

GROUND LEASE | BUILD-TO-SUIT

# 29-49 JAMES STREET

*Worcester, Massachusetts*



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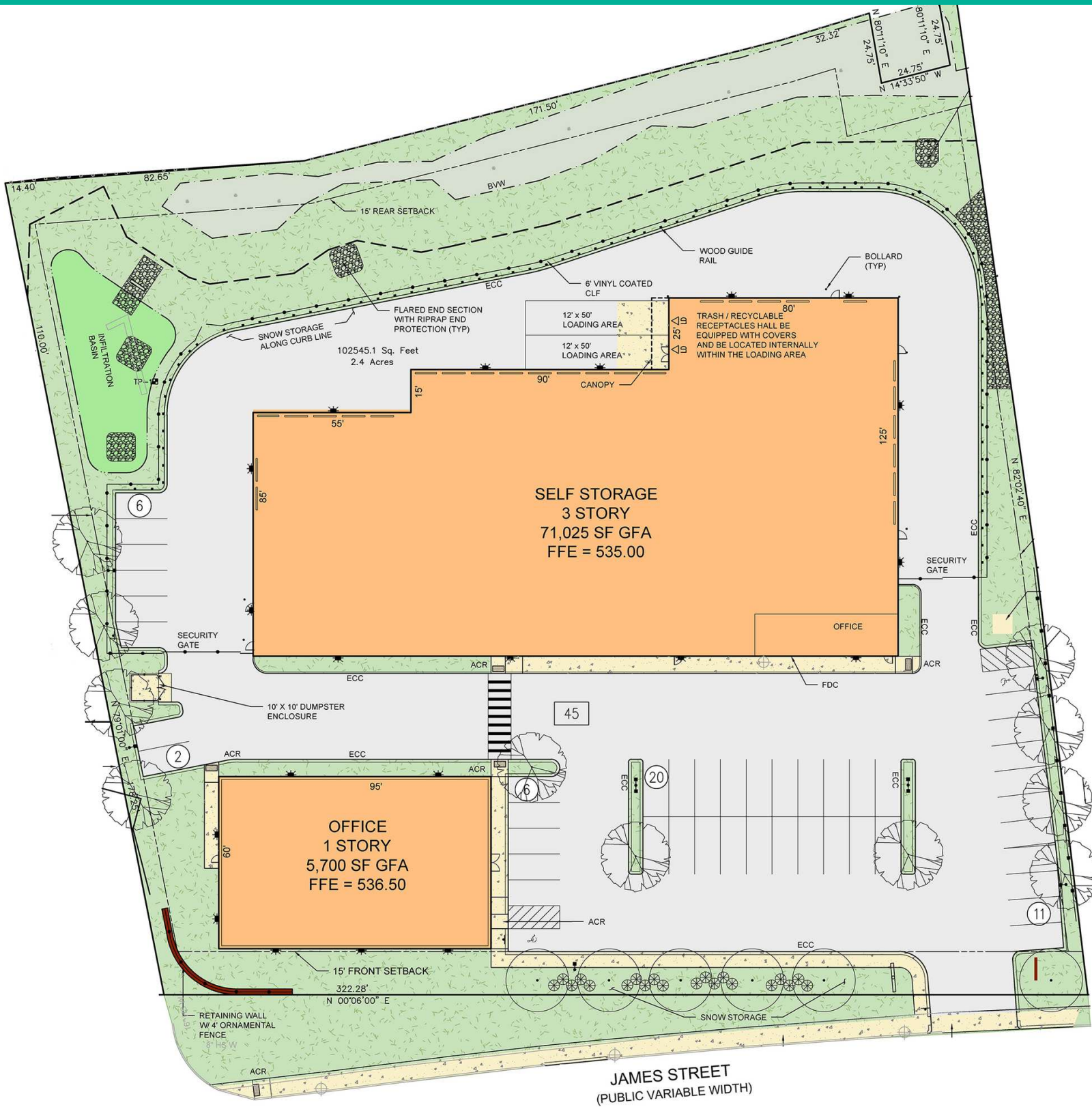
## PROPERTY HIGHLIGHTS

- Flexible sizes: ± 3,000 – 5,700 SF
- Drive-Thru Available
- Pylon Signage Available
- On-site Parking
- Zoning: MG.1, providing flexibility in uses such as retail, banks, food services, office, educational and more.
- Adjacent to a newly built self storage building
- Strong Traffic Count: ± 17,790 ADT

## LEASE RATES

LAND LEASE	\$60,000/annual (NNN)
LAND LEASE WITH DRIVE-THRU	\$75,000/annual (NNN)
BUILD-TO-SUIT	Subject to LOI (NNN)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,212	38,419	74,272
Total Population	10,993	103,851	195,695
Average HH Income	\$106,627	\$87,226	\$92,116





# FOR LEASE • 29-49 JAMES STREET

Location & Amenity Map



Map data  
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