

11,000 SF PRIME RETAIL SPACE FOR LEASE

166 Main St., Marlborough, MA

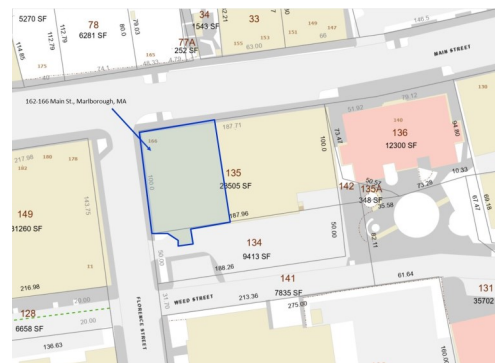
11,000 SF ENDCAP



AVAILABLE:

Currently configured:

- 11,000 SF 2-level endcap with entrances on street in front and back.
- Perfect for bank, restaurant, retail, professional services.



For more information, contact:



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AMERICAN COMMERCIAL REAL ESTATE
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PRIME RETAIL SPACE AVAILABLE

11,000 SF ENDCAP w DRIVE-THRU

166 Main St., Marlborough, MA

Features:

- Downtown Marlborough
- Excellent frontage and visibility on Main St.
- Great sidewalk exposure
- Endcap w/Drive-Thru
- Parking: on-site, street, and municipal garage
- Demos:

	1-Mi.	3-Mi.	5-Mi.
Population	13,755	46,405	83,246
Med. HH Income	\$82,266	\$92,298	\$103,047



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Corner of Main St. & Florence St.



Former Bank Drive-thru



Property Highlights:

- Endcap features open concept office space with 9 private offices and 2 bathrooms on main level. Lower level has 4 offices, conference room, and 2 additional bathrooms.
- 18 parking spaces on-site in rear of building, plus free street parking on Main St. and municipal parking garage close by.



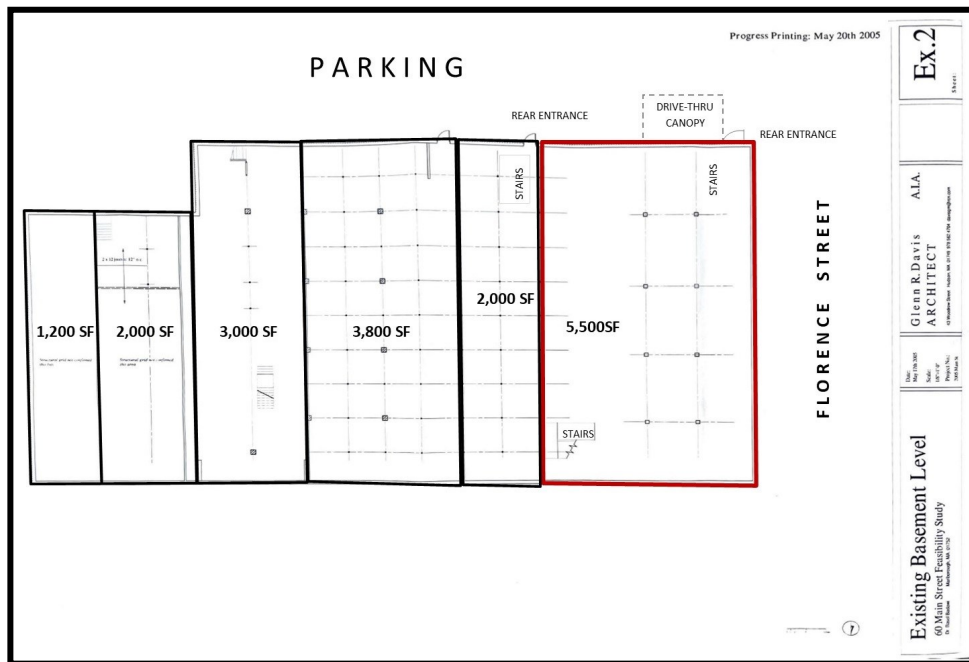
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