

Premier Main Street Endcap Opportunity

Attractive Exposure | Strong Regional Corridor

162 Main Street | Marlborough, Massachusetts

5,500 SF First-Floor Retail Space

+ 5,500 SF Lower Level (Fully Built-Out Office Space)



Highlights

- Prime downtown endcap location
- Excellent frontage and visibility on Main Street
- 2 levels with entrances on Main Street and lower rear level
- Flexible layout suitable for retail, office, restaurant, banking, or professional services
- Parking: 18 on-site spaces, free street parking, plus nearby municipal garage
- Open-concept layout with 9 private offices and 2 restrooms on the main level; lower level includes 4 offices, conference room, and 2 restrooms
- Traffic counts: 25,000+ ADT

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Regional Market

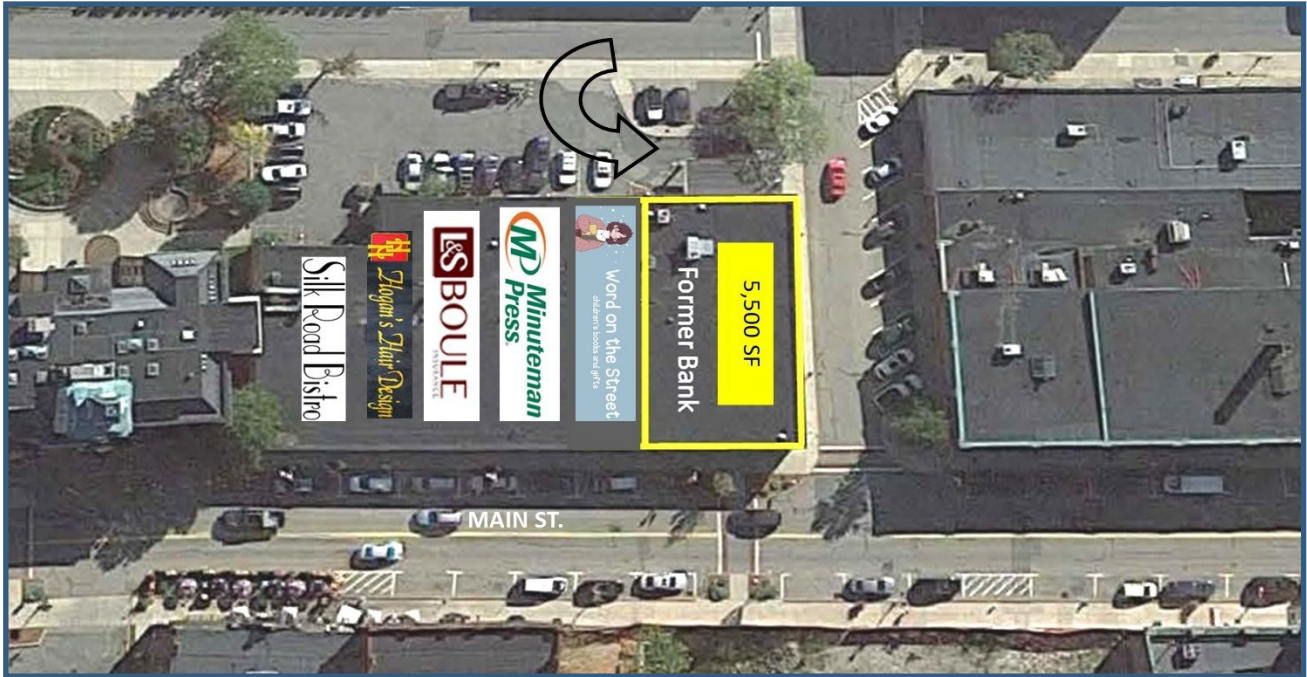


2025 Demographics	1-Mile	3-Mile	5-Mile
Estimated population	17,814	51,580	91,527
Estimated households	7,034	20,593	35,738
Estimated average household income	\$106,498	\$125,678	\$143,662

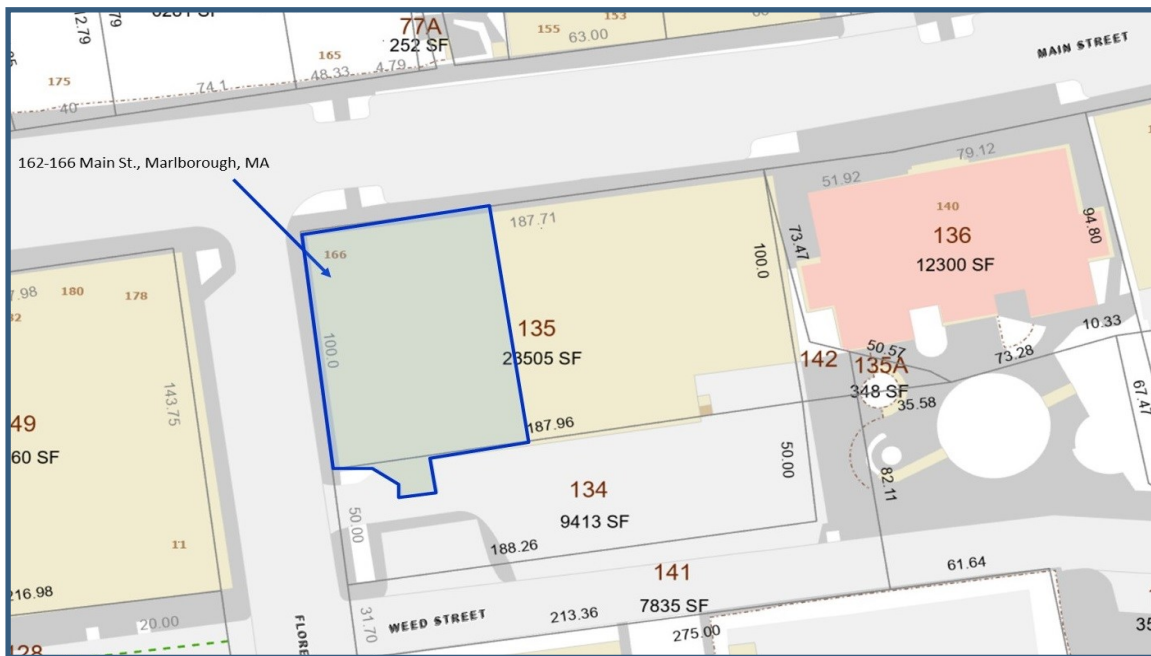
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Site Plan



Assessor's Map

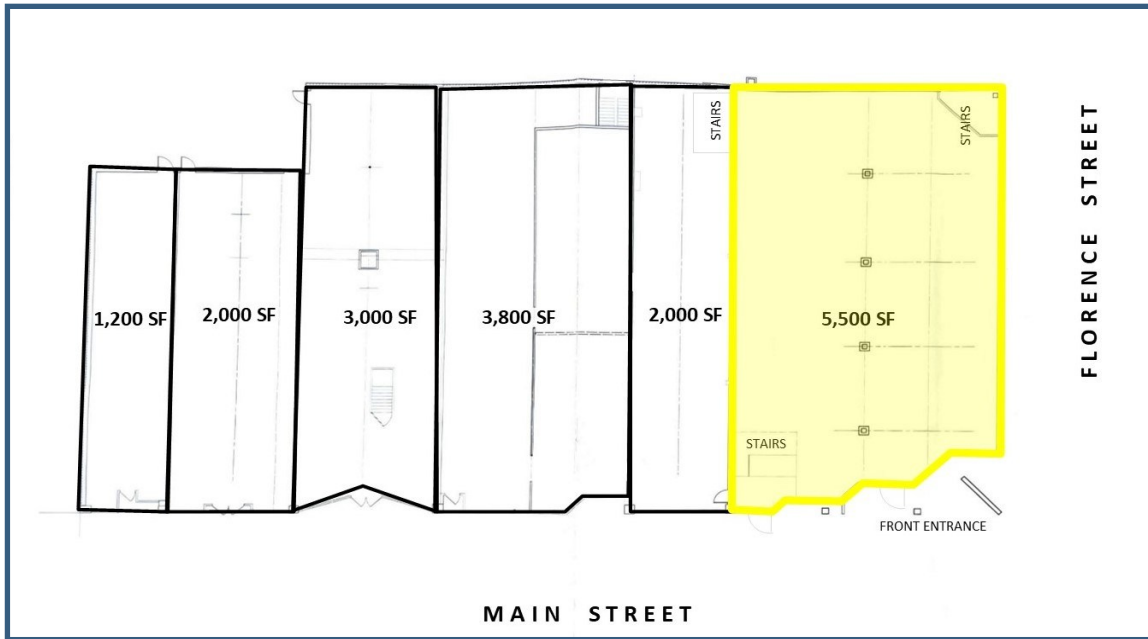


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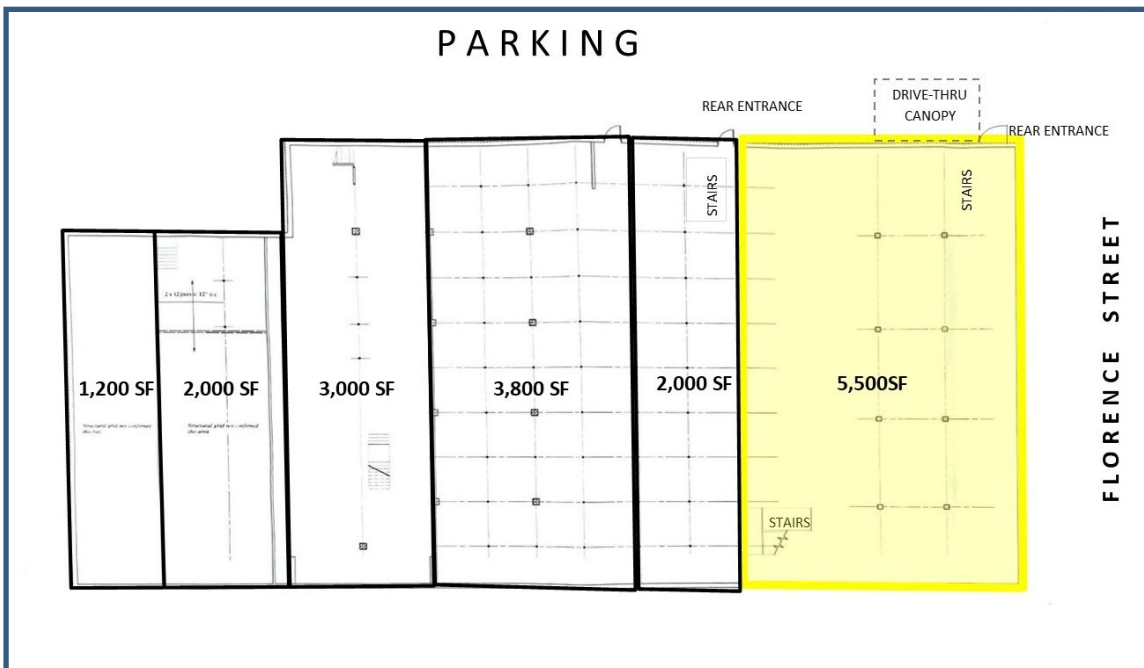
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Floor Plans

Main Level



Lower Level (Parking Access)



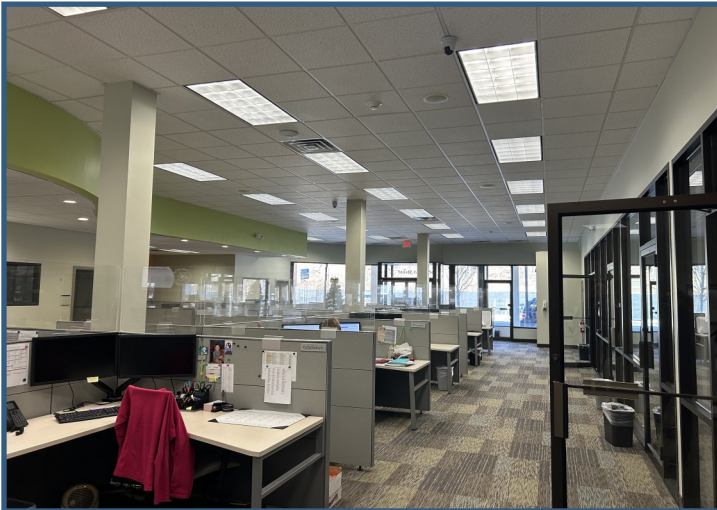
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Corner of Main Street & Florence Street



Former Bank Drive-Through



Contact Us



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