

Storefront retail spaces

13 Mechanic St & 145 Main St. | Spencer, MA 01562

NAI Glickman Kovago & Jacobs



Retail property for lease

PROPERTY DESCRIPTION

NAI Glickman Kovago & Jacobs is the exclusive broker for 2 storefront retail spaces in downtown Spencer MA. 13 Mechanic St is a 2200 +/- square foot retail/restaurant space that was formally Five Loaves Bakery. 145 Main St is a 600 +/- square foot retail storefront directly at the signalized corner across from Johns Pizza, and adjacent to the Price Chopper anchored shopping plaza.

PROPERTY HIGHLIGHTS

- Brand new 50+ space municipal parking lot directly adjacent to 13 Mechanic St.
- Signalized intersection directly on Route 9, Spencer.
- Restaurant infrastructure in place at 13 Mechanic St (Hood system & Grease trap)

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (MG)
Building Size:	4,470 SF
Available SF:	620 - 2,200 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	217	7,015	38,373
Total Population	598	19,481	102,150
Average HH Income	\$83,069	\$85,192	\$84,002

All information regarding property for sale or lease is from sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no warranty or representation to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale or lease or withdrawal without notice. Any projections and assumptions are used for convenience and example only and do not represent actual future performance. You and your trusted advisors should independently verify all information and projections.

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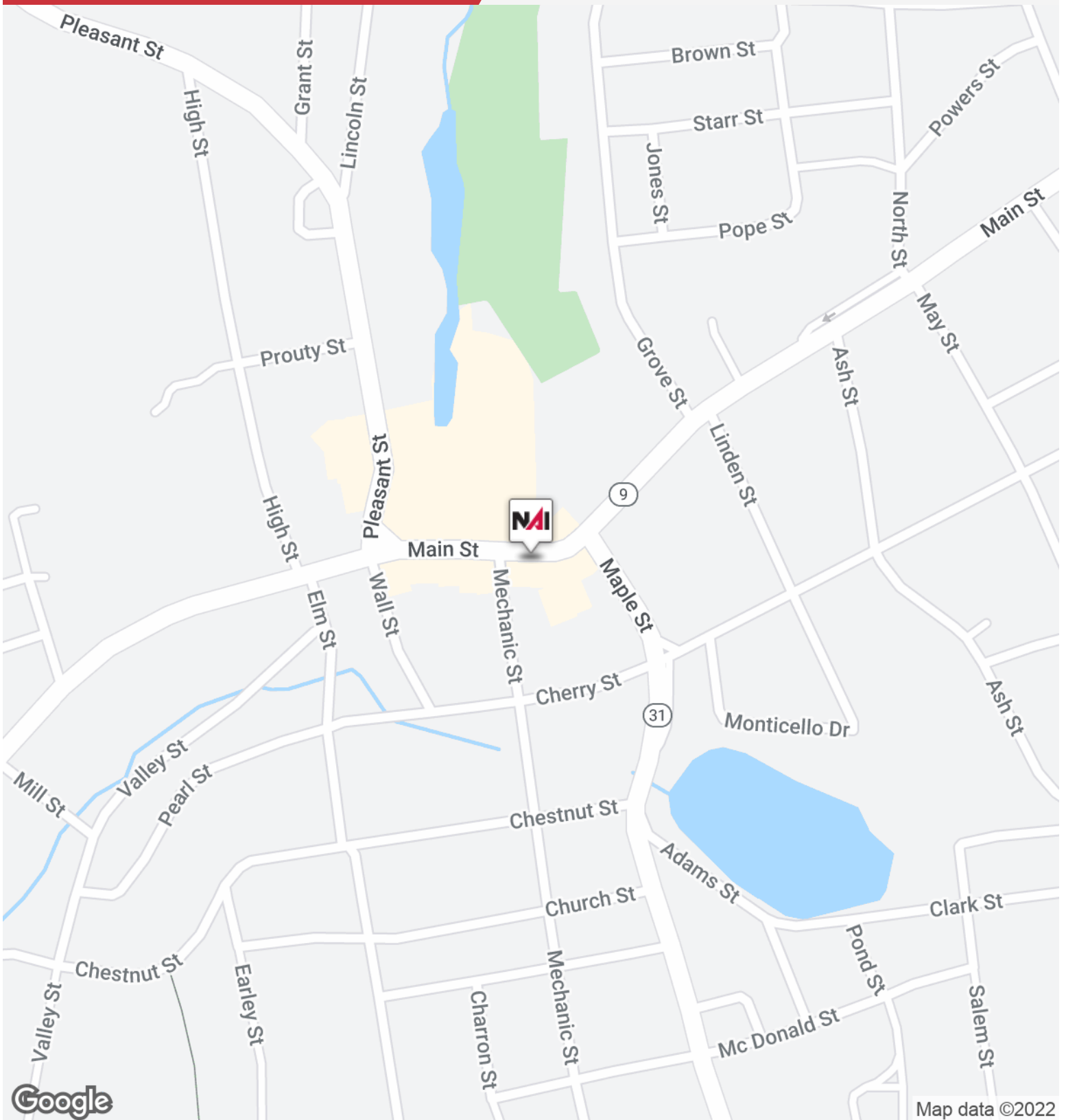
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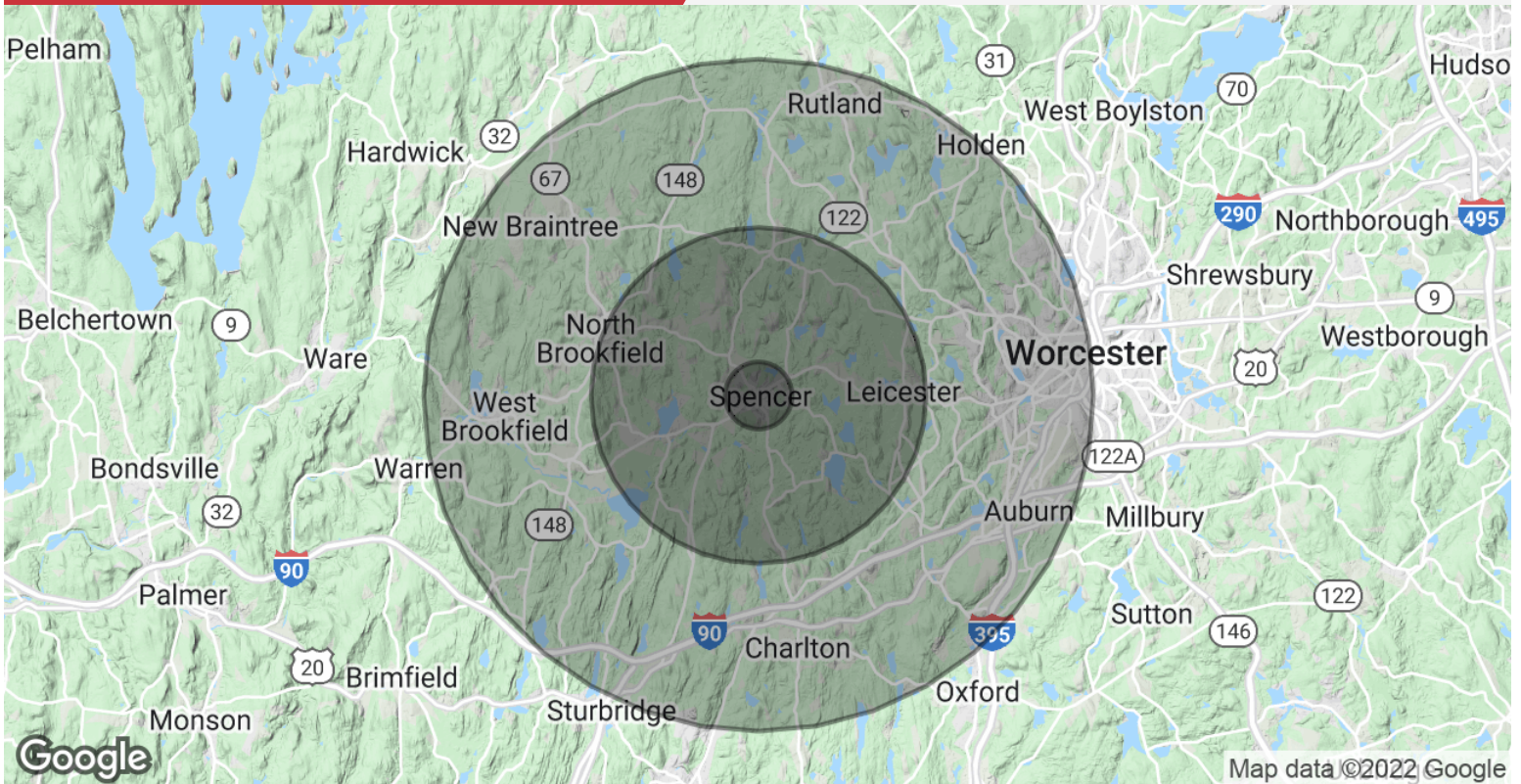
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Demographics

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	598	19,481	102,150
Average Age	43.3	41.6	41.3
Average Age (Male)	41.2	40.6	40.4
Average Age (Female)	44.6	42.2	42.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	217	7,015	38,373
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$83,069	\$85,192	\$84,002
Average House Value		\$321,362	\$291,141

* Demographic data derived from 2010 US Census