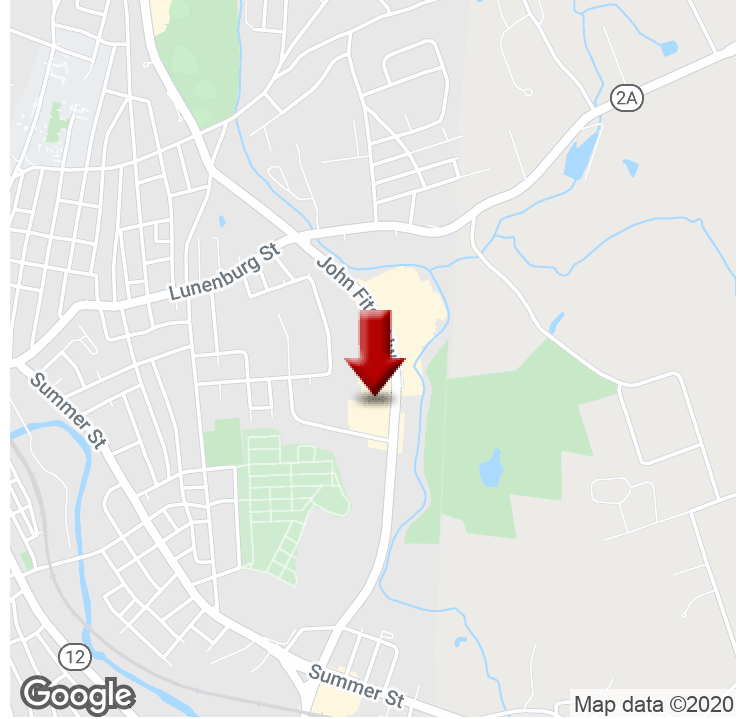


# WALLACE PLAZA

353 John Fitch Hwy, Fitchburg, MA 01420



## OFFERING SUMMARY

<b>NUMBER OF UNITS:</b>	6
<b>AVAILABLE SF:</b>	4,765 - 5,887 SF
<b>LEASE RATE:</b>	N/A
<b>LOT SIZE:</b>	0 Acres
<b>YEAR BUILT:</b>	1970
<b>BUILDING SIZE:</b>	64,660 SF
<b>ZONING:</b>	CBD
<b>TRAFFIC COUNT:</b>	17,121

## PROPERTY OVERVIEW

Exterior renovated recently.

Great location in shopping plaza on busy John Fitch Hwy. Huge parking lot with many supporting business' close by. Exterior renovated recently. Many National Retail stores in the area including Market Basket, Harbor Freight, Arron's rental center, Big Lots, just to name a few. MART Bus Stop in parking lot in front of building.

Space is located between two anchor stores, Big Lots and Market Basket. One space has 5 Dressing Rms, Training Rm and Lg Storage rm. The other has open floor plan. Both spaces can be sub-divided and re-configured to meet your requirements.

Great mix of business' in Plaza. Great location for many uses including; Restaurant, Church, Child/Adult Day Care, Dog Grooming/Training/Services, Pet Supply Store, Liquor Store, Dollar Store, Hair Salon, or Bank... just to name a few. Other tenants include; Big Lots, Self Storage, NY Bling, Papa Gino's. Wine World, China Wonder & Oriental Nails.

NNN + CAM only \$2.85/sf, 3+ yr term lease

Not For Sale

2 SPACES AVAILABLE

## PROPERTY HIGHLIGHTS

- High Traffic Count of 17,121 (2w, 2017)
- Large Shopping Area for surrounding towns
- National Retailers in immediate area
- Lighted Building & Pylon Signage

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