



# First American Realty, Inc.

Owners and Managers of Investment Properties

Providing Quality, Service, and Value for 50 Years

**HIGH PROFILE RETAIL LOCATION FOR LEASE**  
***SHREWSBURY CROSSING***  
**529 - 551 BOSTON TURNPIKE ROAD**  
**SHREWSBURY, MA**



**LOCATION:**

529 - 551 Boston Turnpike Road occupies a high-profile location along Route 9, one of the most heavily traveled retail thoroughfares in the region, with upwards of 42,000 cars passing the property each day. This immediate section of Route 9 is also home to a who's who of national retailers including The Home Depot, AutoZone, Floor & Décor and others. The property is adjacent to 571 Boston Turnpike, which hosts At Home, Staples, Work N'Gear, and Fidelity Investments which further drives traffic at the center. Located in the heart of the Shrewsbury/Worcester regional market, the property is surrounded by the region's major demand drivers including corporate campuses, institutions of higher education, other major retailers and densely populated residential communities.

**PROPERTY DESCRIPTION:**

Shrewsbury Crossing has historically been anchored by a 64,000 SF Stop & Shop, the dominant grocer in the Northeast for over 25 years. They recently announced they will be closing multiple locations in November. This is a unique opportunity for a retailer to occupy an irreplaceable location along the area's primary retail corridor. The site

also is host to the popular Sawa Steakhouse & Sushi Lounge. Fidelity Investments will be moving to the new free standing building in the Easterly section of Shrewsbury Crossing adjacent to 571 Boston Turnpike.

AVAILABILITY:

64,215 SF free standing building.

6,800 SF end cap in 12,800 SF building.

ASKING RENT:

Please inquire.

PARKING:

+/- 580 parking spaces (7.5 spaces per 1,000 SF)

CLEAR HEIGHT:

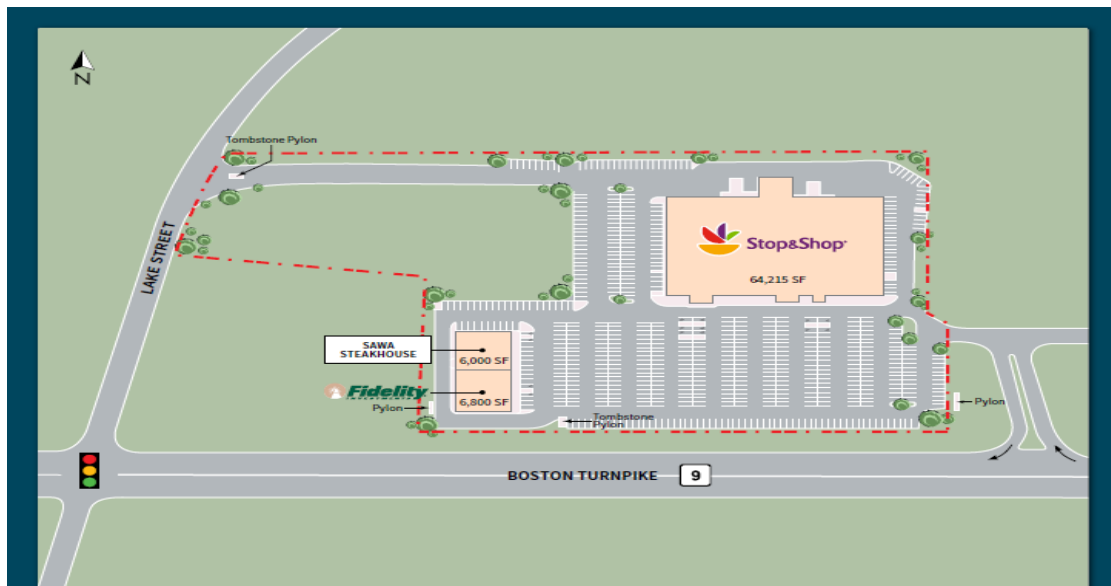
19'10" to roof joist.

LAND AREA:

+/- 11.1 Acres.

YEAR BUILT:

1992



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