

# FOR LEASE



## 336 THOMPSON ROAD

WEBSTER, MA 01570



**CHRIS NAFF**

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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

|                |                    |
|----------------|--------------------|
| Property Type: | Medical Office     |
| Building Size: | 14,710 SF          |
| Lot Size:      | 43,560 SF          |
| Zoning:        | ASF                |
| Year Built:    | 2002               |
| Lease Rate:    | \$23.00 SF/yr (MG) |

## PROPERTY OVERVIEW

Kelleher & Sadowsky is pleased to present 336 Thompson Rd. in Webster as available for lease. This 2,000 square foot medical office is perfect for a variety of medical services and could be well complemented by the building's other tenants: South County Pediatrics, a Umass practice, Auburn Podiatry, and Fresenius Healthcare, a national leader in Kidney dialysis and Kidney care. With its extreme proximity to Interstate 395, the property is perfectly located to ensure your organization can serve a large segment of the market seeking medical needs. Please contact us for more information.

| DEMOGRAPHICS      | 1 MILE   | 5 MILES  | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households  | 552      | 16,181   | 39,922   |
| Total Population  | 1,345    | 39,255   | 102,159  |
| Average HH Income | \$74,257 | \$64,673 | \$74,379 |



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

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## ADDITIONAL PHOTOS



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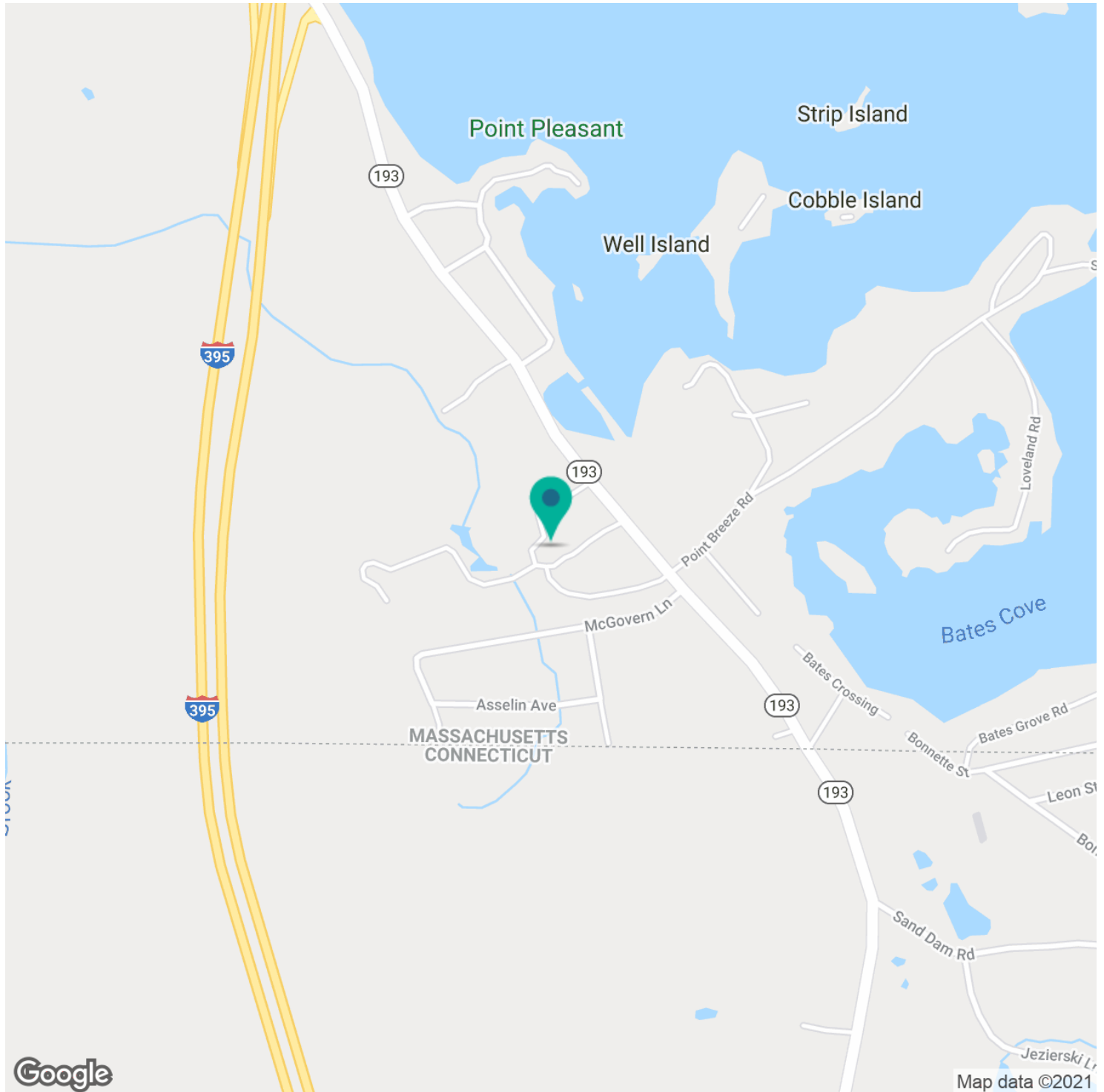
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## LOCATION MAP



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