

# Retail Space Available For Lease

## Starbucks & Wendy's Retail Development

830-894 Main Street, Clinton, MA



### Property Information

<b>Address:</b>	830-894 Main Street	<b>Frontage:</b>	725 ± Feet
<b>Available:</b>	1,500 to 6,605 ± SF	<b>Water:</b>	Municipal
<b>Land Area:</b>	2.84 acres	<b>Sewer:</b>	Municipal
<b>Parking Spaces:</b>	See Concept Plan	<b>Gas:</b>	TBD
<b>Parking Ratio:</b>	See Concept Plan	<b>Zoning:</b>	Industrial (Wide Variety of Permitted Uses)
<b>Traffic Counts:</b>	10,465 ± VPD		

### Demographics

	3 Miles	5 Miles	10 Miles
<b>Population:</b>	22,354	34,632	235,116
<b>Households:</b>	9,066	13,350	59,512
<b>Average HH Income:</b>	\$99,020	\$116,026	\$118,150

### PROPOSED



830-894 Main Street in Clinton, MA is a well-located newly proposed Starbucks retail development on a 2.84 ± acre property. The property is centrally located in Clinton's retail corridor with attractive neighboring retailers including CVS, Shaws, and Hannaford. The development site benefits from 725 feet of frontage on Main Street. Initial concept plans include multiple pad sites with flexibility on the size of the buildings and opportunities for drive-thru establishments. A wide variety of uses are acceptable under the industrial zoning, adding to the flexibility of the property. The developer will accommodate specific tenant requirements upon request.

For Leasing Information:

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**SUMMIT** REALTY PARTNERS

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### Site Plan Concept

PROPOSED



STARBUCKS®

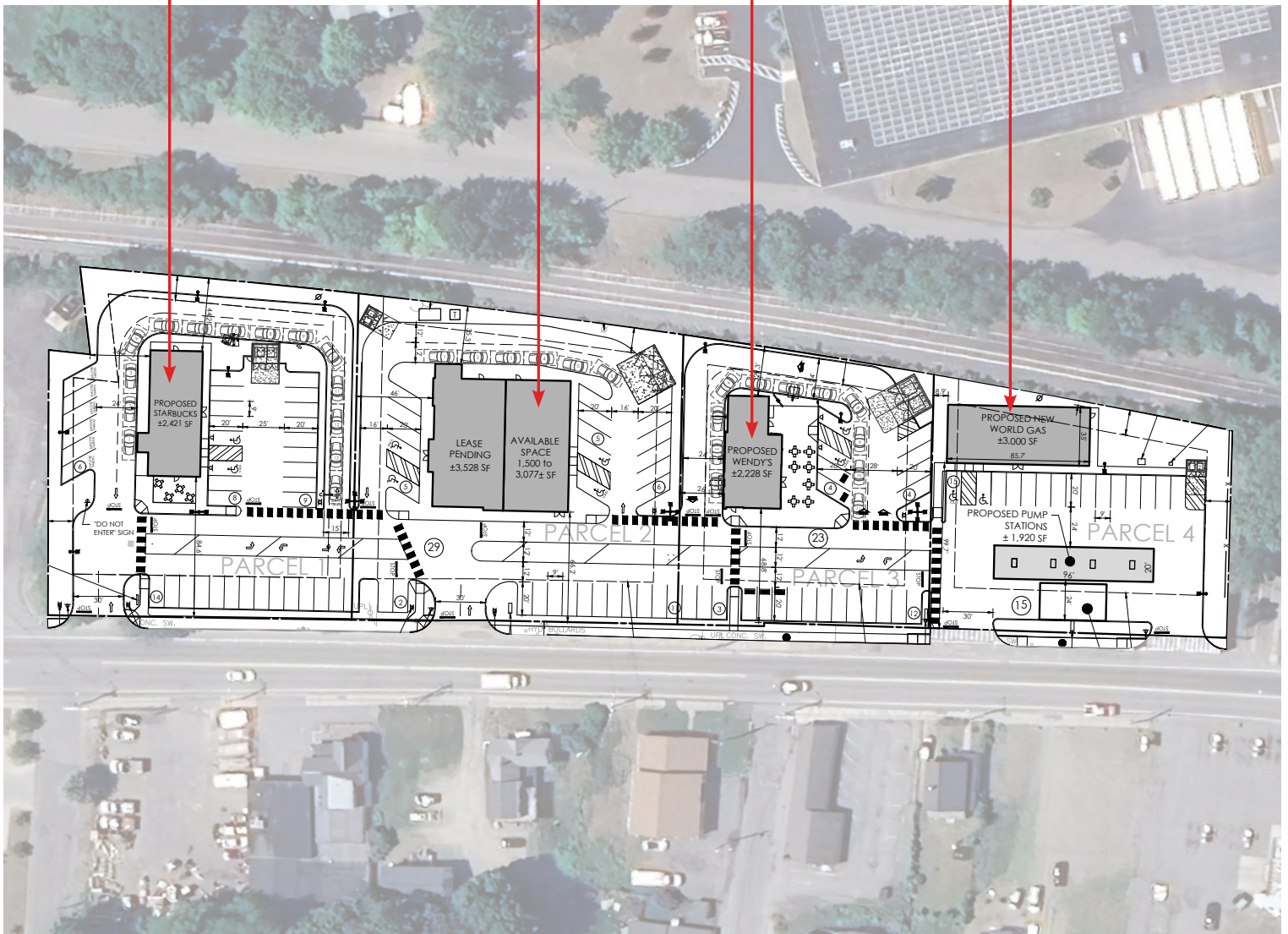
PARCEL 2

1,500 TO 3,077± SF  
AVAILABLE SPACE

PROPOSED



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