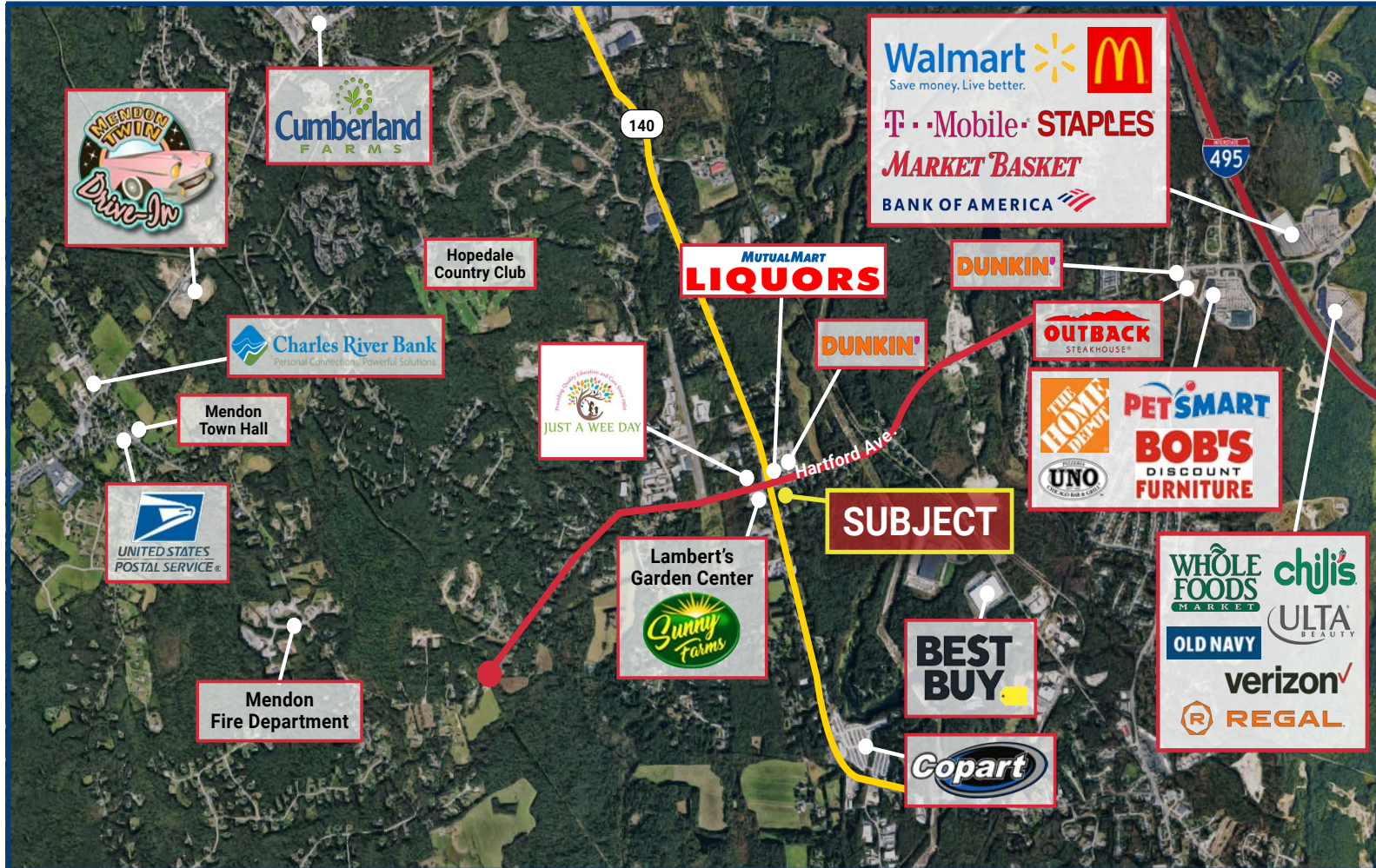


DESIRABLE SIGNALIZED CORNER LOCATION FOR LEASE

143-145 Hartford Ave East, Mendon, MA 01756



Highlights:

- Route 140 Signalized Intersection
- Extensive Frontage/Excellent Visibility
- Good Demographics
- Ideal for Gas/C-Store, Fast-Food, Banks, Retail, Childcare, Professional Offices

DESIRABLE SIGNALIZED CORNER LOCATION FOR LEASE

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Property Profile:

Land Area:	55,340 SF
Condition:	Cleared, Rough Grade
Zoning District:	HB (Highway Business)
Traffic Light:	Yes
Traffic Count:	Route 140: 15,722 ADT Hartford Ave: 12,800 ADT
Frontage:	Route 140: 114 FT Hartford Ave: 237 FT
Services:	Town Water & Sewer
Curb Cuts:	3

Trade Area:

	1 - Mile	3 - Mile	5 - Mile
Total Population	1,525	26,639	74,958
Total Households	524	10,067	27,406
Med. HH Income	\$137,489	\$83,246	\$102,430
Owner Occ. Housing	478	6,886	20,628
Renter Occ. Housing	46	3,181	6,777
Total Businesses	206	1,468	2,985
Total Employees	1,754	14,034	35,788

**To Learn More,
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