

# Premier Endcap On Main Street

*Great Regional Location in Marlborough*

*162 Main St., Marlborough MA*

*5,500 SF First Floor Retail Space Available*



## Available Now

- Downtown endcap
- Excellent frontage and visibility on Main Street
- 2-levels with entrances on street front and back lower level
- Perfect for bank, restaurant, retail or professional services
- Parking: 18 spaces on site, free street parking on Main Street, plus municipal garage close by
- Open concept office space with 9 private offices and 2 bathrooms on main level | lower level has 4 offices, conference room, 2 bathrooms
- Heavy traffic: 25,000+ ADT

# Premier Main Street Endcap

162 Main Street | Marlborough, MA

## Regional Market

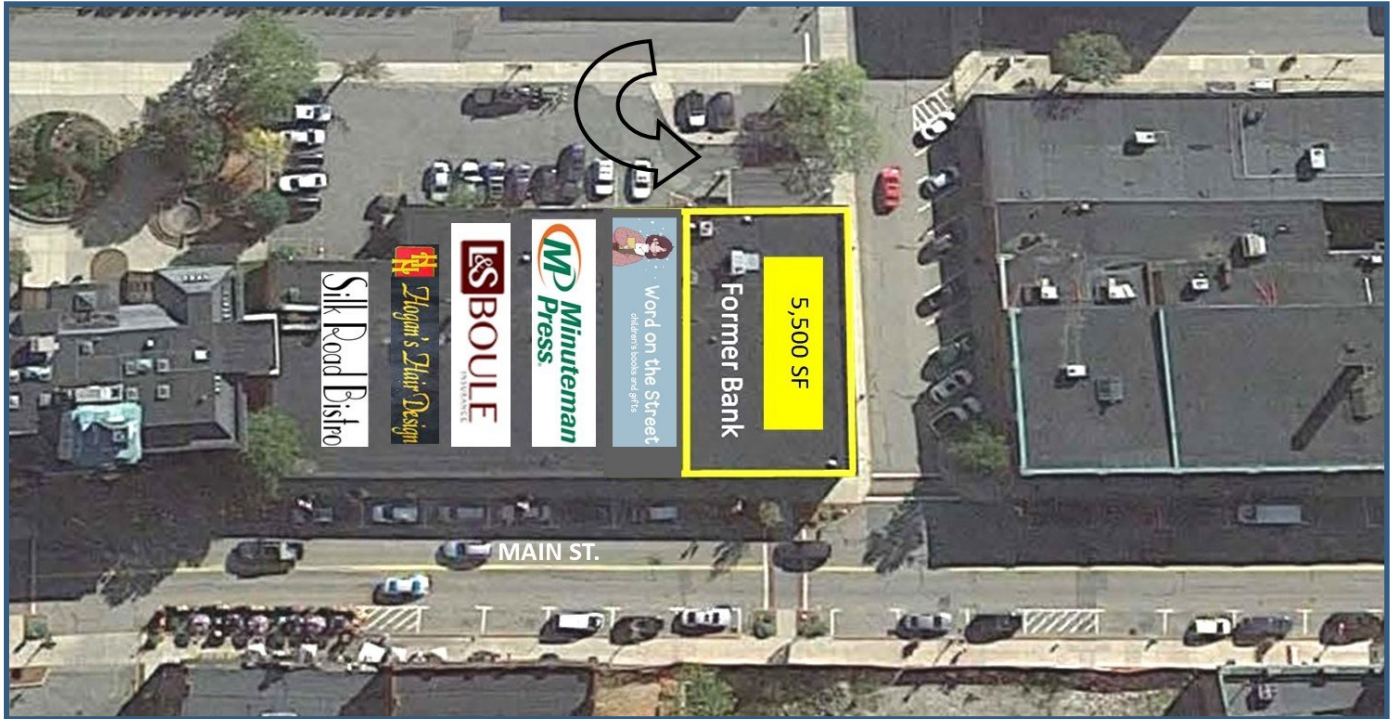


2025 Demographics	1 Mile	3 Miles	5 Miles	10 Miles
Estimated Population	14,759	48,983	86,894	357,841
Estimated Daytime Employment	6,217	27,996	71,423	196,182
Estimated Households	5,897	19,623	33,913	136,113
Estimated Average Household Income	\$106,523	\$118,033	\$136,433	\$149,405

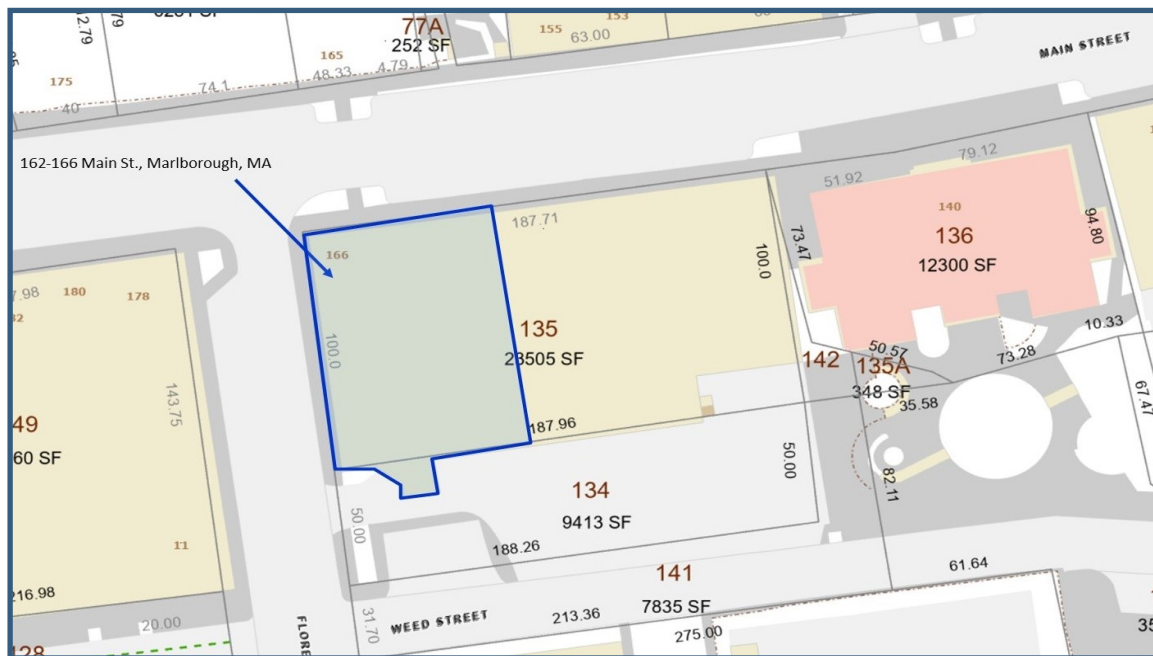
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## Site Plan



## Assessor's Map

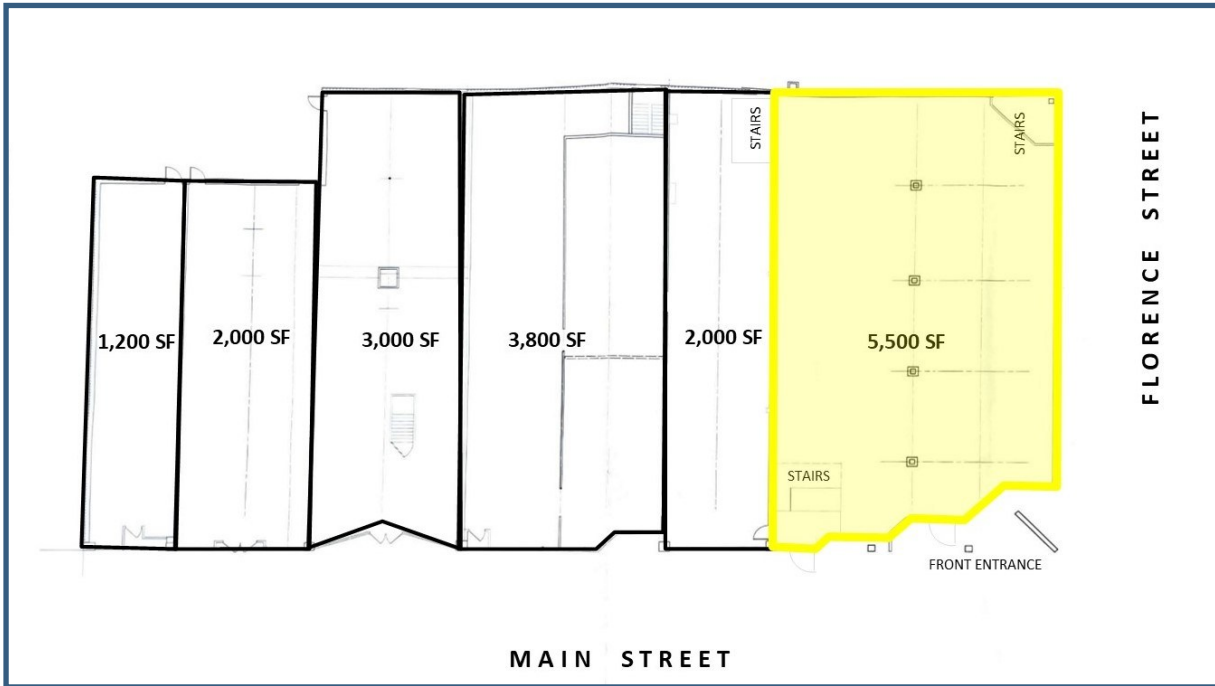


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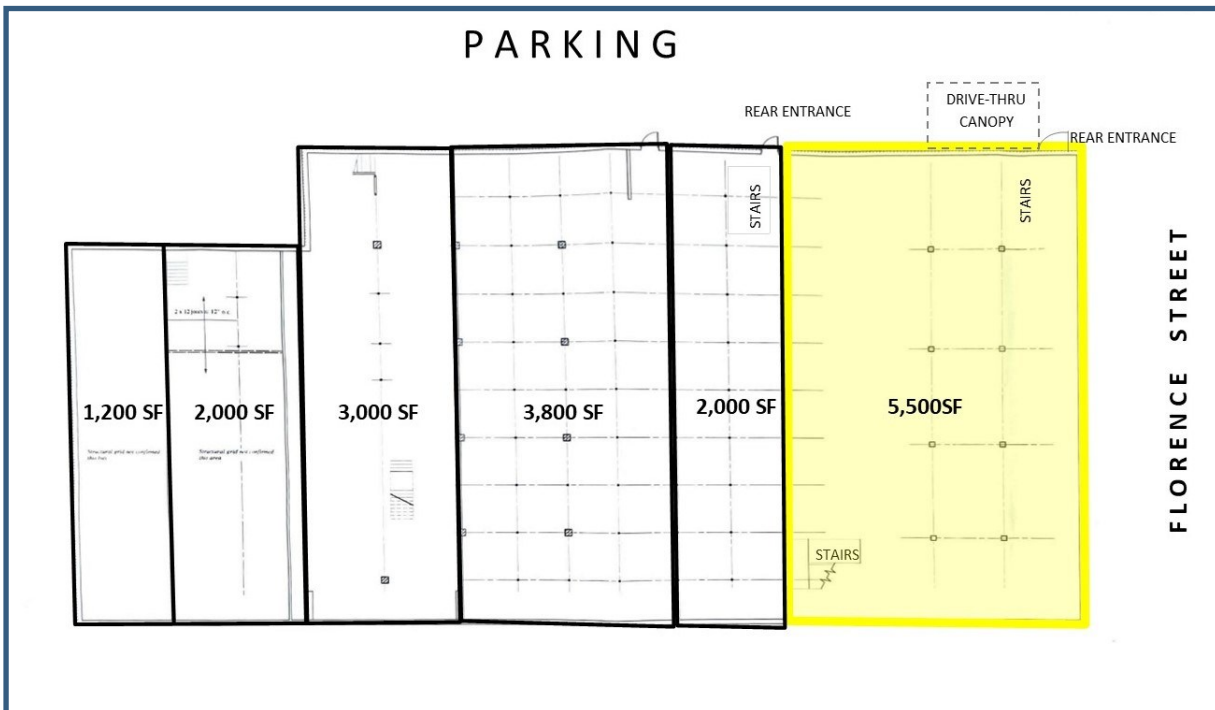
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## Floor Plans

### Main Floor



### Lower Level



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Corner of Main St. & Florence St.



Former Bank Drive-thru



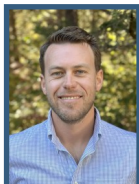
## Contact Us



**Dusty Burke**

508-735-6378

[dusty@acreco.com](mailto:dusty@acreco.com)



**Dusty Burke III**

508-735-5976

[dusty3@acreco.com](mailto:dusty3@acreco.com)

### American Commercial Real Estate

50 Ledgeview Way #2415, Wrentham, Massachusetts 02093

Tel: (508) 735-6378 | E-mail: [dusty@acreco.com](mailto:dusty@acreco.com) | [www.acreco.com](http://www.acreco.com)