

FOR LEASE



56 CENTRAL STREET

SOUTHBOROUGH, MA 01745



Voted Best Commercial Real Estate Brokerage - Worcester Business Journal

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Property Type:	Office
Building Size:	2,886 SF
Available SF:	1,443 SF
Lot Size:	0.75 Acres
Zoning:	BV
Lease Rate:	\$19.00 SF/yr (MG)

PROPERTY OVERVIEW

Kelleher & Sadowsky Associates is please to present 56 Central Street in Southborough as available for lease. This newly renovated office building is located right off the heavily traveled Route 9 and just minutes from the Massachusetts Turnpike (I-90). Offering +- 1,443 square feet of space, private off-street parking, and zoned BV (Business Village District), this meticulously maintained office building is ready for its next business venture. Call us today to schedule a tour!



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120 Front Street, Suite 210 | Worcester, MA 01608 | 508.755.0707 | kelleher-sadowsky.com

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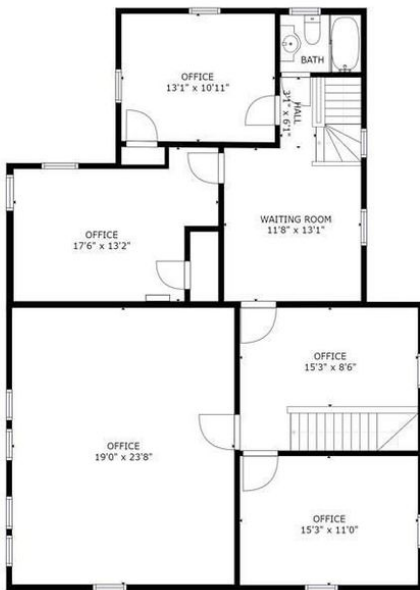
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ADDITIONAL PHOTOS



GROSS INTERNAL AREA
FLOOR 1: 1437 sq. ft. FLOOR 2: 1443 sq. ft.
TOTAL: 2880 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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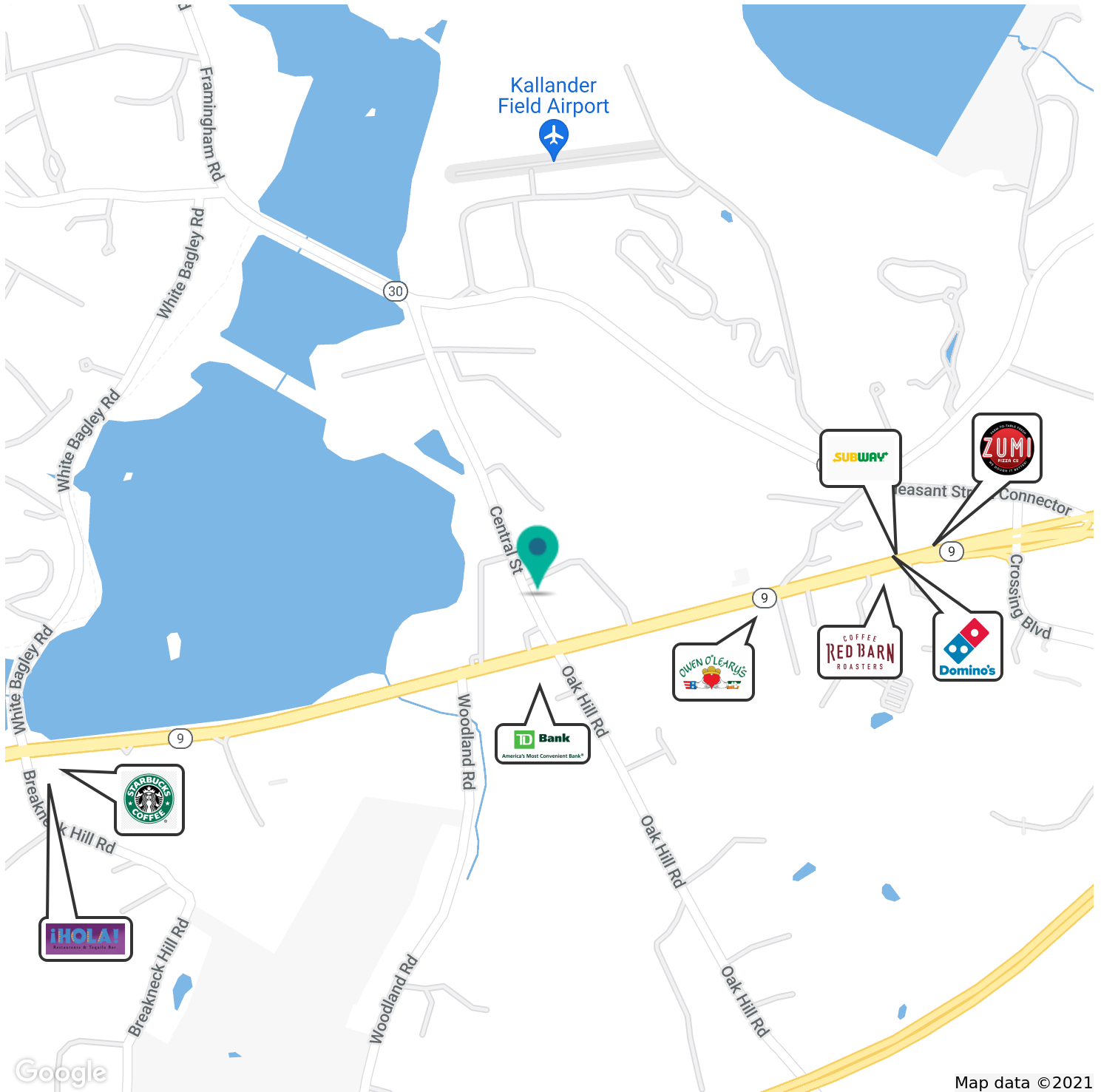
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LOCATION MAPS



Map data ©2021



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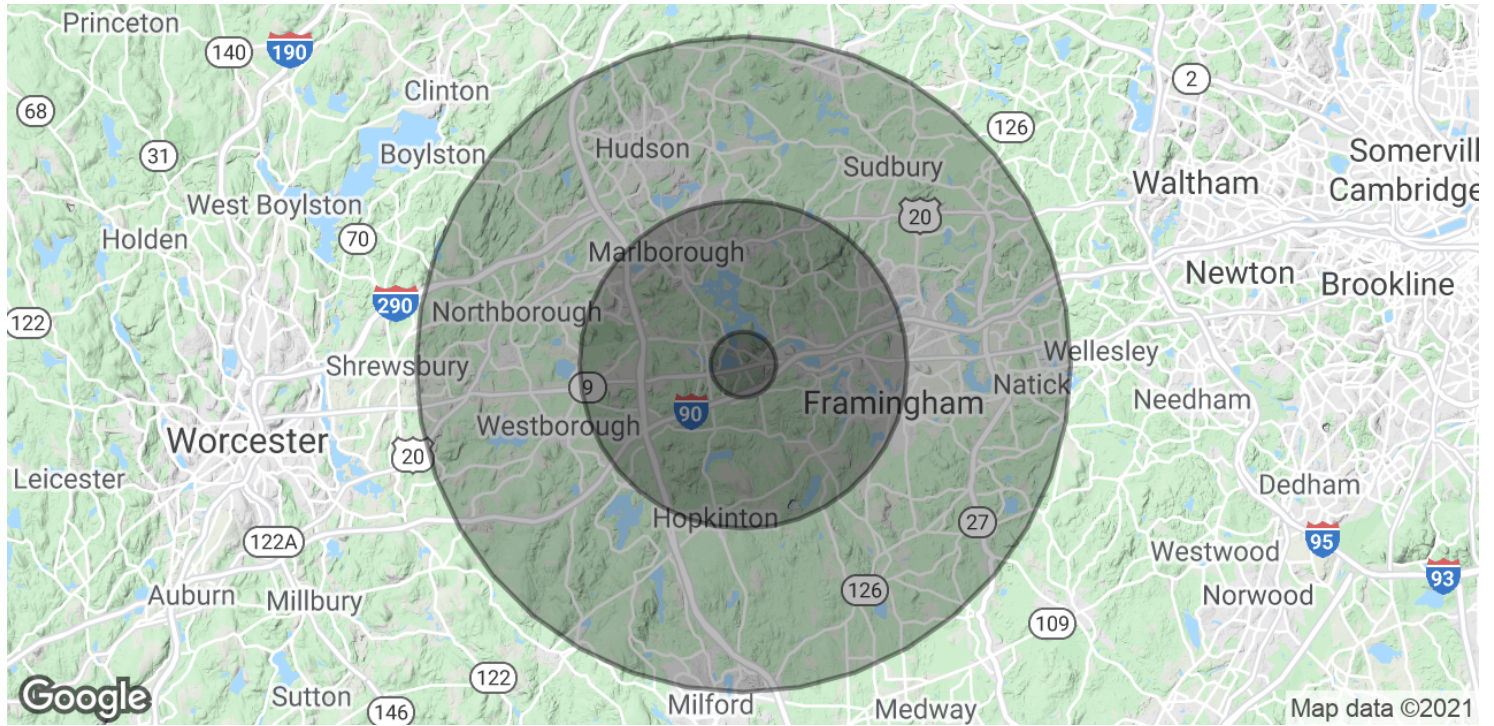
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,074	89,189	347,850
Average age	42.8	39.9	39.6
Average age (Male)	42.7	39.6	38.7
Average age (Female)	43.0	40.4	40.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	759	34,565	133,360
# of persons per HH	2.7	2.6	2.6
Average HH income	\$136,589	\$109,901	\$106,481
Average house value	\$485,133	\$434,399	\$433,964

* Demographic data derived from 2010 US Census



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