

Retail Pad Site Available For Lease

At Signalized Intersection On Rt. 12 & 20

Nearby Major Retailers Walmart and Home Depot

849-853 Southbridge St., Auburn, MA

- Approx. 1.5 Acre Pad Site
- Corner Lot at Signalized Intersection
- Nearby Retail/Restaurants include Walmart, TJ Maxx, Taco Bell, Dunkin Donuts, Chili's and more
- Opposite Westside Plaza
- 600' of Frontage on Rt. 20
- Great potential for Gas, QSR, other Retail
- Average HH Income: \$118,113 (3 Miles)
- Utilities: Town Water and Sewer
- High Traffic: Southbridge St. - 25,500+ ADT



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Retail Market



Demographics	3 Miles	5 Miles	10 Miles
Estimated Population	16,382	54,024	331,751
Estimated Daytime Employment	10,781	22,061	170,976
Estimated Households	6,603	21,394	129,834
Estimated Average Household Income	\$118,113	\$111,104	\$96,669

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