

PROPERTY HIGHLIGHTS

Positioned directly across from & shares signalized entrance with the Auburn Mall - effective trade area encompasses an estimated population of nearly 230,000 people

Convenient location near I-290 and I-90 (Mass Pike) approximately 4.5 miles south of Downtown Worcester

Building signage visible from I-290

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change in price, rental or other conditions, or withdrawal without notice.

436-438 Southbridge St.

Auburn, MA 01501

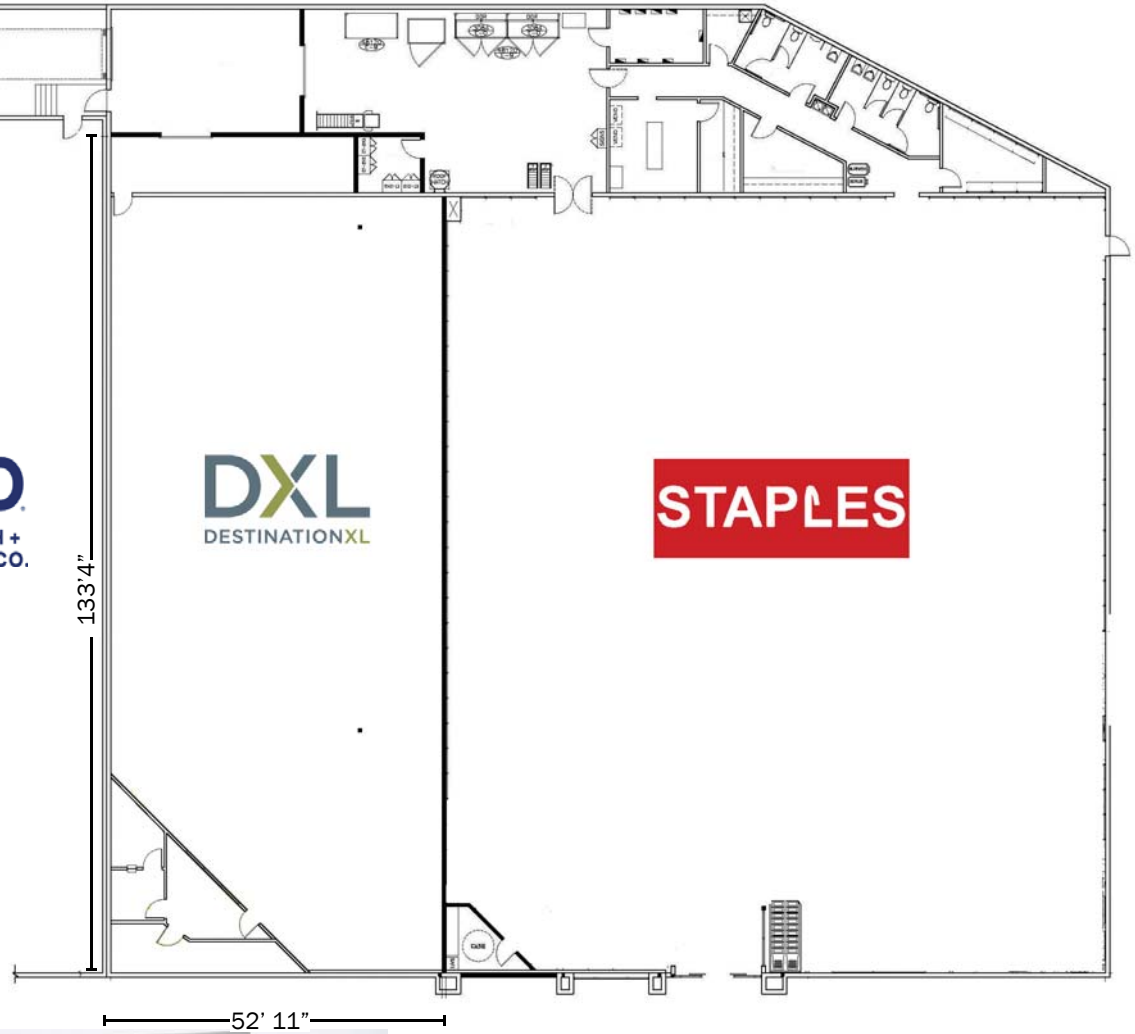
FULLY LEASED



petco
THE HEALTH + WELLNESS CO.

DXL
DESTINATIONXL

STAPLES



2025 DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
POPULATION	5,861	32,765	154,715
DAYTIME POPULATION	3,605	15,709	63,544
NUMBER OF HH	2,337	13,359	60,622
AVERAGE HH INCOME	\$138,968	\$118,855	\$98,160

ADDITIONAL INFO.	
TOTAL GLA	39,275 SF
PARKING	AMPLE
TRAFFIC COUNT	72,415 ADT (I-290)

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change in price, rental or other conditions, or withdrawal without notice.

CONTACT: Don Mace
Vice President of Retail Brokerage
DMace@KeyPointPartners.com
781.418.6243

