

## Endcap Retail on Main Street

*Great Regional Location in Marlborough*

*162 Main St., Marlborough MA*

**5,500 SF Available, Full Basement**



### Available Now

- Downtown endcap
- Full basement
- Excellent frontage and visibility on Main Street
- 2-levels with entrances on street front and back lower level
- Perfect for bank, restaurant, retail, professional services
- Open concept office space with 9 private offices, 2 bathrooms on main level,; lower level has 4 offices, conference room, 2 bathrooms
- Great sidewalk exposure
- High-traffic: 25,000+ ADT
- Parking: 18 spaces on site, free street parking on Main St., plus municipal garage close by

## Main St. Retail Space

162 Main St. | Marlborough, MA

## Retail Market



2024 Demographics	1 Mile	3 Miles	5 Miles	10 Miles
Estimated Population	14,759	48,983	86,894	357,841
Estimated Daytime Employment	6,217	27,996	71,423	196,182
Estimated Households	5,897	19,623	33,913	136,113
Estimated Average Household Income	\$106,523	\$118,033	\$136,433	\$149,405

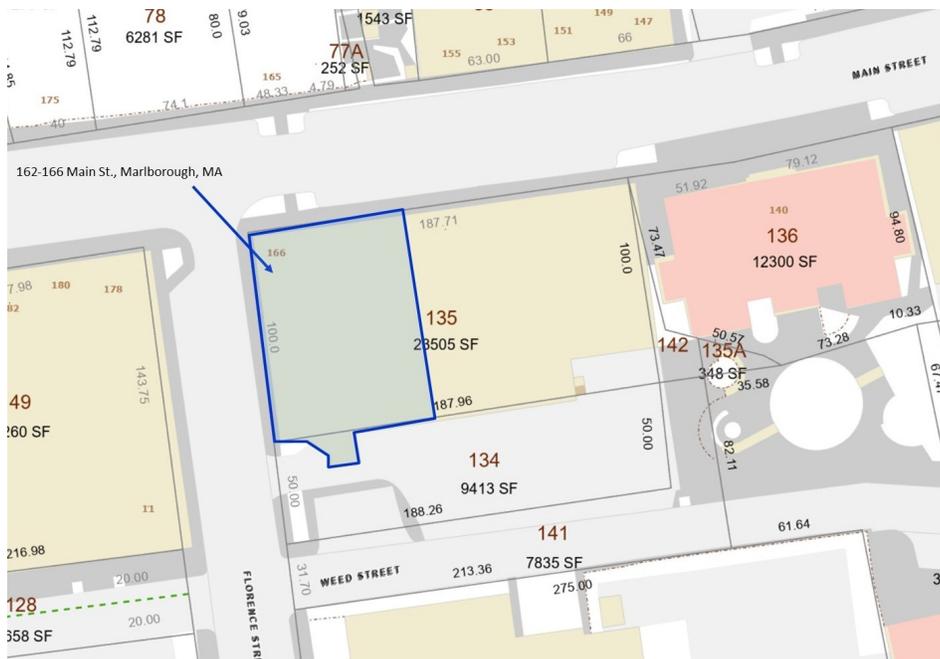
# Main St. Retail Space

162 Main St. | Marlborough, MA

## Site Plan



## Assessor's Map

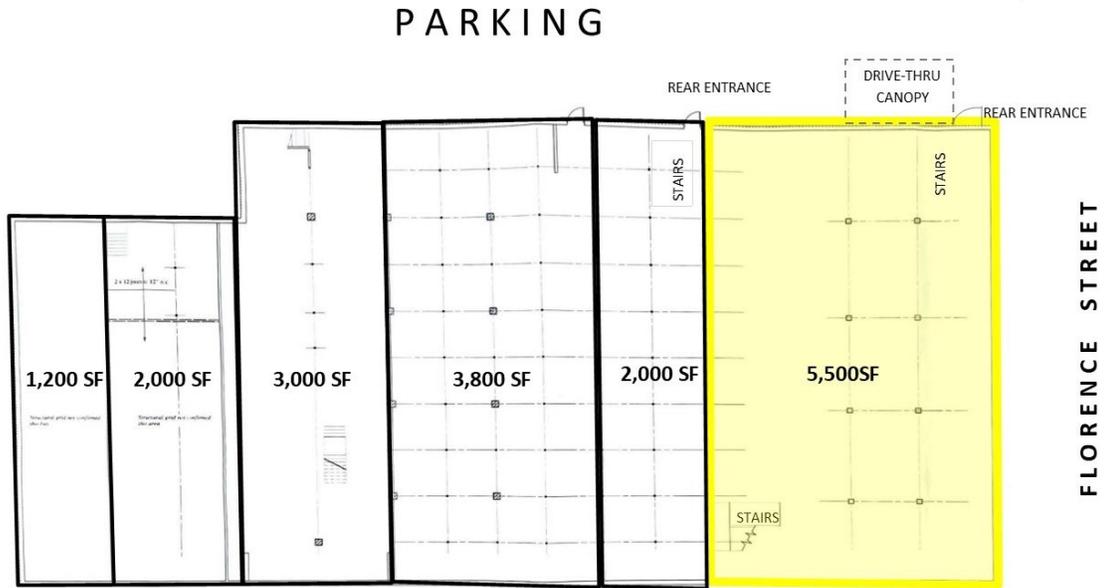


# Main St. Retail Space

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## Floor Plans

### Lower Level



### Main Floor





For Lease

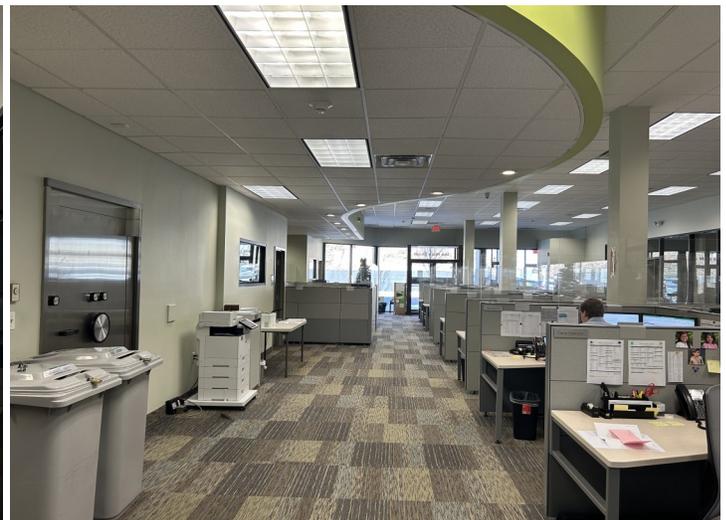
## Main St. Retail Space

162 Main St. | Marlborough, MA

Corner of Main St. & Florence St.



Former Bank Drive-thru



## Contact Us



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