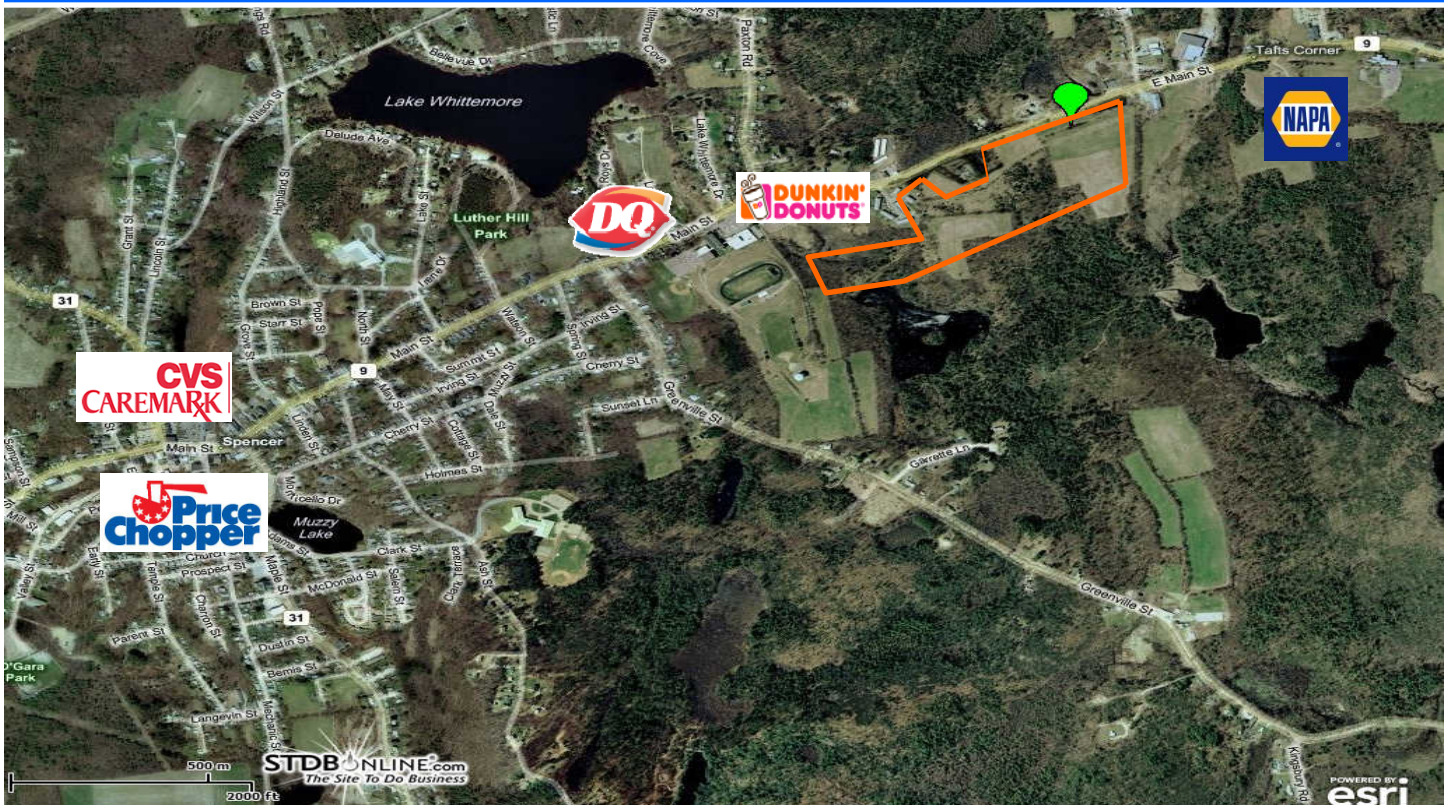


RETAIL/COMMERCIAL DEVELOPMENT SITE

Approved for 240,000 +/- square foot
East Main Street, Spencer, Massachusetts



For more information or to schedule a tour,
Please contact either of the following
individuals:

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Kelleher and Sadowsky Associates, Inc. is pleased to announce the availability of this 35.5 acre development site. The property is located at East Main Street (Route 9), Spencer, Massachusetts. The site is approved for 240,000 +/- square feet of retail/commercial development.

Extensive environmental, hydrological and traffic studies have been completed for this project. The project has been designed and approved in conjunction with a 304- unit residential development. This is an exciting opportunity to purchase a site that is approved and ready for building permits.

- Land Area: 35.4 Acres
- Potential Building Area : 240,000 +/- sq. ft.
- Utilities: Not available on site
- Zoning: Commercial

ADT:	17,649 +
5 Mile:	
2010 Population:	27,785
2010 Household:	10,326
2010 Avg. HH Income:	\$68,404

\$1,600,000

