

430 & 434 Center Street  
Ludlow, MA

# Contact

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REGION CO LLC

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# SUMMARY

Region Commercial is excited to present a this highly sought after development site for sale. Most notable for its prime location next to I-90, these two parcels sit adjacent to the Mass Pike, and are nestled amongst numerous national retailers. Across the street is Big Y, the regional grocer, Burger King, with McDonald's located immediately next door. The properties also sit at a busy lighted intersection.

In total the two parcels represent approximately 2.86 acres, and currently host two retail buildings - a former liquor store, and a former automotive building. Both buildings total roughly 4,388 SF.

This rare and strategically positioned site offers unparalleled visibility, ensuring consistent exposure to a vast volume of daily commuters and potential customers. Please reach out if you would like to coordinate a time to walk the property.



Total Acreage	2.50
Building Size	2,316 SF
Year Built	1948
Stories	1
Foundation	Slab
Heat Source	Oil
Heat Delivery	Forced Air
AC	N/A
Loading Docks	0
Overhead Doors	5

Water	Public
Sewer	Public
Gas	Eversource
Electricity	Eversource
Zoning	Business A
Frontage	±160 Feet



PLEASE NOTE:

Information provided here is based on records maintained by the city & town. All prospective buyers must conduct their own analysis to determine the subject property’s suitability for their needs.

Total Acreage	0.36
Building Size	2,072 SF
Year Built	1958
Stories	2
Foundation	FLR & WALL
Heat Source	Oil
Heat Delivery	Forced Air
AC	N/A
Loading Docks	0
Overhead Doors	0

Water	Public
Sewer	Public
Gas	Eversource
Electricity	Eversource
Zoning	Business A
Frontage	±120 Feet



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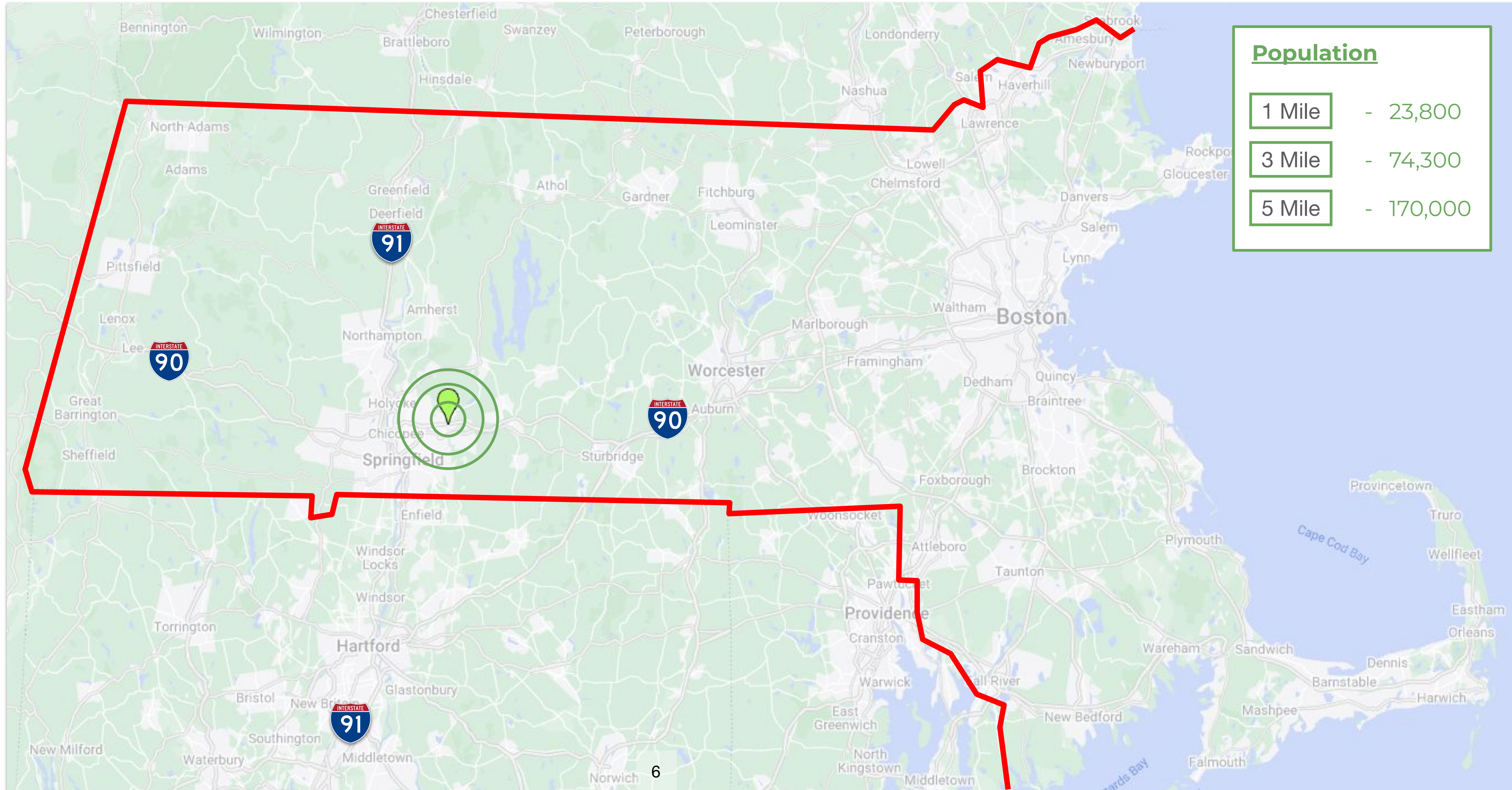
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According to the MassDOT, 2-way traffic counts at the site are approximately 15,500 vehicles per day based on measurements from 2022.

## LOCATION



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The site is located in close proximity to national retailers including McDonalds, Starbucks, Burger King, CVS, Dunkin, with nearby banks and grocery store, Big Y, across the street.

## LOCATION



ConvenientMD  
URGENT CARE

DUNKIN'

CVS  
pharmacy

Smithland

ACE  
Hardware

JOANN

Big Y



PeoplesBank

BerkshireBank



BURGER  
KING

countrybank

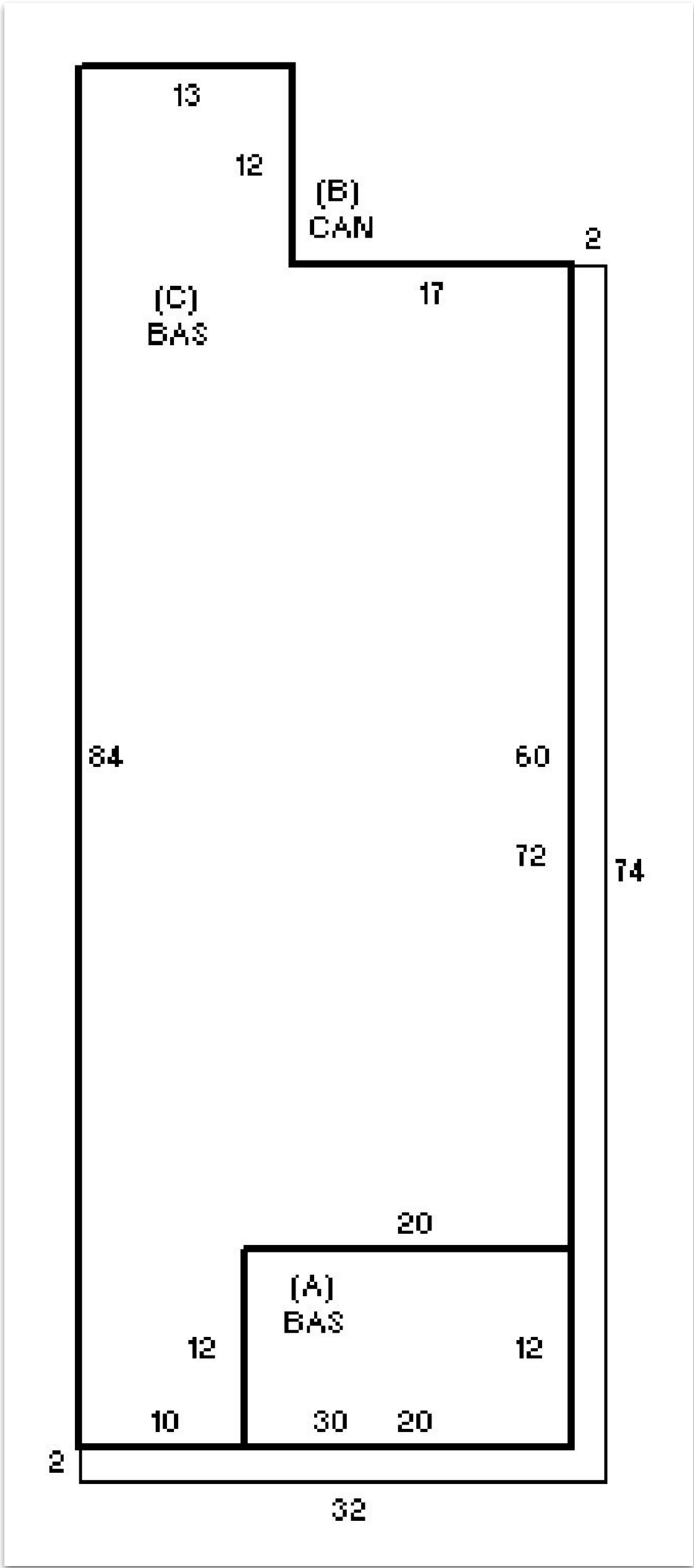
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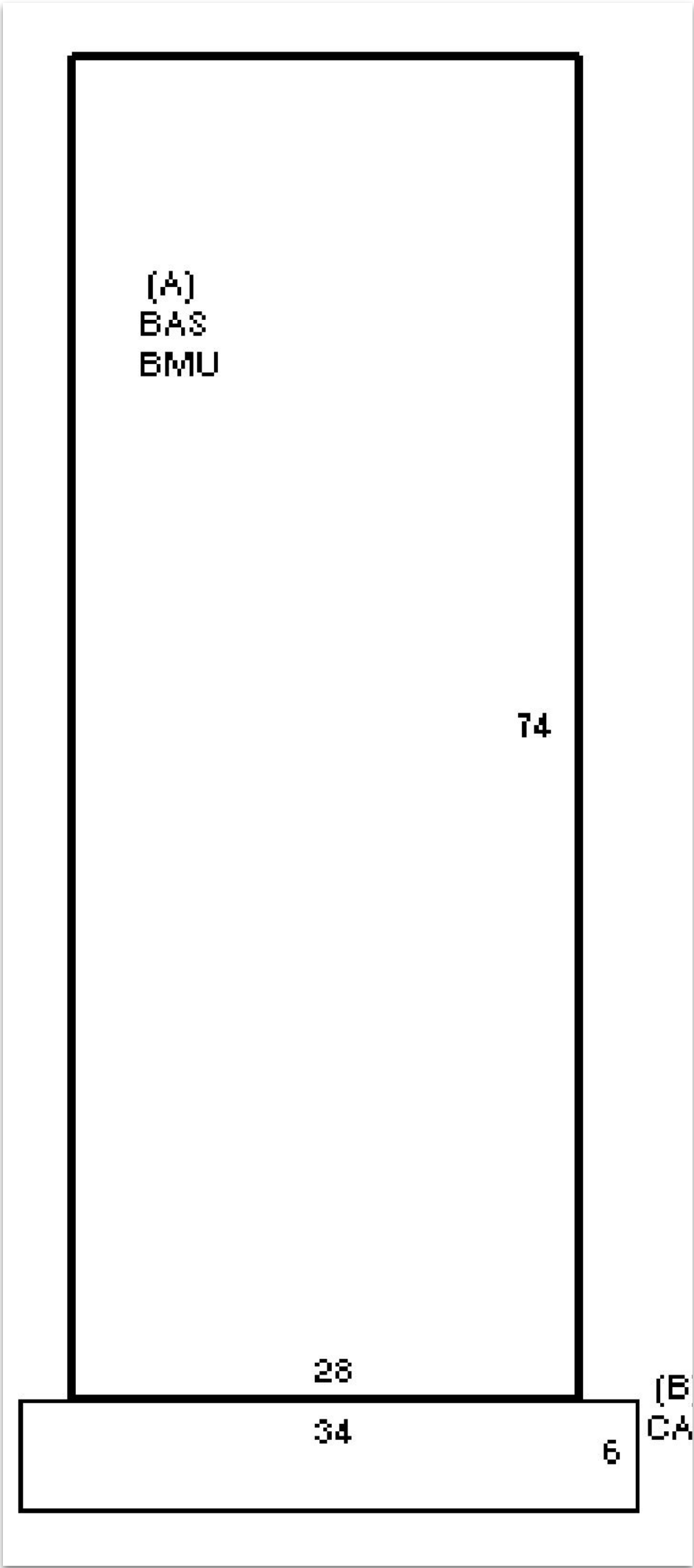
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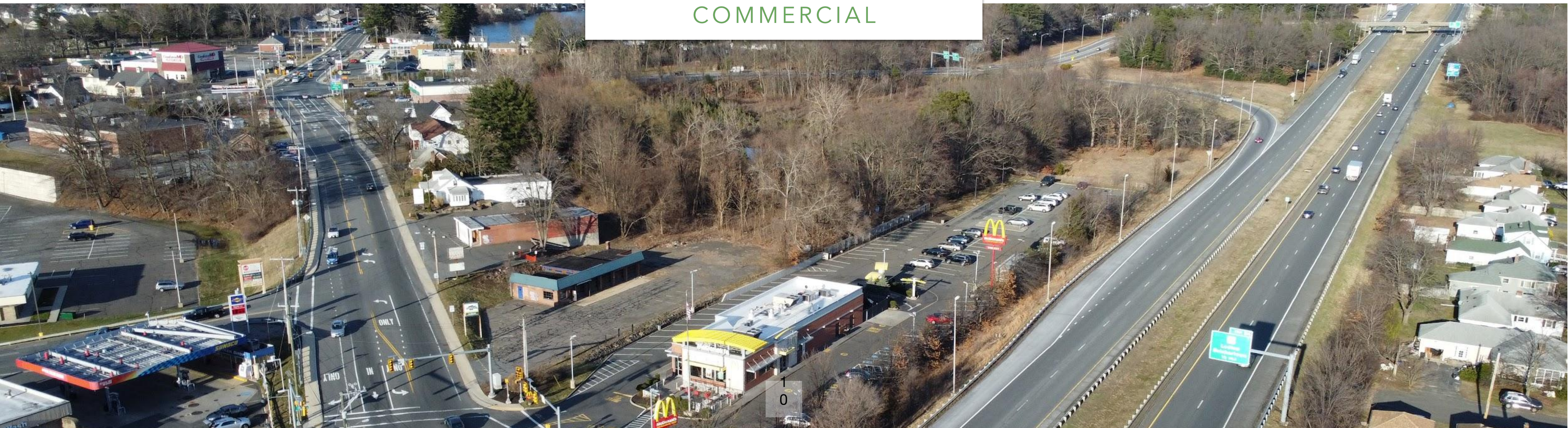






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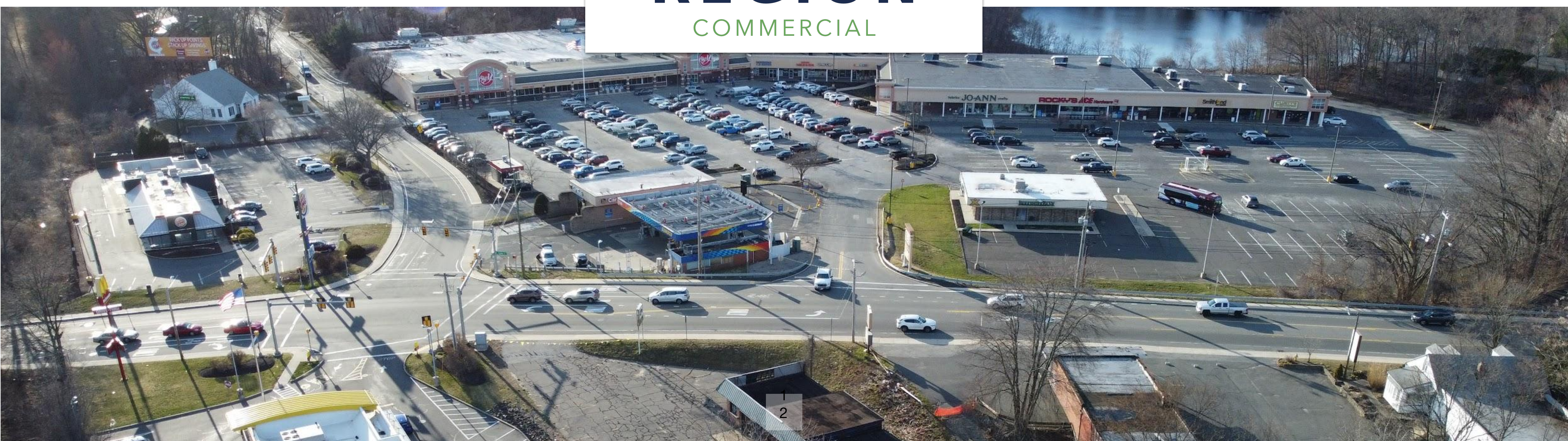
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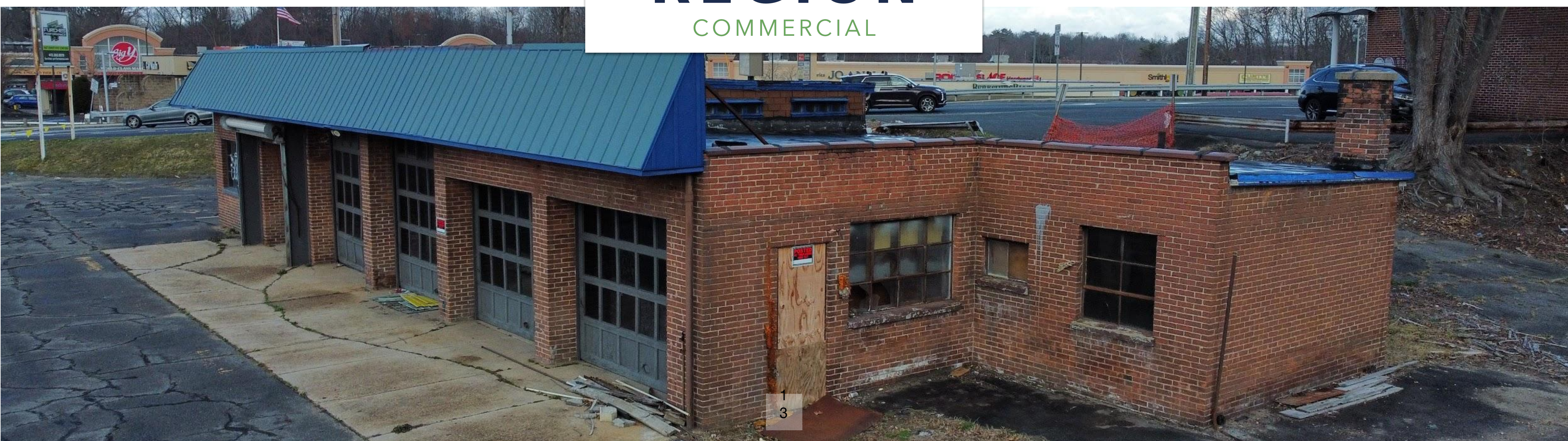
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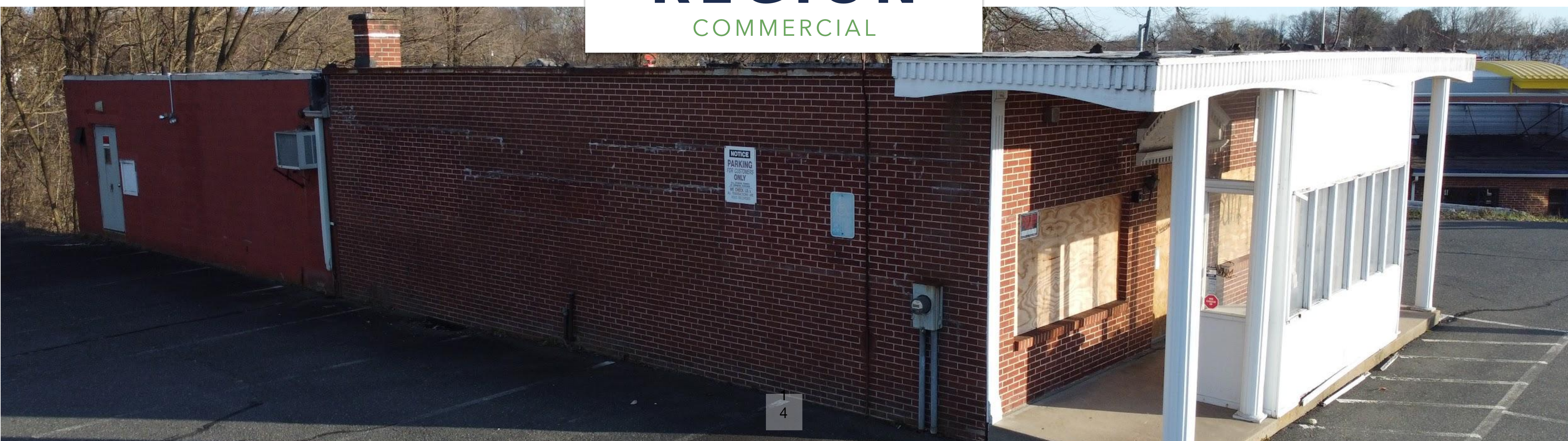
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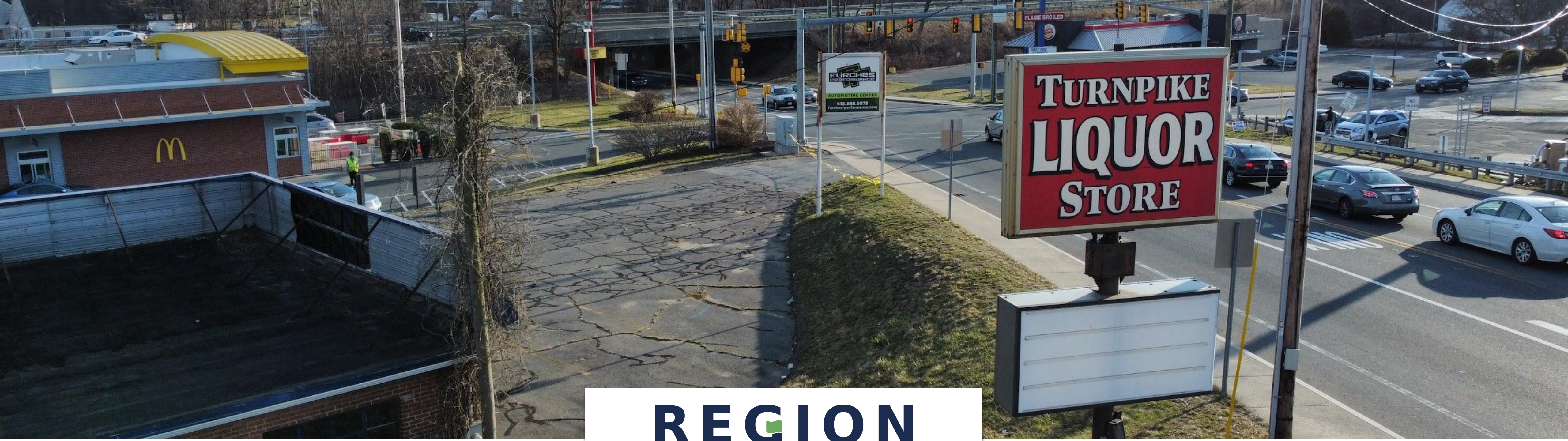




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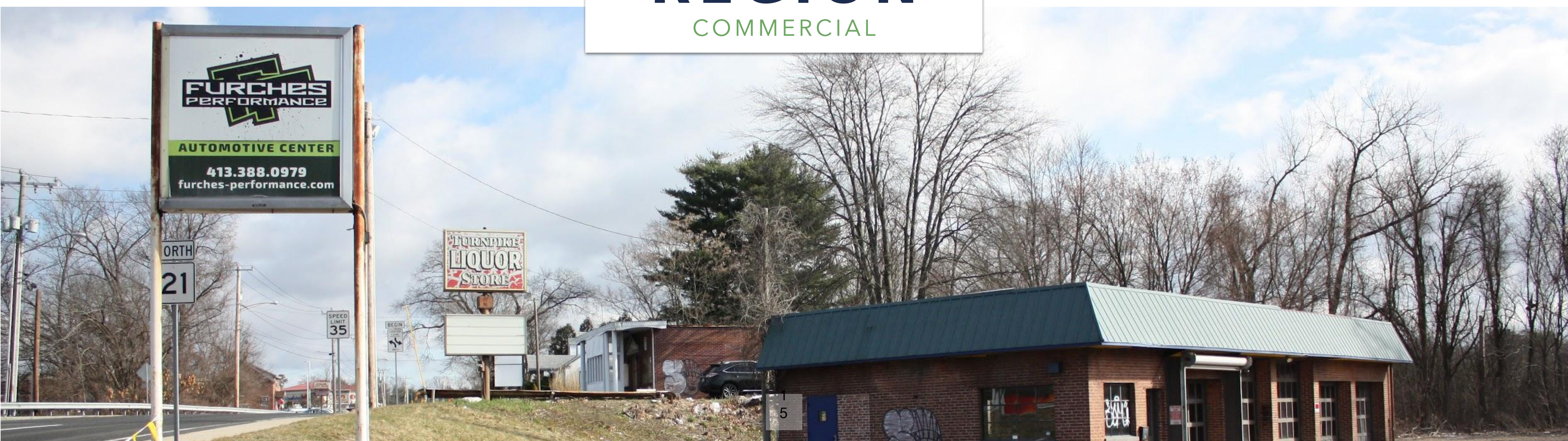
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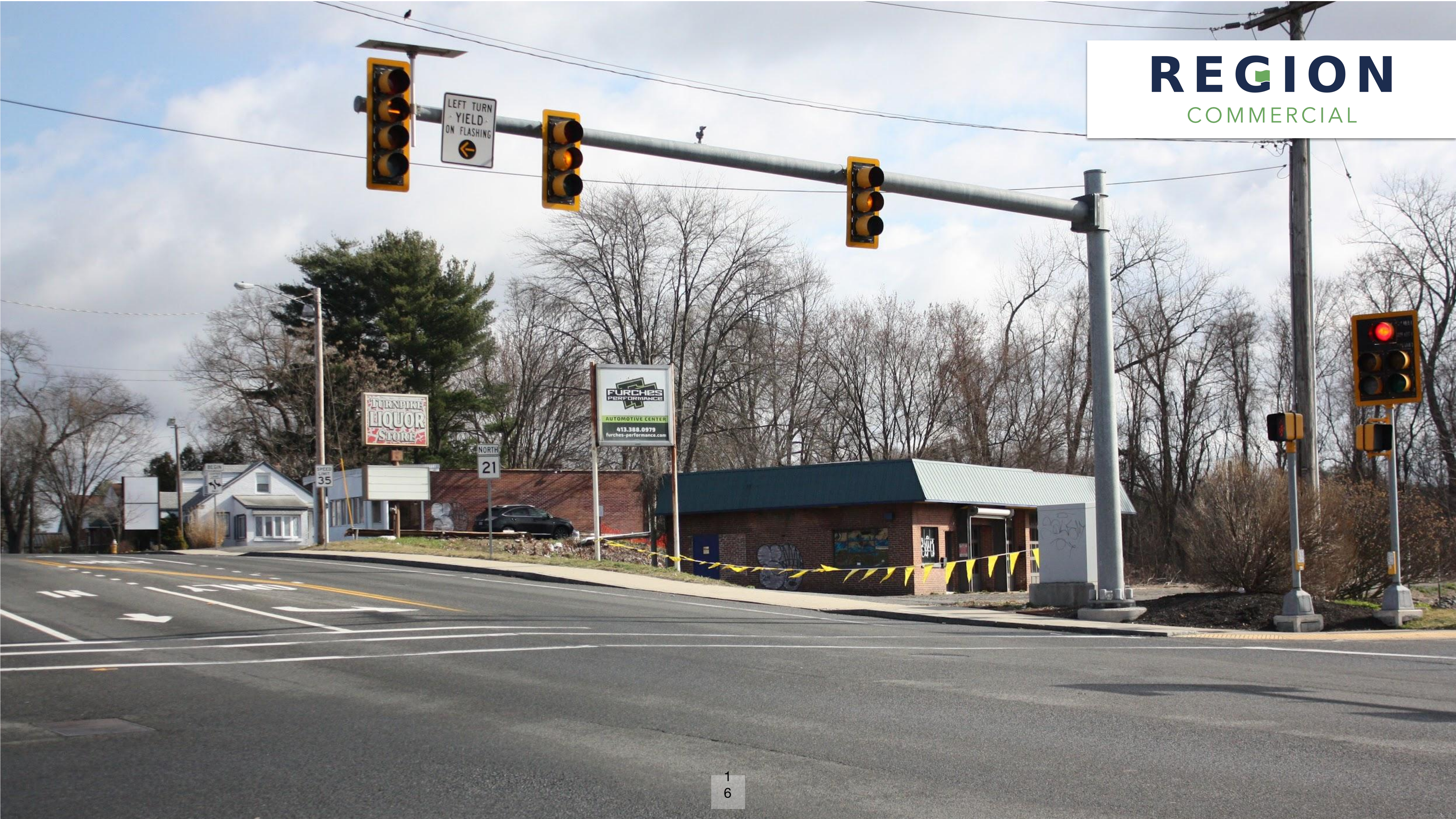




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