

Former Bank Branch For Lease

4,000 to 8,112 +/- SF 1st Floor Space

45 Central Street, Lowell, MA



Property Information

Address:	45 Central Street, Lowell, MA	Water:	Municipal
Available Space:	4,000 to 8,112 +/- SF	Sewer:	Municipal
Parking Spaces:	15 +/- Spaces	Gas:	Natural
Traffic Counts:	10,600 +/- VPD (Central Street) and 5,894 +/- VPD (Market Street)	Zoning:	DMU (Downtown Mixed Use)
		Year Built:	1978
		Date Available:	Now

Demographics:

	1 Mile	3 Miles	5 Miles
Population:	43,939	139,343	200,920
Households:	16,486	51,721	74,516
HH Average Income:	\$76,599.24	\$103,011.93	\$116,607.97

45 Central Street is a prominent former bank branch centrally located in the heart of Downtown Lowell, MA. This first-floor opportunity offers an efficient layout ideal for financial, medical, office, retail, or service-oriented users seeking a strong street front presence. The property includes dedicated on-site parking, a rare amenity in a downtown setting. This location is surrounded by established businesses such as Eastern Bank, Rockland Trust, Life Alive, Brewed Awakenings, and numerous other restaurants creating consistent foot traffic.

Strategically in close proximity to the Lowell Connector (Rt 3A), the site benefits from steady traffic counts of approximately 10,600 +/- VPD on Central Street and 5,894 +/- VPD on Market Street, providing excellent visibility and exposure. This is an outstanding opportunity for businesses looking to establish or expand in one of Lowell's most active commercial corridors.

For Leasing Information:

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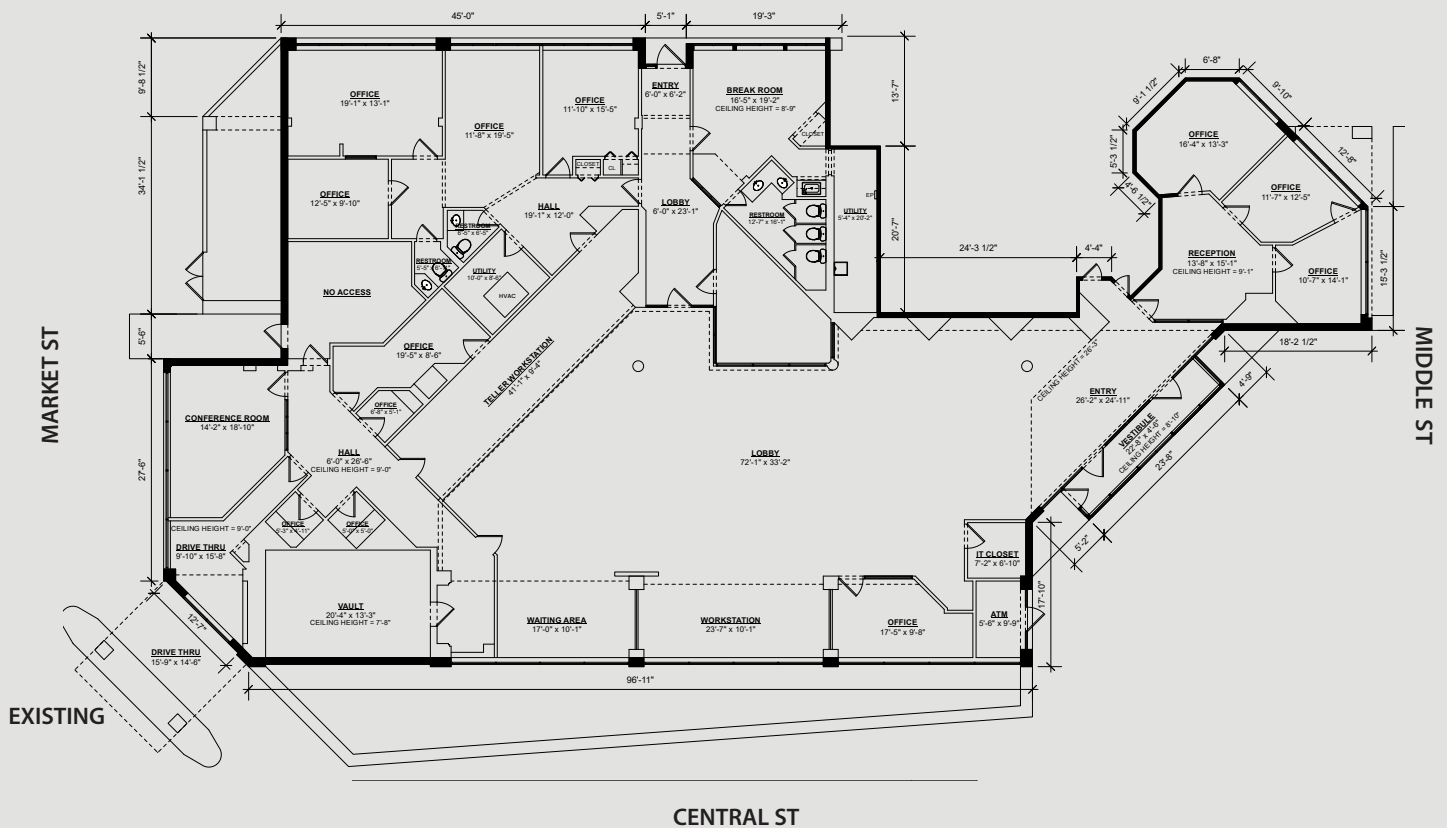
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SPACE FLOOR PLAN



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