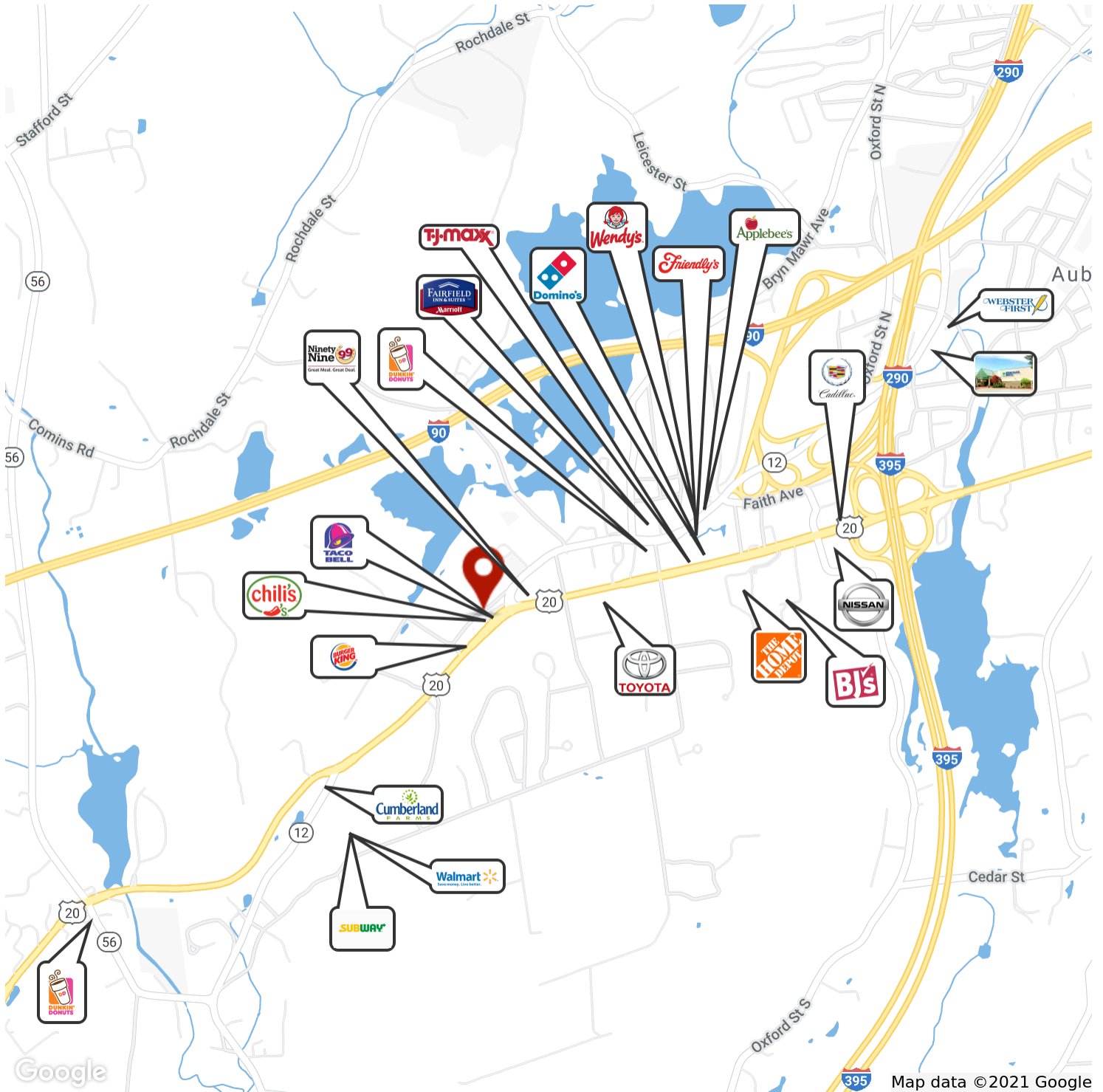
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AMENITIES MAP



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