

# Property Summary Report

## 1586-1604 S Main St - Hannaford Plaza

Athol, MA 01331 - Outlying Worcester Submarket



### BUILDING

Type	2 Star Retail (Neighborhood Center)
Tenancy	Multi
Year Built	1969
GLA	82,310 SF
Stories	1
Typical Floor	82,310 SF
Docks	4 ext
Construction	Masonry

### LAND

Land Acres	19.00 AC
Zoning	B-2
Parcels	ATHO-000017-000013

### EXPENSES

Taxes	\$0.69/SF (2022)
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### TENANTS

• Hannaford	50,000 SF	Walgreens	13,000 SF
• Family Dollar	8,500 SF	Advance Auto Parts	8,231 SF
Friendly Town Pizza	1,500 SF	Rob Roy	1,000 SF
			• Anchor

### BUILDING AMENITIES

- Bus Line
- Pylon Sign
- Signage

### FOR LEASE

Smallest Space	8,040 SF	Retail Avail	8,040 SF
Max Contiguous	8,040 SF		
# of Spaces	1		
Vacant	8,040 SF		
% Leased	90.2%		
Rent	Withheld - CoStar Est.		
CAM	Withheld		

### AVAILABLE SPACES

Floor	Suite	Use	Type	SF Available	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st		Retail	Direct	8,040	8,040	8,040	Withheld	Vacant	Negotiable
Eastern Retail Properties									

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### TRAFFIC & FRONTAGE

Traffic Volume	7,249 on S Main St & Caswell St E (2022) 8,767 on South Main Street & - (2022)
Frontage	566' on New Athol Rd (with 1 curb cuts)

Made with TrafficMetrix Products

### TRANSPORTATION

Parking	450 available (Surface);Ratio of 6.07/1,000 SF
Walk Score	Car-Dependent (43)

### PROPERTY CONTACTS

Leasing Company	Eastern Retail Properties 25 Braintree Hill Office Park Braintree, MA 02184 (781) 849-9010 (p) (781) 849-9050 (f)
True Owner	Farmington Village Cleaners 18605-18635 SW Farmington Rd Aloha, OR 97007 (503) 642-5116 (p)
Recorded Owner	L.P.L./ LLC 55 Eastwood Cir Gardner, MA 01440 (978) 632-2696 (p)



True Owner	La Chance Associates 55 Eastwood Cir Gardner, MA 01440 (978) 632-2696 (p)
True Owner	Pets Plus 18605-18635 SW Farmington Rd Aloha, OR 97007 (978) 632-2696 (p)
Property Manager	Jobel Realty Trust 55 Eastwood Cir Gardner, MA 01440 (978) 632-2696 (p)