



356 MANCHAUG RD.
SUTTON, MA 01590

FOR LEASE



PROPERTY DESCRIPTION

Offering 4,160 square feet of prime top-floor commercial space ideal for businesses seeking a versatile and functional environment. With an open common space, private offices, and access to a shared kitchen, it accommodates various work styles and layouts. Priced at \$12 per SF, exclusive of utilities, with the possibility of subdividing the space.

LOCATION DESCRIPTION

Located on Manchaug road near the intersection of Manchaug road and Main St. 2.3 miles +/- miles from access to route 146.

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (MG)
Available SF:	4,160 SF
Lot Size:	0.91 Acres
Building Size:	8,320 SF



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DARNELL DUNN

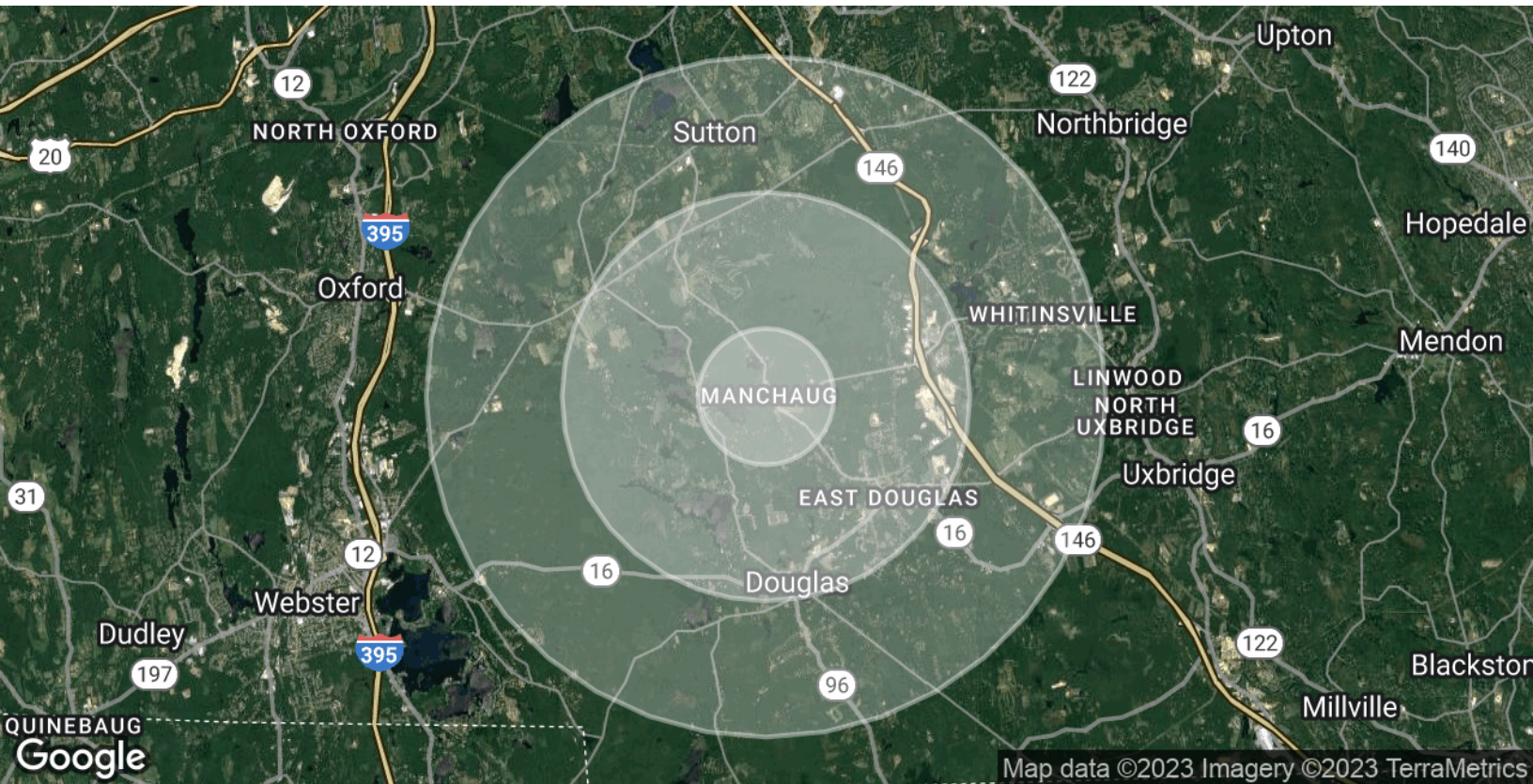
SENIOR ASSOCIATE | 617-249-4045
DDUNN@RUBRICCRE.COM

No Representation or Warranty by Seller. Purchaser hereby acknowledges that, except as specifically set forth herein, Seller has not and does not make any warranty or representation regarding the truth, accuracy or completeness of Documents or the sources thereof. Seller has not undertaken any independent investigation as to the truth, accuracy or completeness of the Documents and is providing the Documents solely as an accommodation to Purchaser.

TODD LORNELL

PRESIDENT | 860-305-7432
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DEMOGRAPHICS MAP & REPORT | 2



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	634	7,153	25,585
Average Age	41.7	41.7	41.4
Average Age (Male)	40.7	38.9	39.0
Average Age (Female)	43.7	43.1	42.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	253	2,750	9,858
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$114,087	\$114,936	\$113,644
Average House Value	\$324,355	\$341,171	\$351,331

* Demographic data derived from 2020 ACS - US Census

