



### PROPERTY INFORMATION

- New Retail Development directly off Interstate I-190 on Route 117 in Leominster MA
- New Retail Development – 1,914 SF Available for Lease
- Signalized access shared with Wal-Mart, Aldi, McDonald's, and Reliant Medical
- Regional draw with easy on / off highway access to I-190, trading Leominster, Lancaster Sterling, and surrounding communities.
- National Retailer Co-Tenants in the immediate area include Wal-Mart, Lowe's, Aldi, Reliant Medical, Texas Roadhouse, McDonald's, and more
- Strong local housing density and daytime population in the trade area – combined population of the Cities of Leominster and Fitchburg is over 81,000 people
- Median HH Income in Sterling is \$109,952/year (population of 8,200) and Lancaster is \$99,420/year (population of 8,055)





### DEMOGRAPHICS

POPULATION:	DAY TIME EMPLOYEES:	MEDIAN HOUSEHOLD INCOME:
1 Mile: 11,446	1 Mile: 4,295	1 Mile: \$71,509
3 Miles: 26,419	3 Miles: 12,521	3 Miles: \$68,305
5 Miles: 58,749	5 Miles: 29,175	5 Miles: \$77,667
7 Miles: 105,526	7 Miles: 45,969	7 Miles: \$82,982



# LEOMINSTER, MA | I-190/RT 117

NEW RETAIL DEVELOPMENT – 1,914 SF AVAILABLE FOR LEASE





