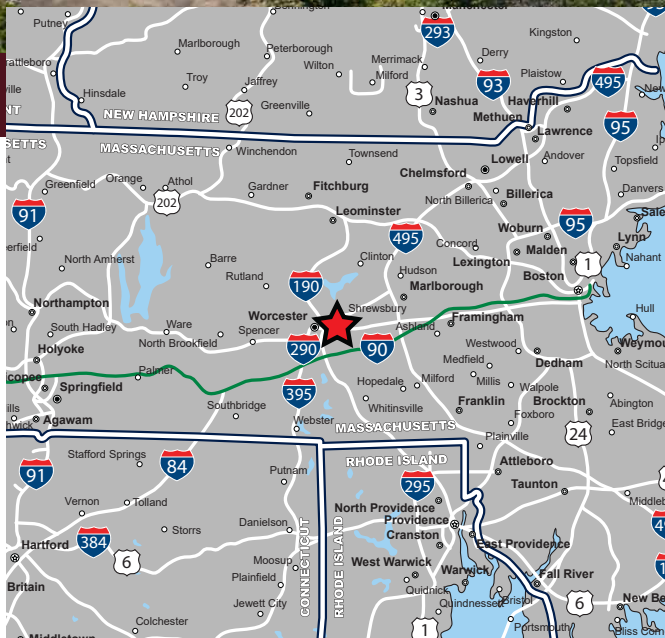


FORMER AMERICAN FREIGHT

1000 Boston Turnpike (Route 9), Shrewsbury, Massachusetts



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



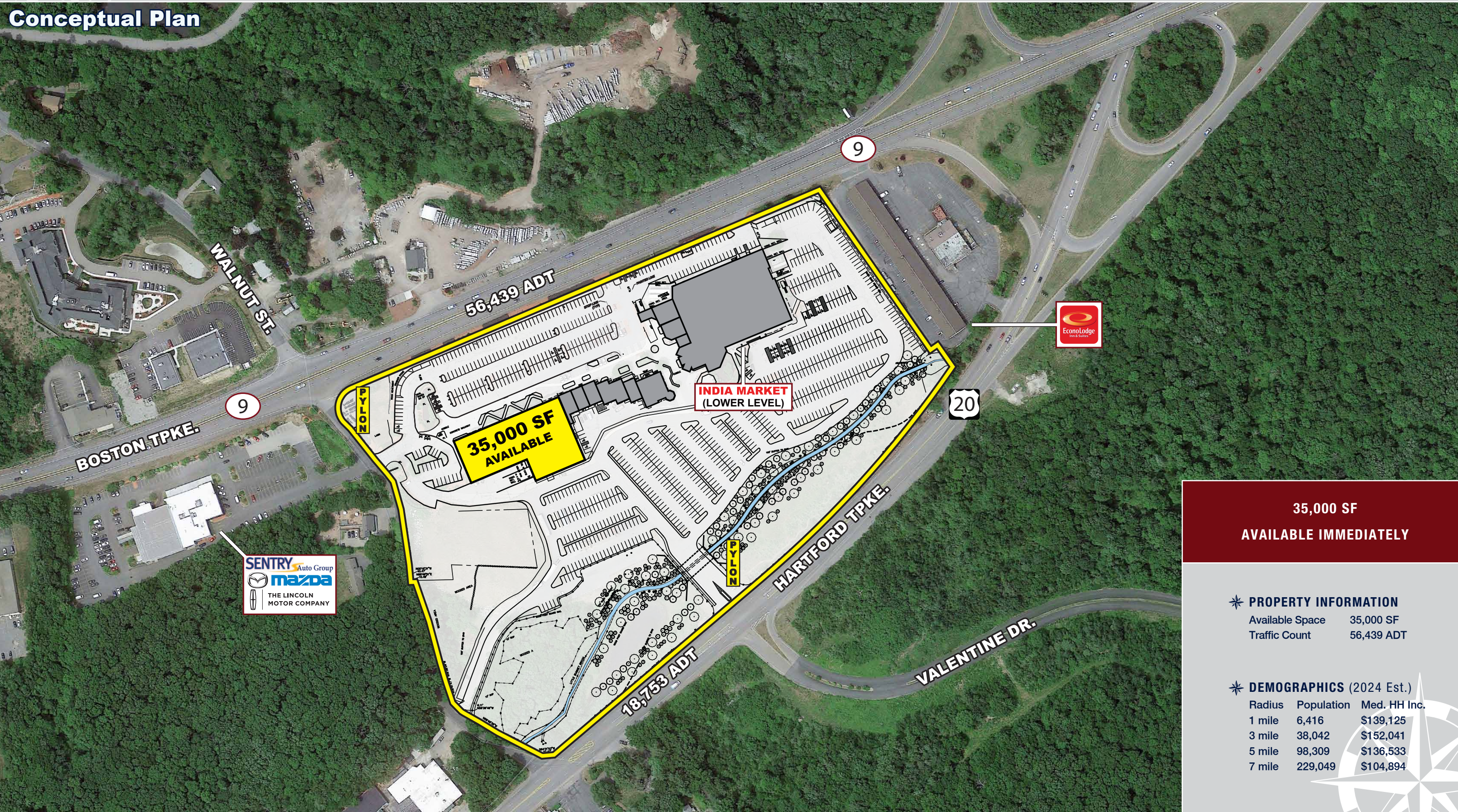
FORMER AMERICAN FREIGHT

1000 Boston Turnpike (Route 9), Shrewsbury, Massachusetts



EASTERN
RETAIL PROPERTIES

Conceptual Plan



35,000 SF
AVAILABLE IMMEDIATELY

PROPERTY INFORMATION

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

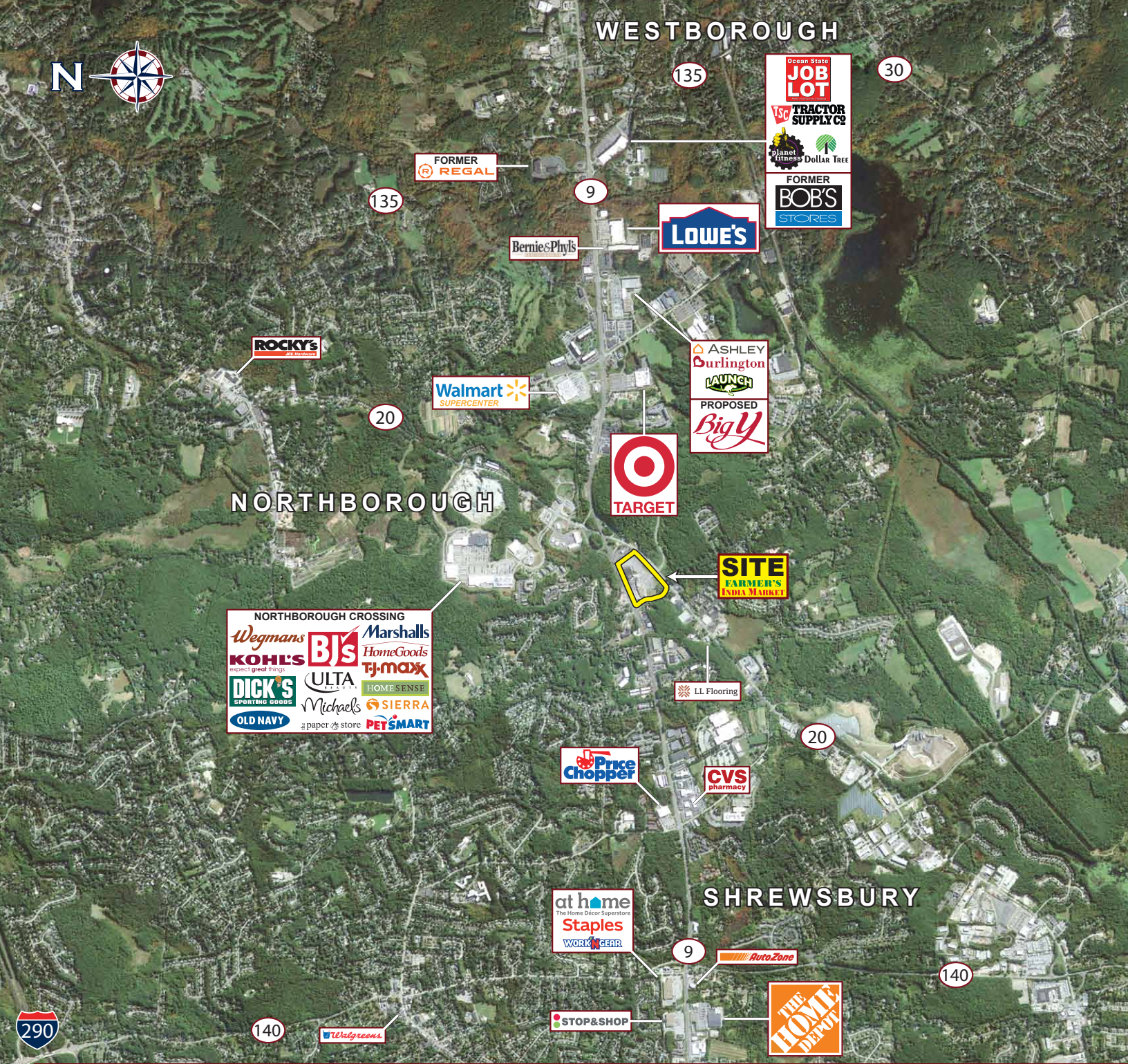
DEMOGRAPHICS (2024 Est.)

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

FORMER AMERICAN FREIGHT

1000 Boston Turnpike (Route 9), Shrewsbury, Massachusetts





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



EASTERN
RETAIL PROPERTIES

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