

High-Visibility Retail/Restaurant Site

Diagonally Opposite MBTA Station

4 Ayer Rd., Shirley, MA

0.77 Acres Available / Asking Price: \$849,000



Highlights

- 5,305 SF restaurant on 0.77 acres
- Great opportunity for multi-family redevelopment
- Diagonally opposite MBTA station
- 106' frontage on Ayer Rd
- Town water, sewer and gas
- Former Pheonix Bar and Grill
- Over 130 seats, including 60 dining room seats and 50 bar seats
- Great signage
- 55 parking spaces
- Traffic: Ayer Rd. - 6,807 ADT | Rt. 2 - 60,816 ADT

Restaurant/Retail Building For Sale

4 Ayer Road | Shirley, MA

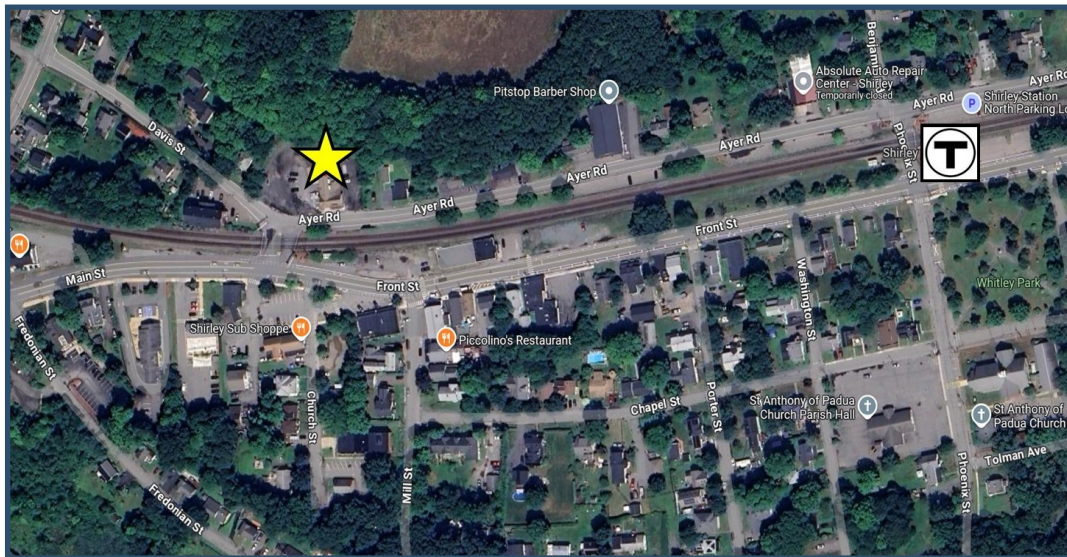
Retail Market



2024 Demographics	3 Miles	5 Miles	10 Miles
Estimated Population	11,607	37,367	204,036
Estimated Households	3,387	13,366	78,202
Estimated Daytime Employees	5,682	18,712	78,585
Estimated Average Household Income	\$138,289	\$129,671	\$120,509

Restaurant/Retail Building For Sale

4 Ayer Road | Shirley, MA



Contact Us



Dusty Burke | 508-735-6378 | dusty@acredo.com



Dusty Burke, III | 508-735-5976 | dusty3@acredo.com

American Commercial Real Estate

50 Ledgeview Way #2415, Wrentham, Massachusetts 02093

Tel: (508) 735-6378 | E-mail: dusty@acredo.com | www.acredo.com