

PROPERTY HIGHLIGHTS

Positioned directly across from & shares signalized entrance with the Auburn Mall - effective trade area encompasses an estimated population of nearly 235,000 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

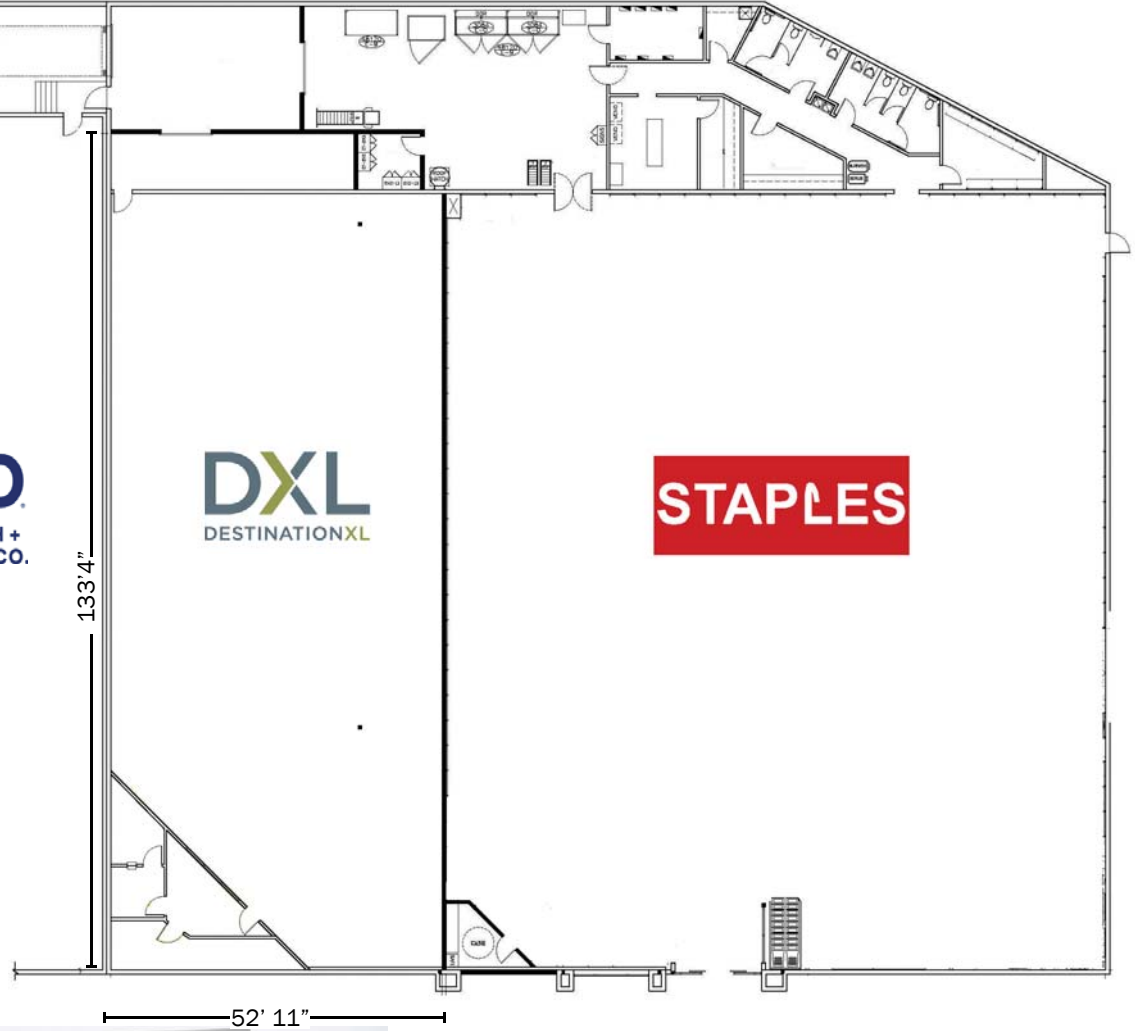
FULLY LEASED



petco
THE HEALTH + WELLNESS CO.

DXL
DESTINATIONXL

STAPLES



2026 DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
POPULATION	5,943	32,980	157,387
DAYTIME POPULATION	3,544	16,753	63,018
NUMBER OF HH	2,354	13,364	61,197
AVERAGE HH INCOME	\$143,374	\$122,370	\$100,161

ADDITIONAL INFO.

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

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