

RETAIL DEVELOPMENT

FOR LEASE

212-266 Charlton Rd
Sturbridge, MA
01566

PROPERTY INFORMATION

- Multi-tenant retail development with **7,446 SF** available for lease
- Located at the on Charlton Road which has an ADT of 15,000
- Nearby retailers include Staples, Walmart Supercenter, Petco, Verizon, Stop&Shop and more
- Many Sturbridge residents commute to Springfield, MA where employers such as Smith & Wesson, Merriam Webster, and MassMutual Financial Group are located
- Retail & Restaurant Opportunities



Aerial

72,000
VPD

15,000
ADT

Walmart
STAPLES Marshalls
MATTRESS FIRM
Applebee's SUBWAY
Citizens Bank UNO
verizon
STOP & SHOP
petco
Michaels

CUBESMART
DILEO GAS
PROPANE

SCU SOUTHBRIDGE
CREDIT UNION

DEXTER
THE EDGE SINCE 1818

DOCTOR
OFFICE

CHARLES RIVER
WINE CELLARS
PENNY

VET

FedEx

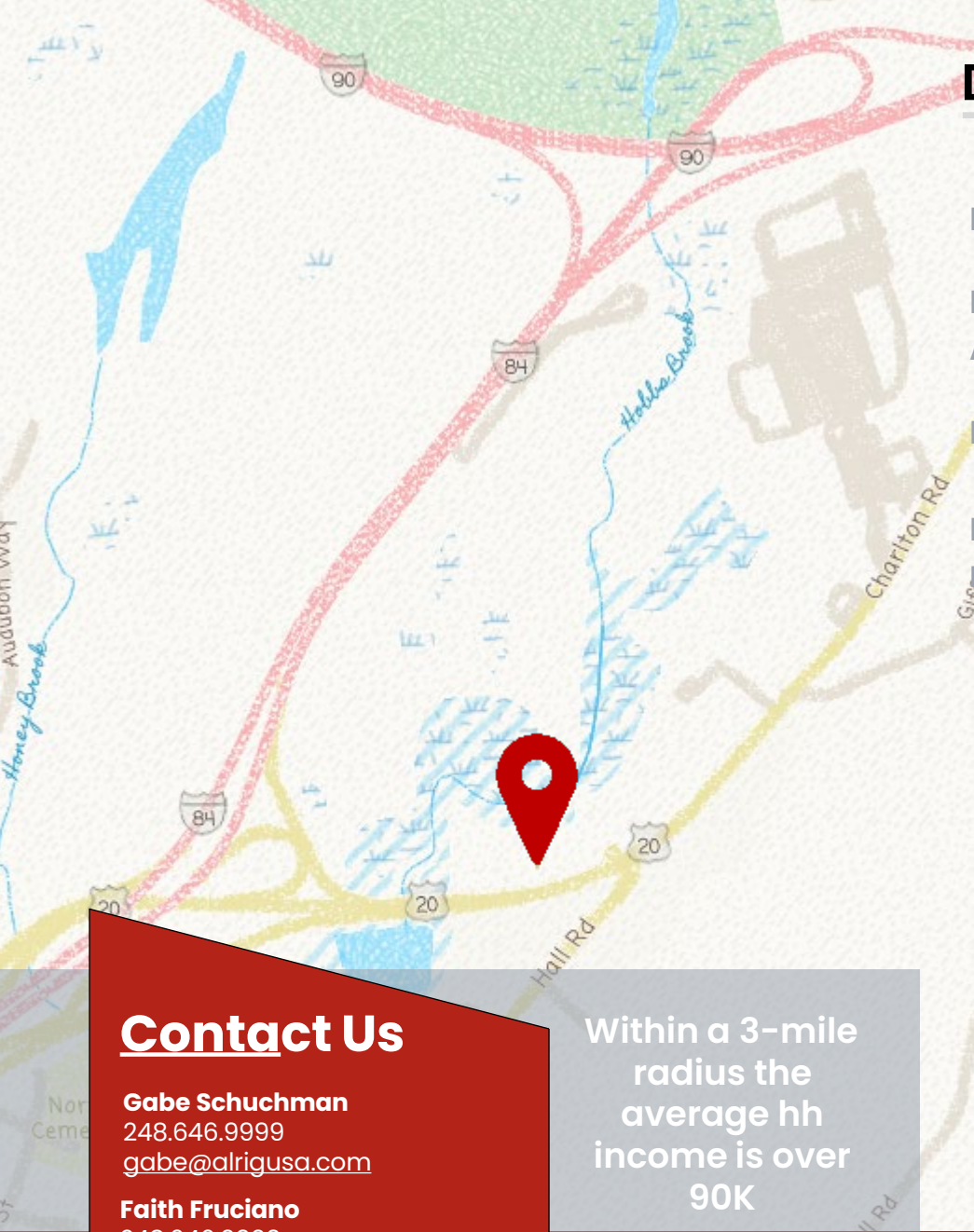
Cracker Barrel
OLD COUNTRY STORE
DUNKIN' DONUTS

Comfort
INN & SUITES

SITE



ALRIG USA
DEVELOPMENT



DEMOGRAPHICS

	1-MILE	3 - MILES	5- MILES
POPULATION	814	10,008	33,722
HH INCOME Average	\$112,368	\$97,754	\$82,680
HOUSEHOLDS	310	3,950	13,316
DAYTIME Population	1,387	10,404	31,918

AREA RETAILERS



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Within a 3-mile radius the average hh income is over 90K

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