



**Ludlow, Massachusetts**  
185 West Avenue

- Fully-tenanted office building with sale leaseback investment opportunity
- One of marketplace's rare modern office offerings
- Highly accessible to I-291(which feeds into I-91) and Mass Turnpike (I-90)

**Location** 42.164600°, -72.493556°

**Size** 15,000 ± sf

**Price** Call for details

**Area Business** Dunkin Donuts, Price Chopper, Kinney Drugs, Dollar General, Advance Auto Parts, Burger King, Arby's, Wendys

**Traffic Counts** 13,300 VPD on Rt 21

Demographics	1 Mile	5 Miles	7 Miles
Population	9,949	122,003	284,091
Households	4,056	47,557	109,843
Avg. HH Income	\$51,579	\$61,724	\$56,455
Daytime Pop.	5,996	106,440	237,753

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