

# DEVELOPMENT OPPORTUNITY

1879 Main Street (Route 38), Tewksbury, Massachusetts



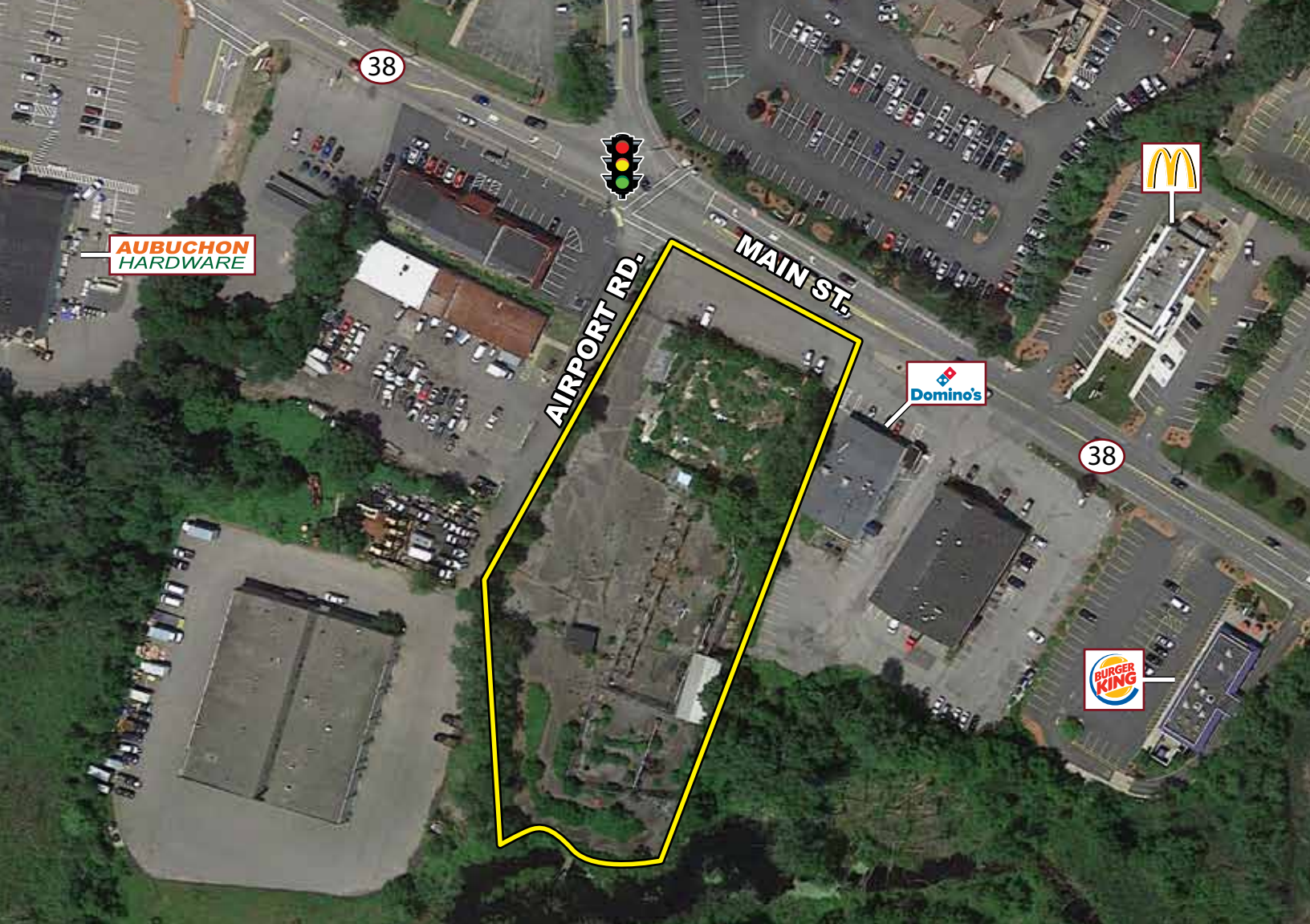
**AVAILABLE FOR SALE OR LEASE**

## PROPERTY HIGHLIGHTS

- » 2.31 Acres Available For Sale or Lease
- » Located at the Signalized Intersection of Route 38 & Livingston Rd.
- » Excellent Visibility & Access
- » Strong Retail Synergy
- » High Traffic Counts
- » Excellent Demographics







✦ **PROPERTY INFORMATION**

Land Size	2.31 SF
Frontage (Rt.38)	170'
Zoning	Commercial
Traffic Count	39,776 ADT

✦ **DEMOGRAPHICS (2020)**

Radius	Population	Med. HH Inc.
1 mile	8,426	\$100,290
3 mile	44,626	\$115,125
5 mile	122,311	\$123,796



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FOR MORE INFORMATION CONTACT:

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