

FOR SALE AND FOR LEASE

3.0 ACRE DEVELOPMENT SITE

614 SOUTHBRIDGE STREET,
AUBURN, MA 01501

614 Southbridge St



**Kelleher
& Sadowsky**

PAUL MATT

Vice President

pmatt@kelleher-sadowsky.com

O: 508.635.6781

C: 508.846.8800

JOHN L. MCKINLEY

Principal

mckinley@kelleher-sadowsky.com

O: 508.635.6780

C: 508.847.0024

EXECUTIVE SUMMARY



OFFERING SUMMARY

Property Type: Land

Available SF: 6,500 SF

Lot Size: 3 Acres

Sale Price: \$2,500,000

PROPERTY OVERVIEW

Kelleher & Sadowsky Associates, Inc. (“Broker”) would like to introduce an exceptional ground lease opportunity for the former TD Bank Branch site located at 614 Southbridge Street (Route 12) in Auburn, MA. The ±3.00 acre site is part of a larger +17.40 acre parcel. Ownership is currently marketing the larger site for sale and is interested in a long term ground lease for the remaining ±3.00 acre site. The site is ideally located with direct visibility from the Route 12/Southbridge Street and is an ideal opportunity for a wide variety of retail & professional uses. The property also provides immediate access to heavily traveled Route 290, Route 395 & Route 20 and is in close proximity to area retailers such as McDonald's, Wendy's, Wal-Mart, Home Depot, and BJ's Wholesale Club.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	953	8,768	32,971
Total Population	2,426	22,092	88,891
Average HH Income	\$80,450	\$80,929	\$65,789



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

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REGIONAL MAP



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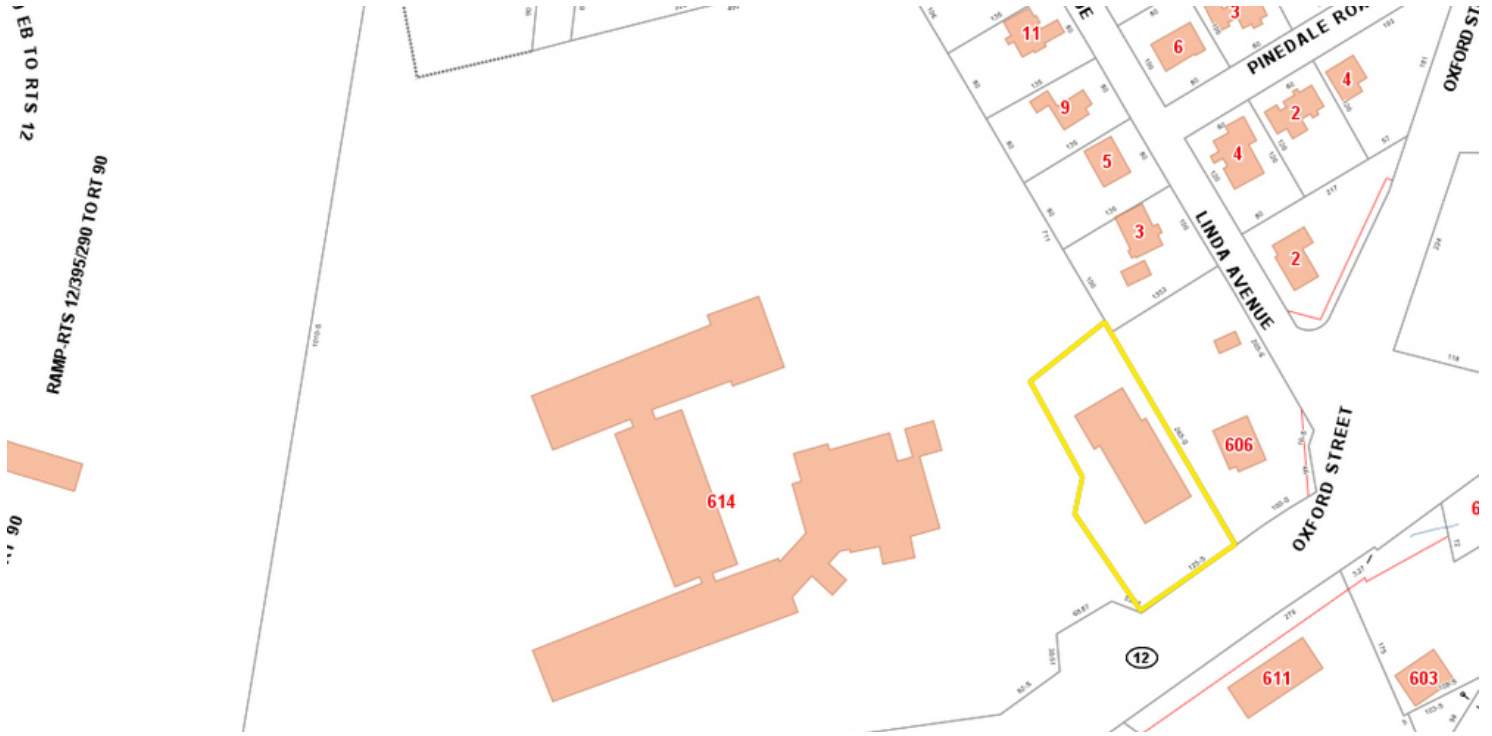
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ADDITIONAL PHOTOS



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