



**AUBURN, MA**  
*Prime Signalized Intersection*  
*RT 12 & RT 20*



**RT. 20**  
**ADT**  
**40,000**  
**+/-**

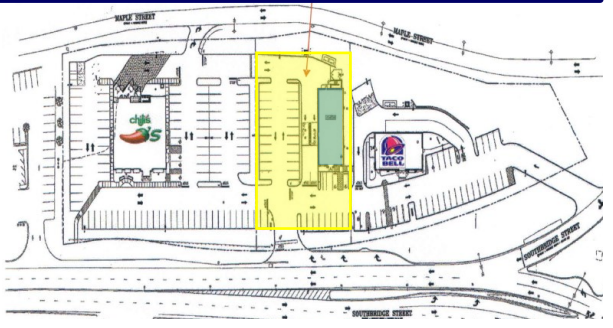


826 SOUTHBRIDGE STREET

**3,200 SF Retail or Office Space**  
*Can be expanded up to an additional 2,000 SF*

**OUTSTANDING RETAIL OR OFFICE OPPORTUNITY**

- ★ **3,200 SF 1ST FLOOR SPACE**  
*(Lobby, elevator, stairs less 200 SF)*
- ★ **EXISTING SPACE WAS APPROVED WITH DRIVE-THRU FOR BANK USE**
- ★ **36 ON-SITE PARKING SPACES**



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1 MILE	3 MILES	5 MILES
<b>POPULATION</b>		
2,085	16,828	55,676
<b>AHH INCOME</b>		
\$111,119	\$103,889	\$98,475

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