

# 540 MAIN STREET

TEWKSBURY, MA



## 40,900 SF

FLEX BUILDING FOR SALE

- LESS THAN A MILE TO I-495  
- 2.37 PAVED ACRES

**CONTACT:**

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

40,900 SF Flex Building For Sale

PROPERTY HIGHLIGHTS

- Free standing building on 2.37 paved acres
- Less than a mile off of I-495

OFFERING SUMMARY

LOT SIZE:	2.37 Acres
BUILDING SIZE:	40,900 SF
ZONING:	Commercial
FRONTAGE:	360' on Main Street
AVERAGE DAILY TRAFFIC:	25,056 Cars
PARKING:	60 spaces
ELECTRIC:	800 amps; 208 volt; 3-phase 4-wire
RE TAXES:	\$0.91/SF (2021)
SALE PRICE:	\$5,995,000

DEMOGRAPHICS	3 MILES	5 MILES
TOTAL HOUSEHOLDS	70,765	21,655
TOTAL POPULATION	188,630	55,616
AVERAGE HH INCOME	\$99,236	\$105,015

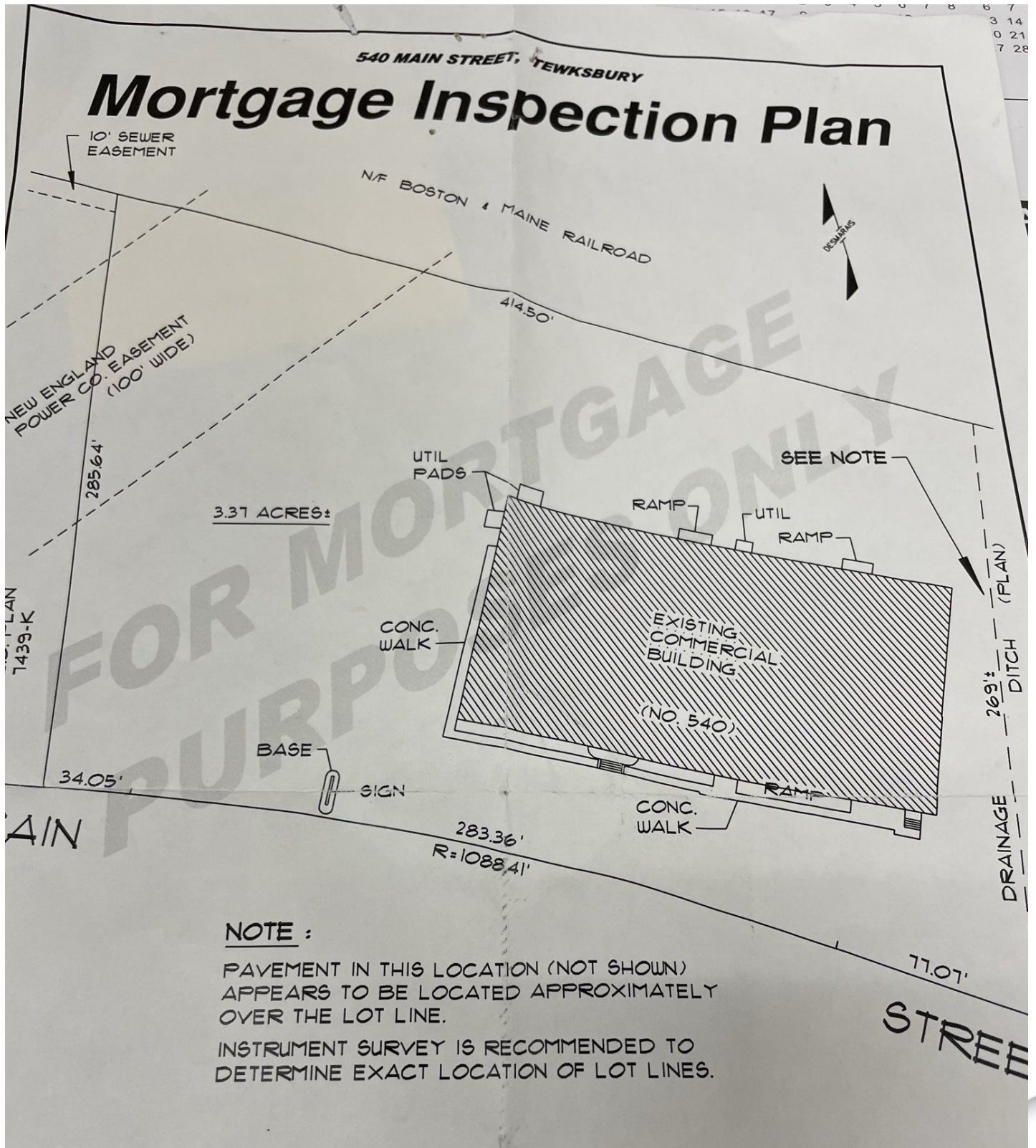


## ADDITIONAL PHOTO





SITE PLAN



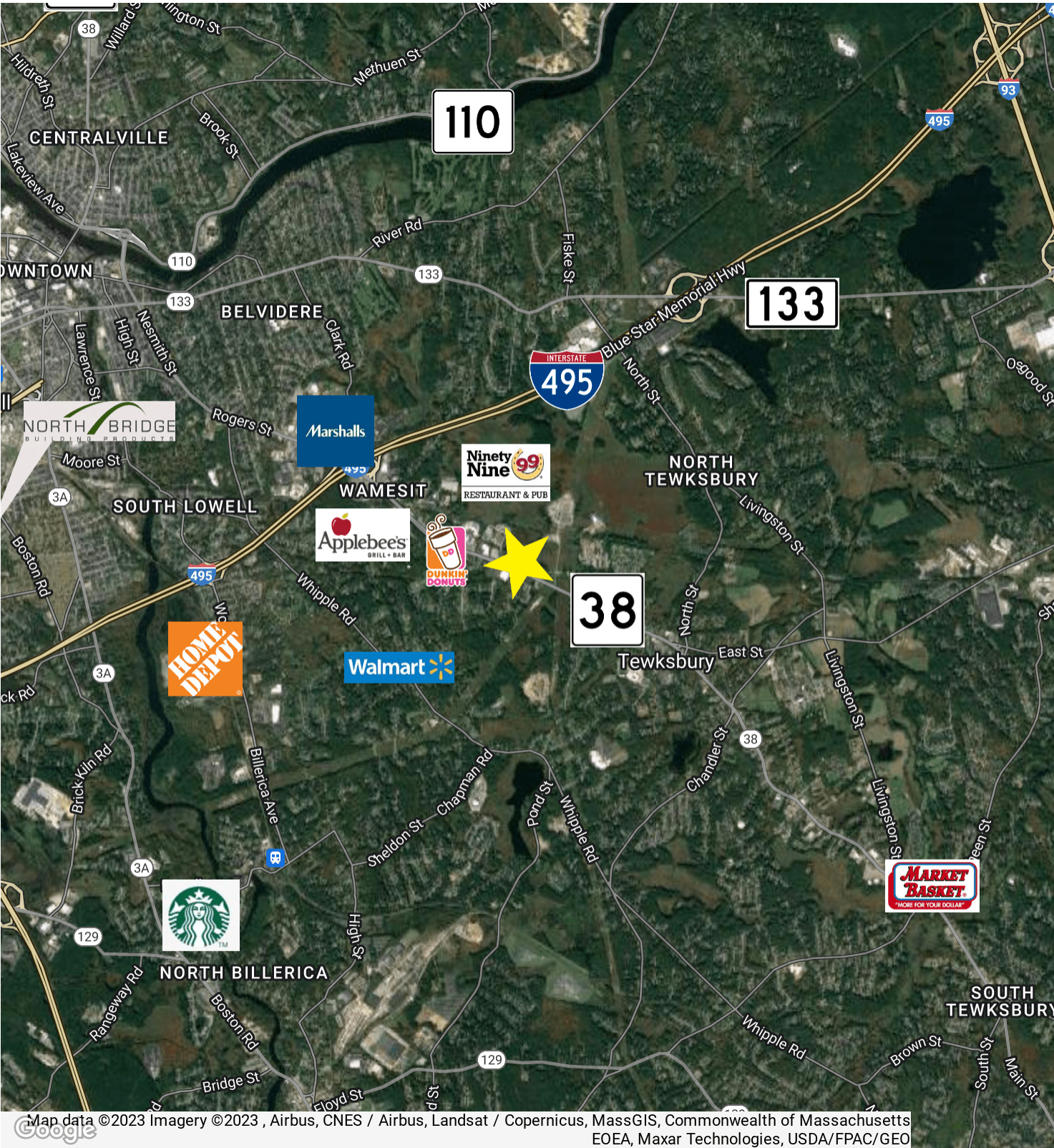
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LOCATION MAP





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