

# FORMER AMERICAN FREIGHT

1000 Boston Turnpike (Route 9), Shrewsbury, Massachusetts



PROPOSED  
1,690 SF  
AVAILABLE



**FARMER'S  
INDIA MARKET**

PROPOSED  
5,000 SF  
AVAILABLE

**35,000 SF  
AVAILABLE**

PROPOSED RESIDENTIAL  
11,920 SF AVAILABLE

PROPOSED  
3,735 SF  
AVAILABLE

**JOANN  
(LOWER LEVEL)**

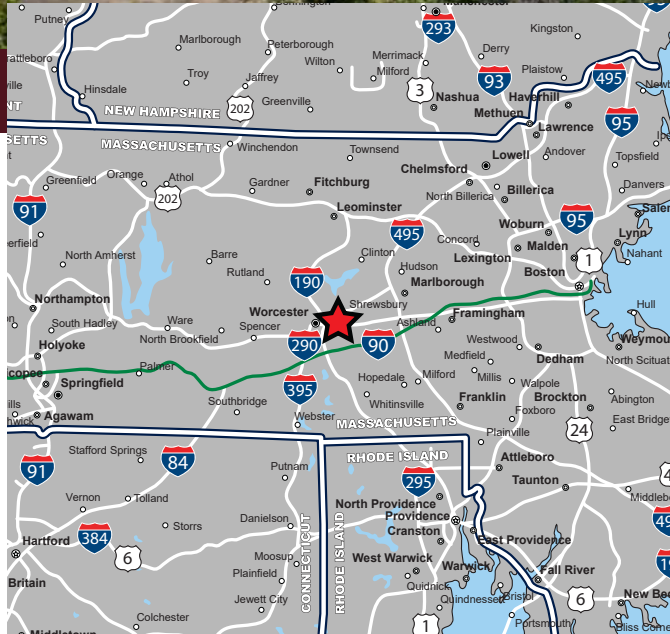
PROPOSED  
2,300 SF  
AVAILABLE

9

56,439 ADT

20

18,753 ADT



**AVAILABLE FOR LEASE**

## PROPERTY HIGHLIGHTS

- » 35,000 SF Available For Lease
- » Direct Exposure on Route 9
- » Ample Parking
- » Pylon Signage Available
- » Proposed Pad Sites Available
- » 6,625 SF Warehouse/Office
- » 2 Loading Docks
- » 1 Customer Pick-Up Door
- » 16'3" Clear Height
- » 35 Foot Column Spacing
- » 28,375 SF Showroom Space



**EASTERN**  
RETAIL PROPERTIES

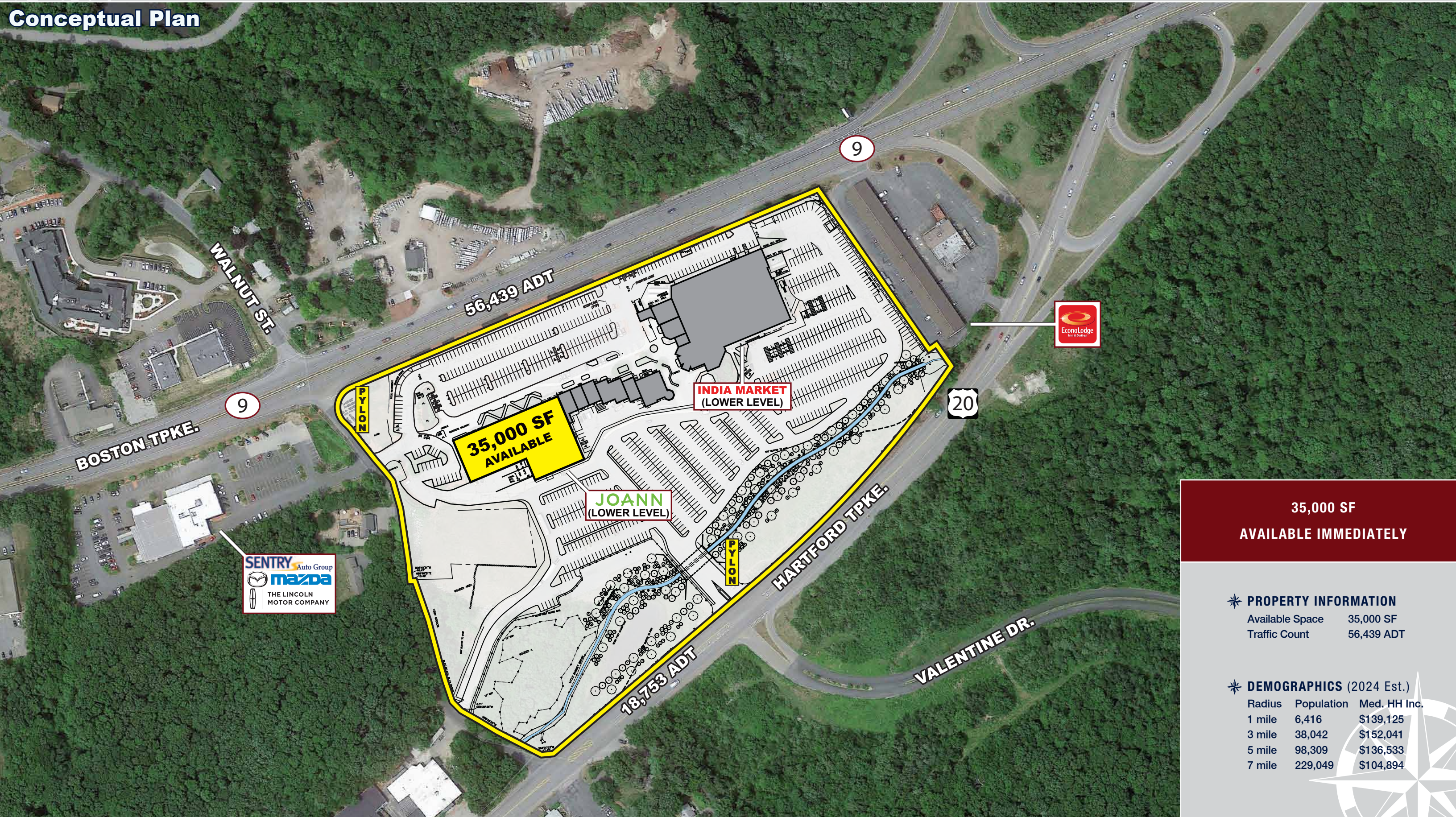
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**EASTERN**  
RETAIL PROPERTIES

## Conceptual Plan



**35,000 SF**  
**AVAILABLE IMMEDIATELY**

### PROPERTY INFORMATION

Available Space 35,000 SF  
Traffic Count 56,439 ADT

### DEMOGRAPHICS (2024 Est.)

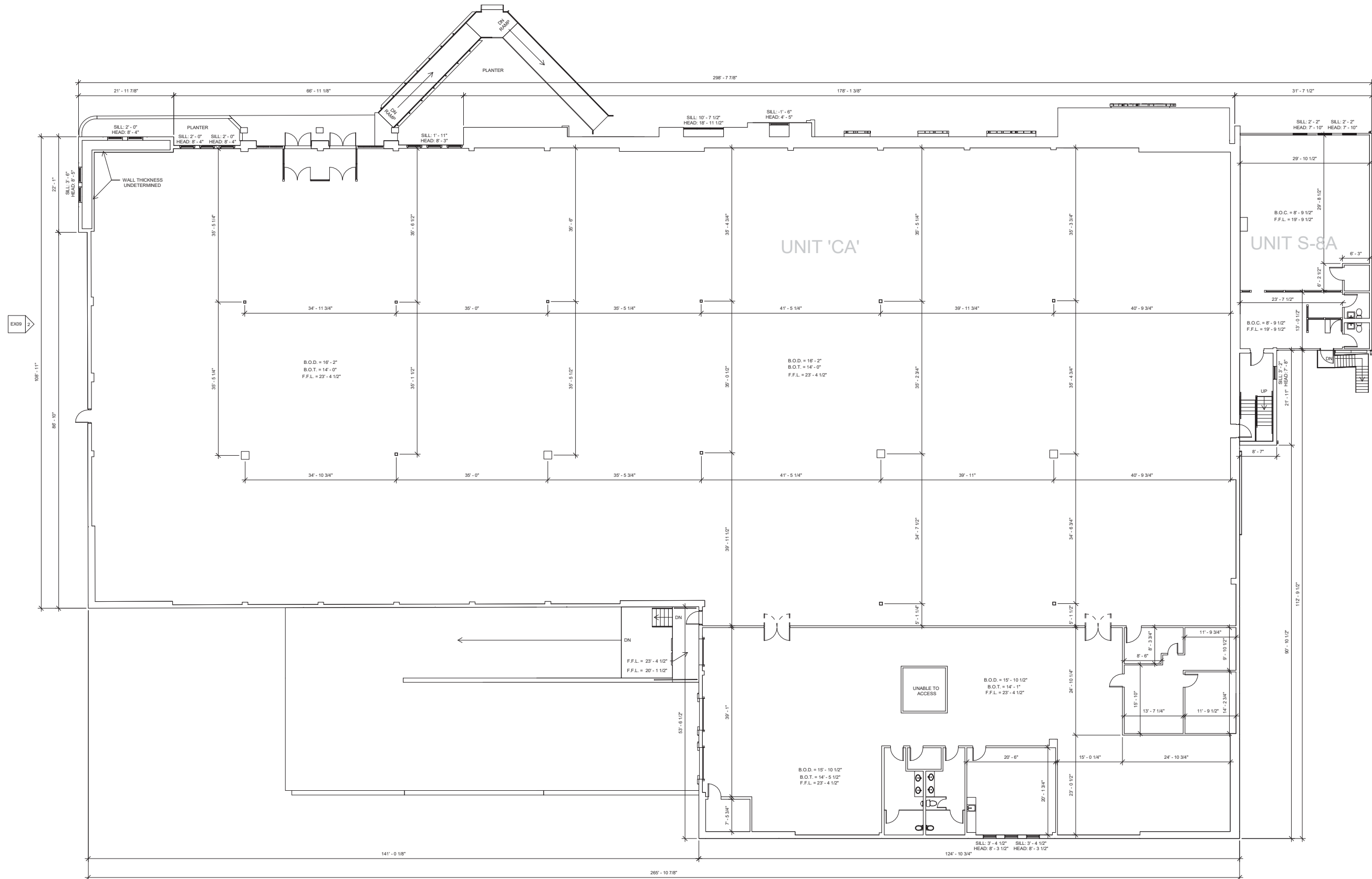
| Radius | Population | Med. HH Inc. |
|--------|------------|--------------|
| 1 mile | 6,416      | \$139,125    |
| 3 mile | 38,042     | \$152,041    |
| 5 mile | 98,309     | \$136,533    |
| 7 mile | 229,049    | \$104,894    |

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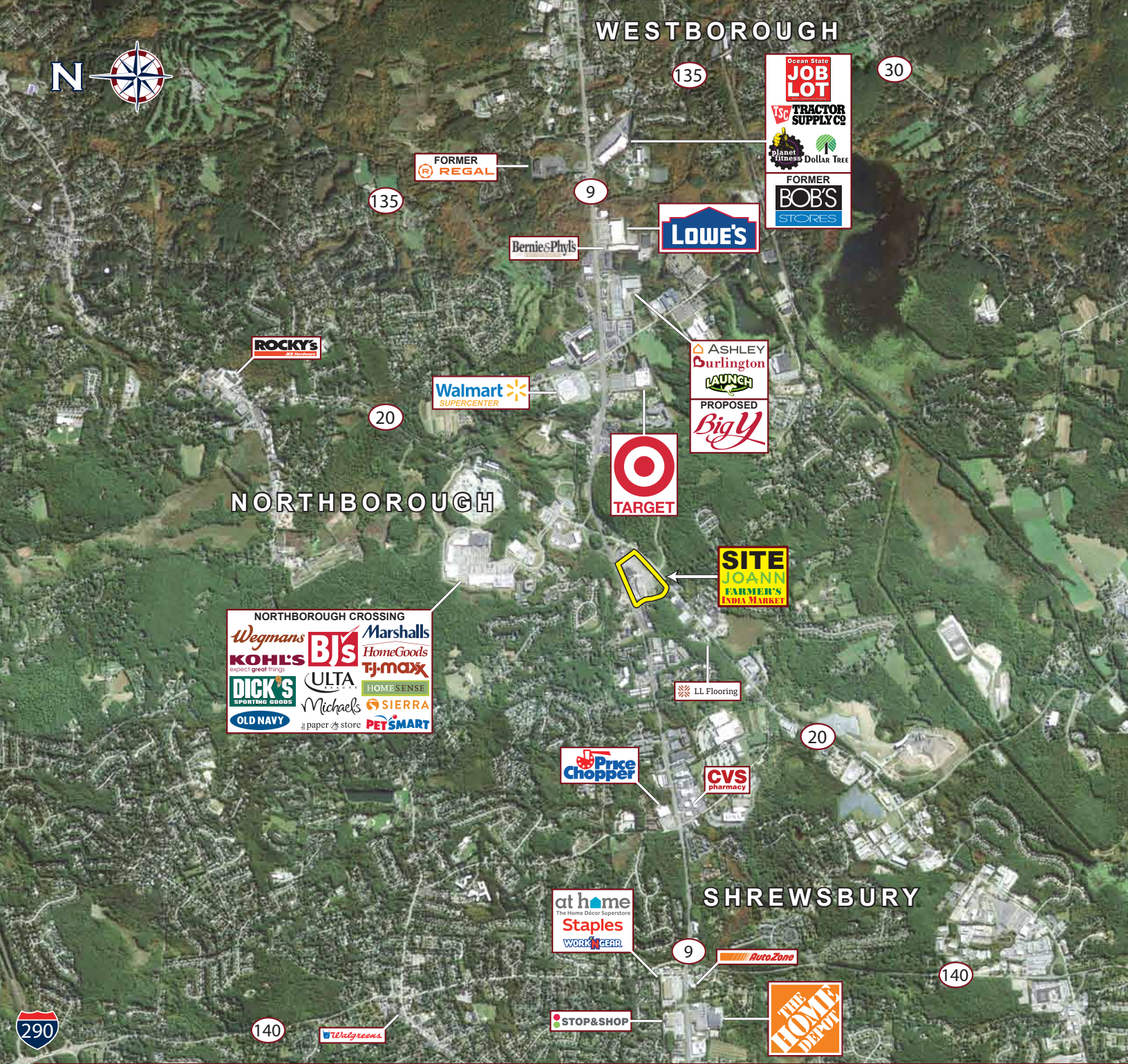
**EASTERN**  
RETAIL PROPERTIES



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**Former American Freight - 1000 Boston Tpke. (Route 9), Shrewsbury, Massachusetts**



FOR MORE INFORMATION CONTACT:

**Vin Albanese**

781.849.9013 (Office) + 617.413.1193 (Cell)

valbanese@easternretail.com

P 781.849.9010 + F 781.849.9050 + [www.easternretail.com](http://www.easternretail.com) + 25 Braintree Hill Office Park, Suite 404 + Braintree, MA 02184

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