

# FOR SALE



## 5 FAIRLAWN AVENUE & 233 MAIN STREET

OXFORD, MA 01540



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Property Type:	Retail
Building Sizes:	1,800 SF+- 2,700 SF+-
Land Size:	0.64+- Acres
HVAC:	Oil/Central AC
Zoning:	Village Business District (VB)
Sale Price:	\$599,000

### PROPERTY OVERVIEW

Kelleher & Sadowsky is pleased to introduce 233 Main Street and 5 Fairlawn Avenue in Oxford, MA for sale. These two retail buildings are right on Main Street and minutes away from Downtown Oxford. The property is zoned in the Village Business District, which allows for an array of uses from retail stores, food stores, professional offices, church, child care services, etc. The property abuts an existing Cumberland Farms and is located within 2 miles of Interstate 395. Please feel free to call Drew Higgins or Will Kelleher for a tour of the property.

### DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	393	16,069	61,809
Total Population	964	39,181	161,401
Average HH Income	\$78,138	\$69,467	\$73,781



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## ADDITIONAL PHOTOS



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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine to your own satisfaction the suitability of the property for your needs.

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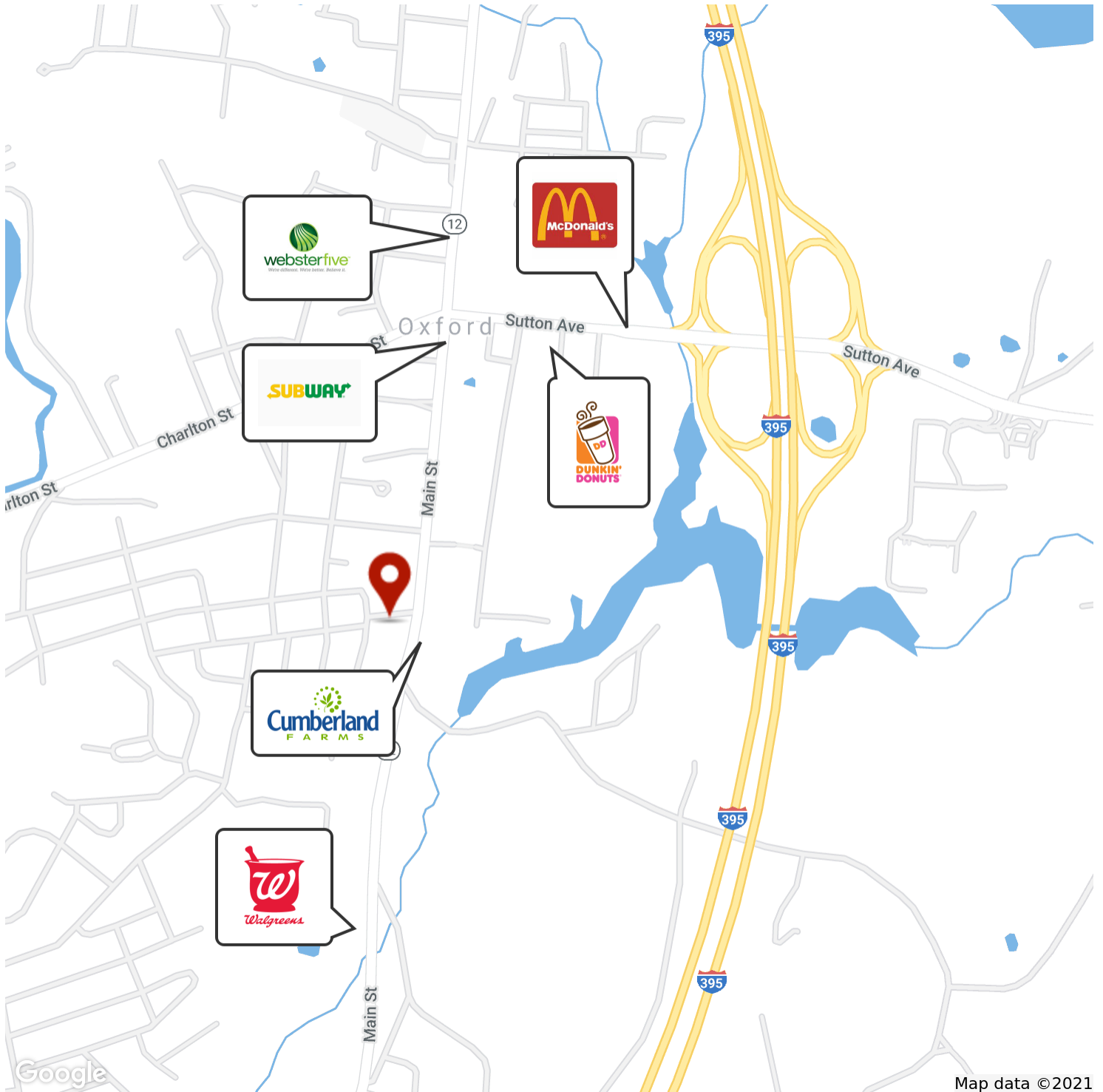
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# COMMERCE MAP



Map data ©2021



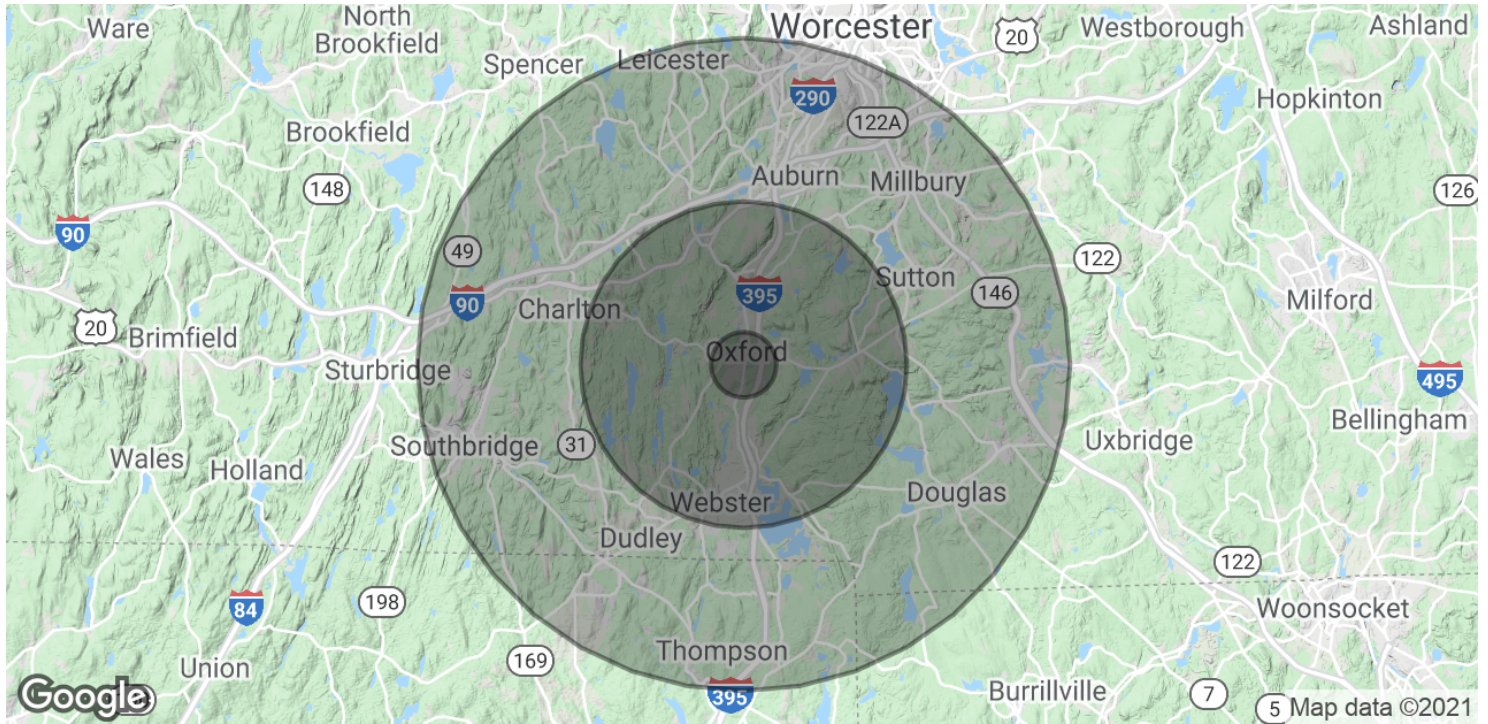
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	964	39,181	161,401
Average age	42.0	40.8	39.5
Average age (Male)	41.5	39.8	38.8
Average age (Female)	44.2	42.4	40.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	393	16,069	61,809
# of persons per HH	2.5	2.4	2.6
Average HH income	\$78,138	\$69,467	\$73,781
Average house value	\$313,112	\$286,999	\$284,535

\* Demographic data derived from 2010 US Census



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