

# Retail Space Available For Lease

## 112-118 Lancaster Street

Leominster, MA



### Property Information

<b>Address:</b>	112-118 Lancaster Street, Leominster, MA	<b>Traffic Counts:</b>	10,247 +/- VPD
<b>Available Space:</b>	1,690 & 7,836 +/- SF	<b>Frontage:</b>	243' on Lancaster Street
<b>Total SF:</b>	62,094 +/- SF	<b>Water:</b>	Municipal
<b>Land Area:</b>	5.88 +/- Acres	<b>Sewer:</b>	Municipal
<b>Parking Spaces:</b>	200 +/- Spaces	<b>Gas:</b>	Natural
<b>Parking Ratio:</b>	3.22 / 1,000 GLA+/-	<b>Zoning:</b>	RB
		<b>Year Built:</b>	1985

### Demographics

	3 Miles	5 Miles	7 Miles
<b>Population:</b>	30,687	76,852	169,574
<b>Households:</b>	12,567	30,177	64,256
<b>Average HH Income:</b>	76,800	80,645	95,940



112-118 Lancaster Street is a 62,000 +/- square foot grocery anchored shopping center located in Leominster, MA. This neighborhood shopping center is anchored by premier grocer Hannaford Supermarket. Positioned along the heavily traveled Route 117 corridor, this site is situated in a densely populated trade area about a ¼ mile south of downtown. Tenants located in this center include T & S Liquor Store and Keep It Clean Laundry. Neighboring retailers include CVS, Dunkin, Fisher Auto Parts, Walgreen's and more. This site benefits from ample parking, Hannaford co-tenancy and excellent signage making it a great location for local, regional or national retail businesses.

### For Leasing Information:

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Summit Realty Partners

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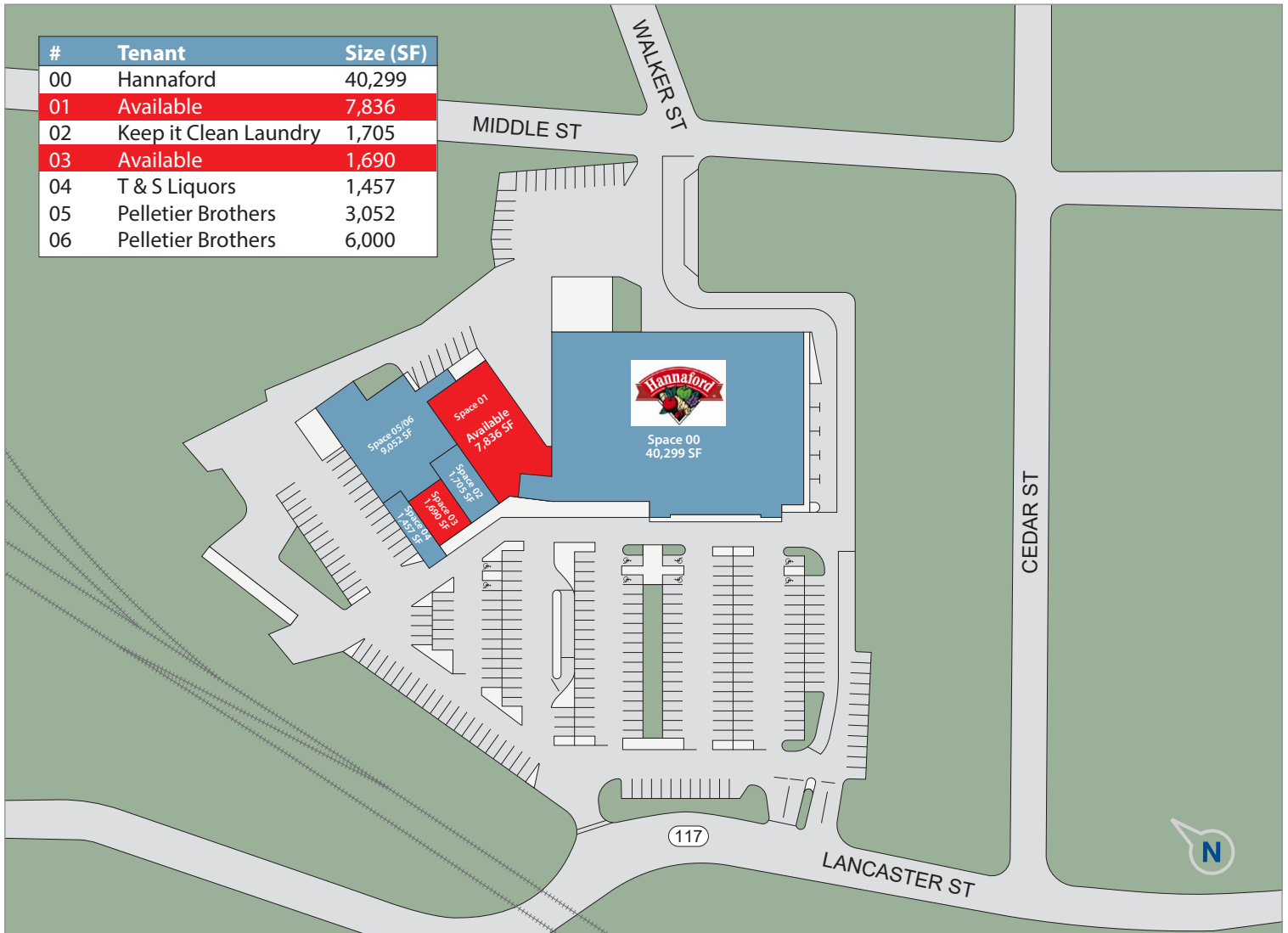
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#	Tenant	Size (SF)
00	Hannaford	40,299
01	Available	7,836
02	Keep it Clean Laundry	1,705
03	Available	1,690
04	T & S Liquors	1,457
05	Pelletier Brothers	3,052
06	Pelletier Brothers	6,000



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