



**R&R** Advisors  
Retail and Restaurant Real Estate Services

**WILMINGTON MA**

**281 MAIN STREET**

## PRIME COMMERCIAL SPACES FOR LEASE



❖ **1<sup>ST</sup> FLOOR RETAIL: 1,000-2,100+/-SF**

❖ **2<sup>ND</sup> FLOOR OFFICE: 2,700+/-SF**



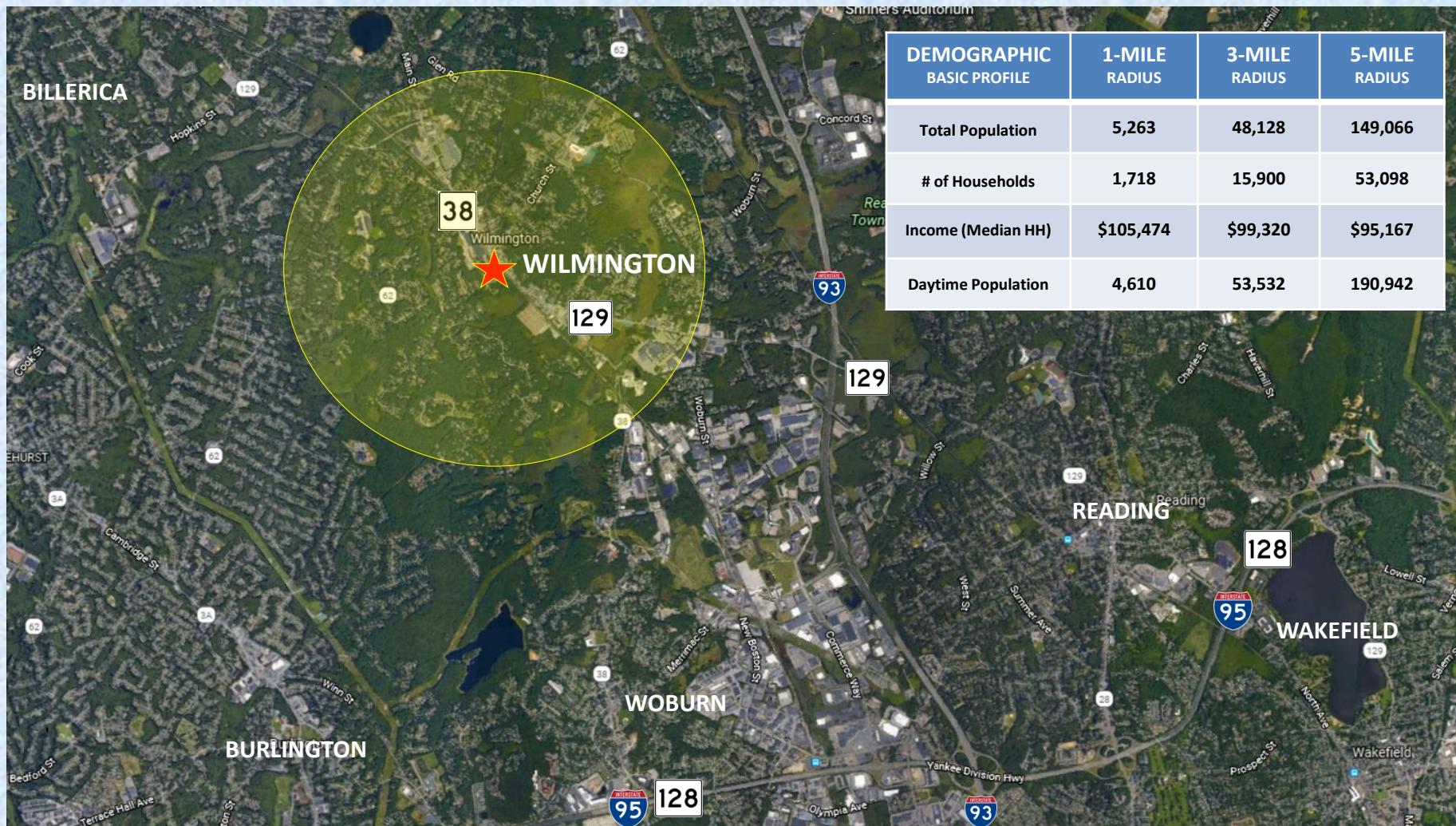


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The information above and in this document has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on market values, tax and other factors, which should be evaluated by your tax and financial advisors. You and your advisors should conduct a careful, independent investigation of the property and the business to determine, to your satisfaction, the suitability of the property for your needs.





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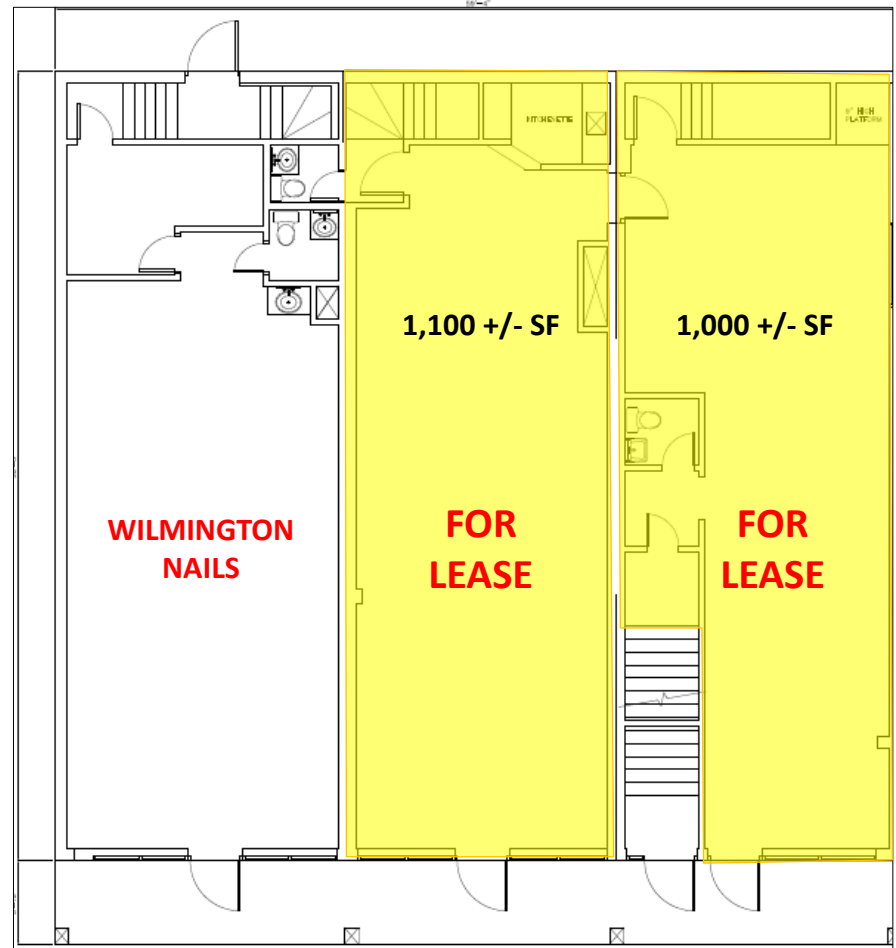
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## RETAIL SPACE SPECIFICS:

### 1<sup>ST</sup> FLOOR + BASEMENT

- ❖ FULLY-RENOVATED PROPERTY
- ❖ STRONG VISIBILITY
- ❖ SIGNALIZED INTERSECTION
- ❖ TWO COMBINABLE SPACES
- ❖ PRIVATE RESTROOMS
- ❖ OFF-STREET PARKING
- ❖ STOREFRONT SIGNAGE
- ❖ PYLON SIGNAGE
- ❖ IN MAJOR SHOPPING AREA
- ❖ IMMEDIATE AVAILABILITY





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## OFFICE SPACE SPECIFICS:

### 2<sup>ND</sup> FLOOR WALK-UP

- ❖ FULLY-RENOVATED PROPERTY
- ❖ SUBDIVIDABLE SPACE
- ❖ CONFERENCE ROOM
- ❖ PRIVATE OFFICES
- ❖ PRIVATE RESTROOMS
- ❖ OFF-STREET PARKING
- ❖ KITCHENETTE/BREAK ROOM
- ❖ SIGNAGE OPPORTUNITIES
- ❖ CLOSE PROXIMITY TO PUBLIC TRANSPORTATION, HIGHWAYS, FOOD AND SHOPPING

**2,700 +/- SF**

