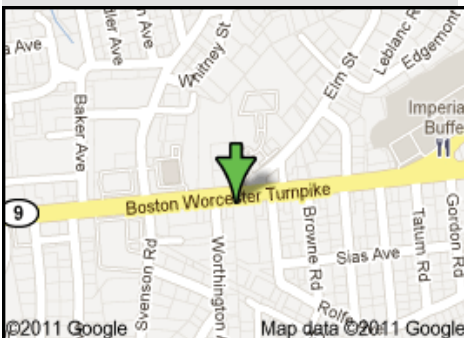


RETAIL OR OFFICE SPACE FOR LEASE

246 Boston Turnpike, Shrewsbury, Massachusetts



Kelleher and Sadowsky Associates, Inc. is pleased to announce the availability of this retail building for lease. The property is located at 246 Boston Turnpike (Route 9). This single story building offers excellent retail exposure and access. Route 9 has an estimated daily traffic of 40,000 vehicles. The first floor space is 1,900 square feet. Ample parking is available just outside the front door. This is a very convenient location for customers or staff that frequently in and out of the building. Join nearby retailers Domino's, Walgreen's and CVS. This superior retail location offers easy access to Route 20, Rte 290, Rte 495 and the Massachusetts Turnpike.

Matthew Mayrand
Vice President
Direct: 508-635-6795
Cell: 617-594-2855
Fax: 508-755-0808

Address: 246 Boston Turnpike, Shrewsbury, Massachusetts
Building Size: 9,744 +/- square feet
Available Space: 1,922 +/- square feet
Utilities: Municipal Water & Sewer
Gas & Electricity
Zoning: Limited Business
Parking: Ample
HVAC: Fully Air Conditioned
ADT: 40,000 cars daily
Households: 32,542 (three mile radius)

**Kelleher &
Sadowsky**
ASSOCIATES, INC.



For Lease: \$15.00 sq. ft. NNN

