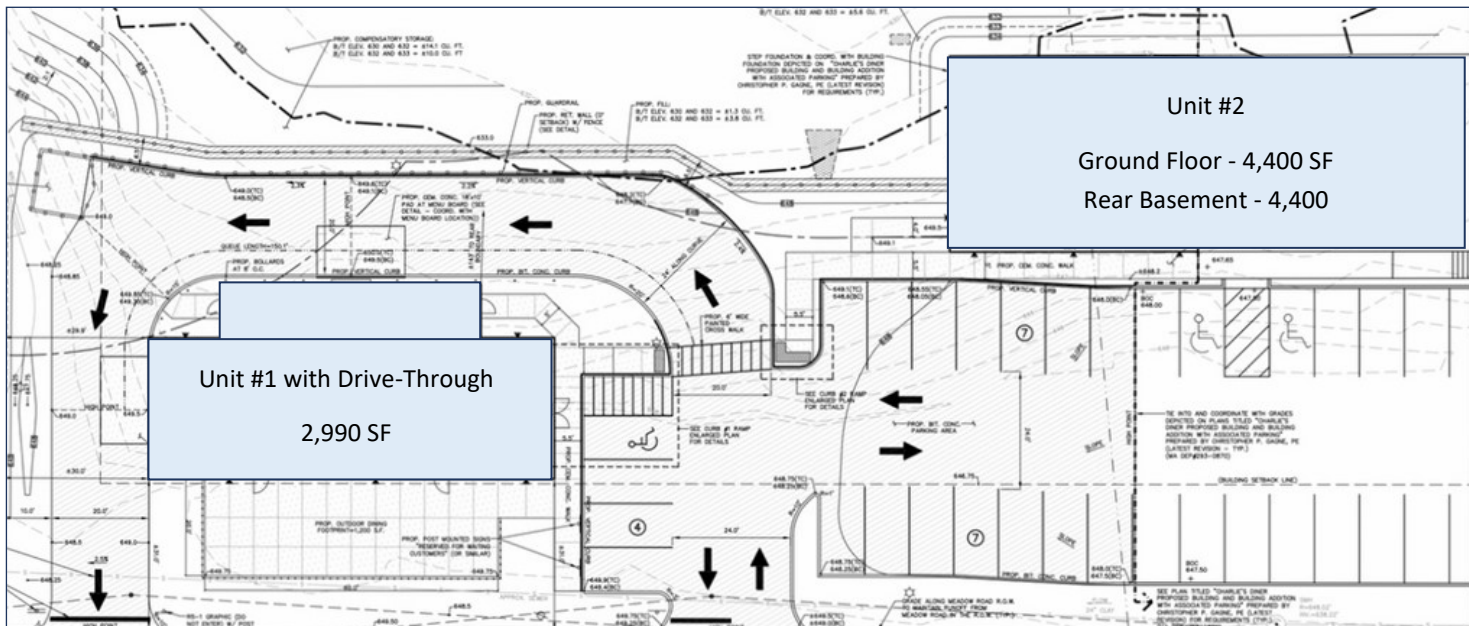


# Preliminary Site Plan



**FOR LEASE**  
**3 Meadow Road, Spencer, MA 01562**



### Building and Property Information

Retail/Office Commercial Space  
 Space is currently available per the approved site plan, however, all inquiries will be considered.

Unit 1: 2,990 SF with Drive-Thru  
 Unit 2: 4,400 SF Ground Floor  
 4,400 SF Rear Lower Level

Total: 11,700 SF  
 Lot Size: 87,937 SF  
 Frontage: 432 Ft.  
 Parking Spaces: 94  
 Zoning: C  
 Public Water, Public Sewer, Natural Gas  
 Lease Rate: Negotiable

### Property Overview

RE/MAX Vision and Mary Vigliatura Stolarczyk are pleased to present a total of 11,790 square feet of proposed retail/commercial space in Spencer, MA. This includes two buildings. An approved, drive-through, consisting of 2,900 square feet; and a retail/medical/commercial building consisting of 4,400 square feet on each floor (2 floors). Customizable interior to suit your business needs. High visibility with easy access to Routes 9, 49, 20 and Mass Pike. Whether you're starting a new venture, looking for a change, or expanding your business, this space is a perfect fit. Competitive rates with flexible terms available. Delivery is estimated for mid-2025.

**BUILD-TO-SUIT RETAIL DEVELOPMENT**



**RE/MAX Vision**  
 Responsive ♦ Professional ♦ Dedicated  
 The way real estate should be.

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