



FOR SALE

High-Visibility Retail Strip 4 Storefronts in Athol, MA

LISTING BROCHURE | 123 SOUTH MAIN STREET | ATHOL, MA

Exclusively Listed by

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KW Commercial | North Central
670 Mechanic Street
Leominster, MA 01453

Each Office is Independently Owned and Operated

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Property Description



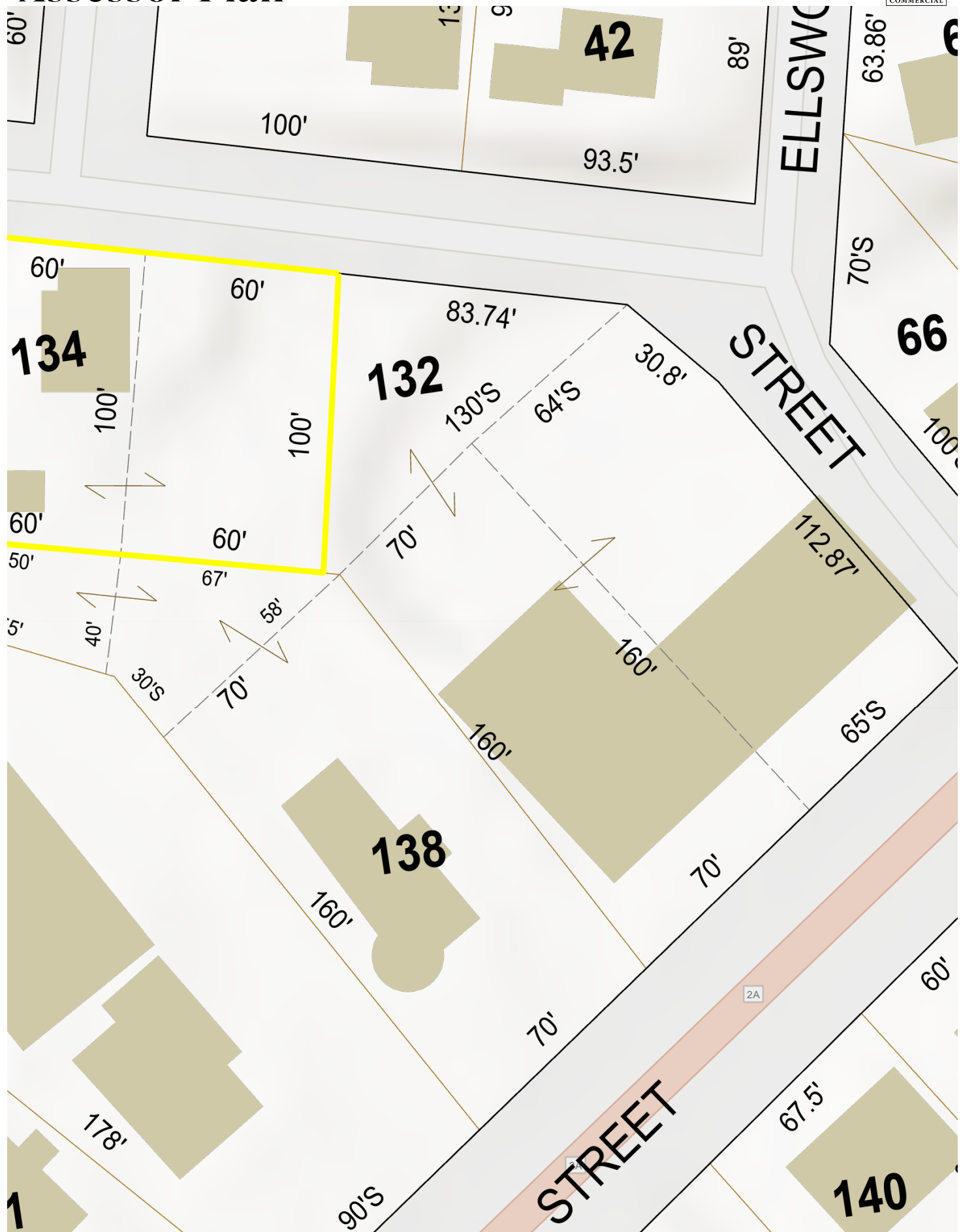
Priced at \$1,199,000

Located at 123 S Main Street in Athol, MA, this 6,632 SF retail property features four commercial storefronts in a well-positioned neighborhood strip center. Sitting on 0.57 acres, the property offers strong street visibility, ample parking, and flexible layouts suitable for service retail, food concepts, convenience, or professional uses.

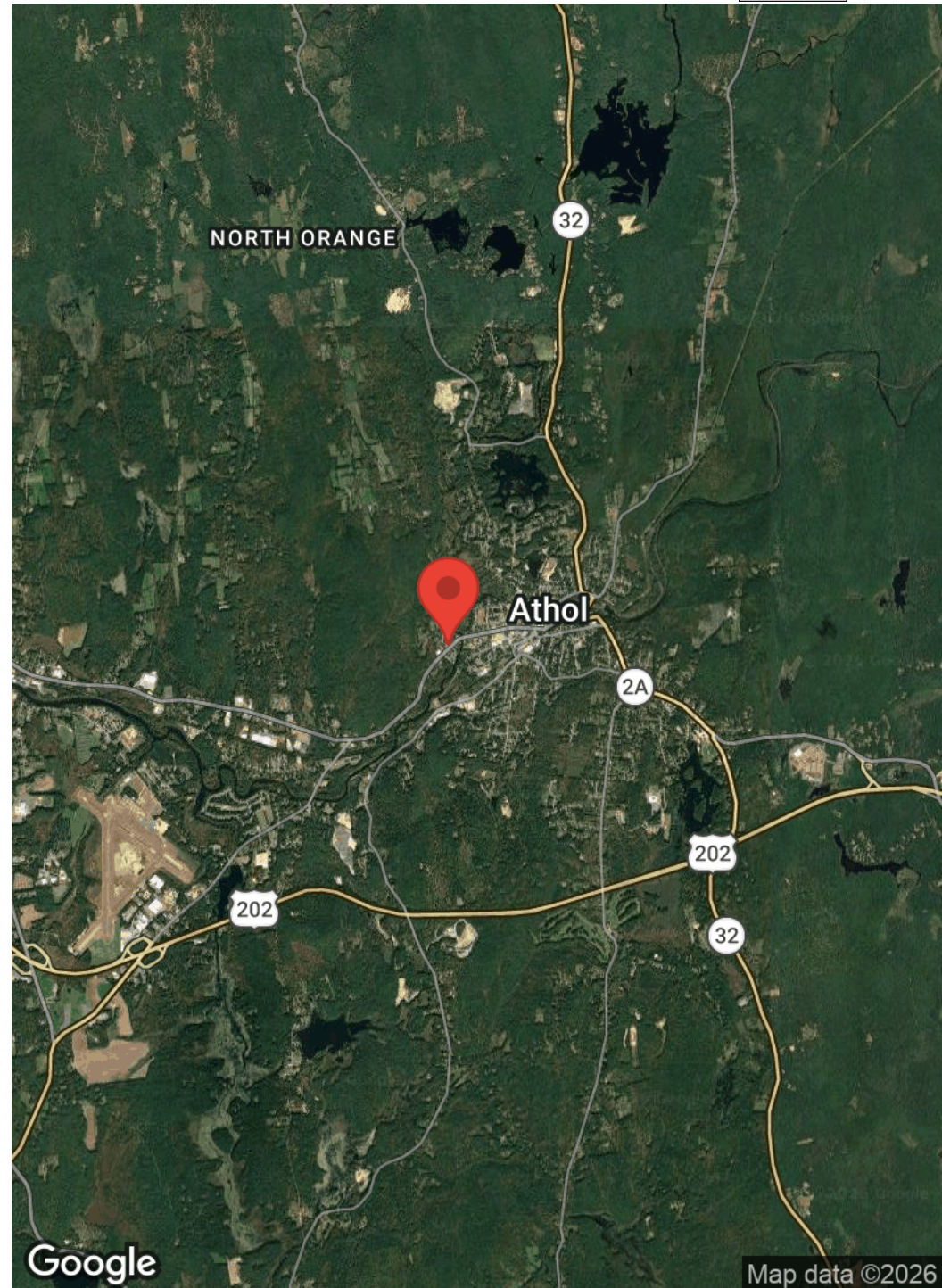
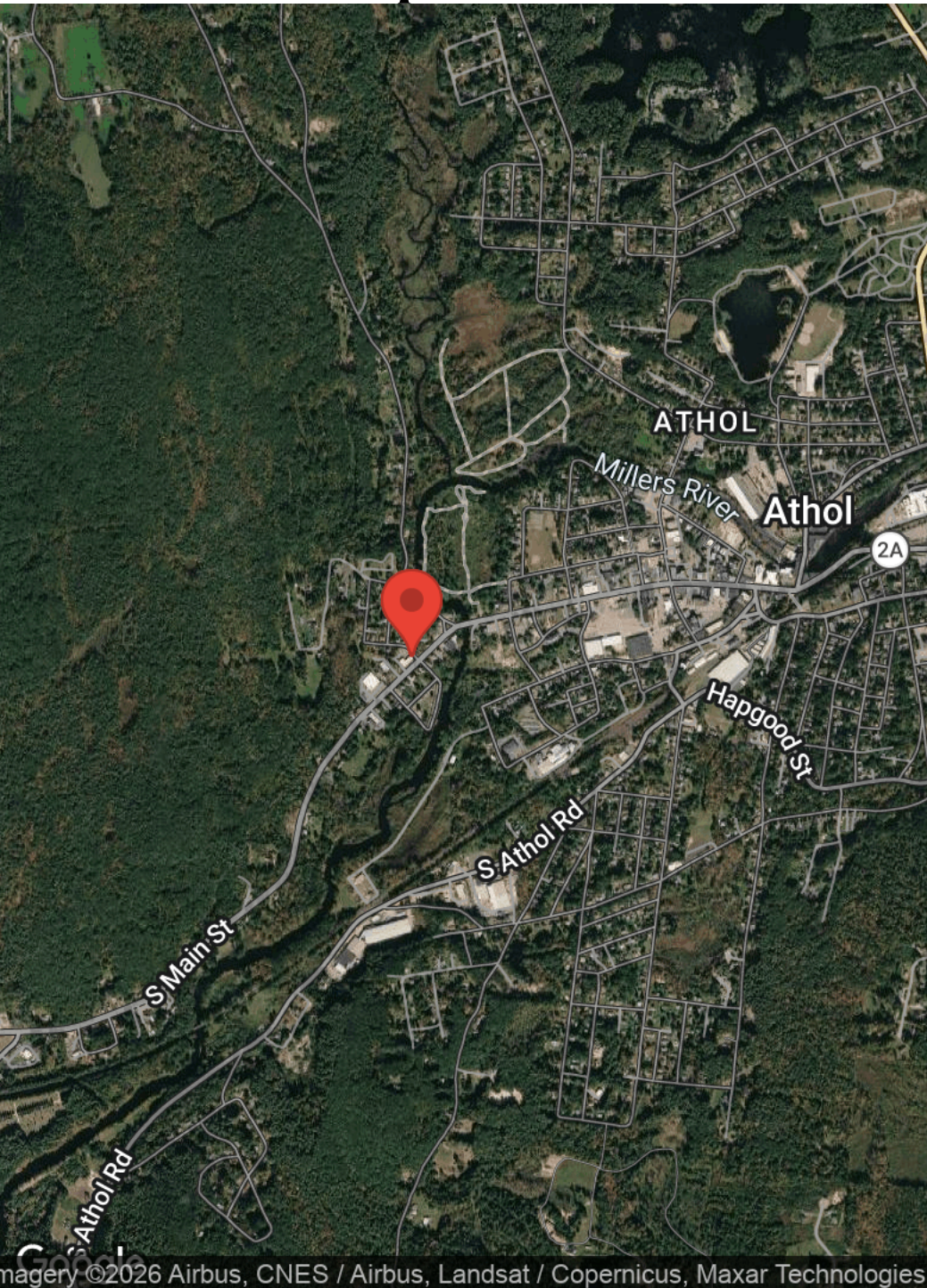
Situated along the Main Street retail corridor, the property benefits from consistent local traffic and accessibility from surrounding residential neighborhoods. Just minutes to Route 2, the region's primary east-west highway, the location provides easy access for customers and employees from Athol, Orange, Gardner, and greater North Central Massachusetts.

Whether for investment or owner-user occupancy, this storefront strip delivers stable retail fundamentals, walkable access, and strategic positioning in a growing market.

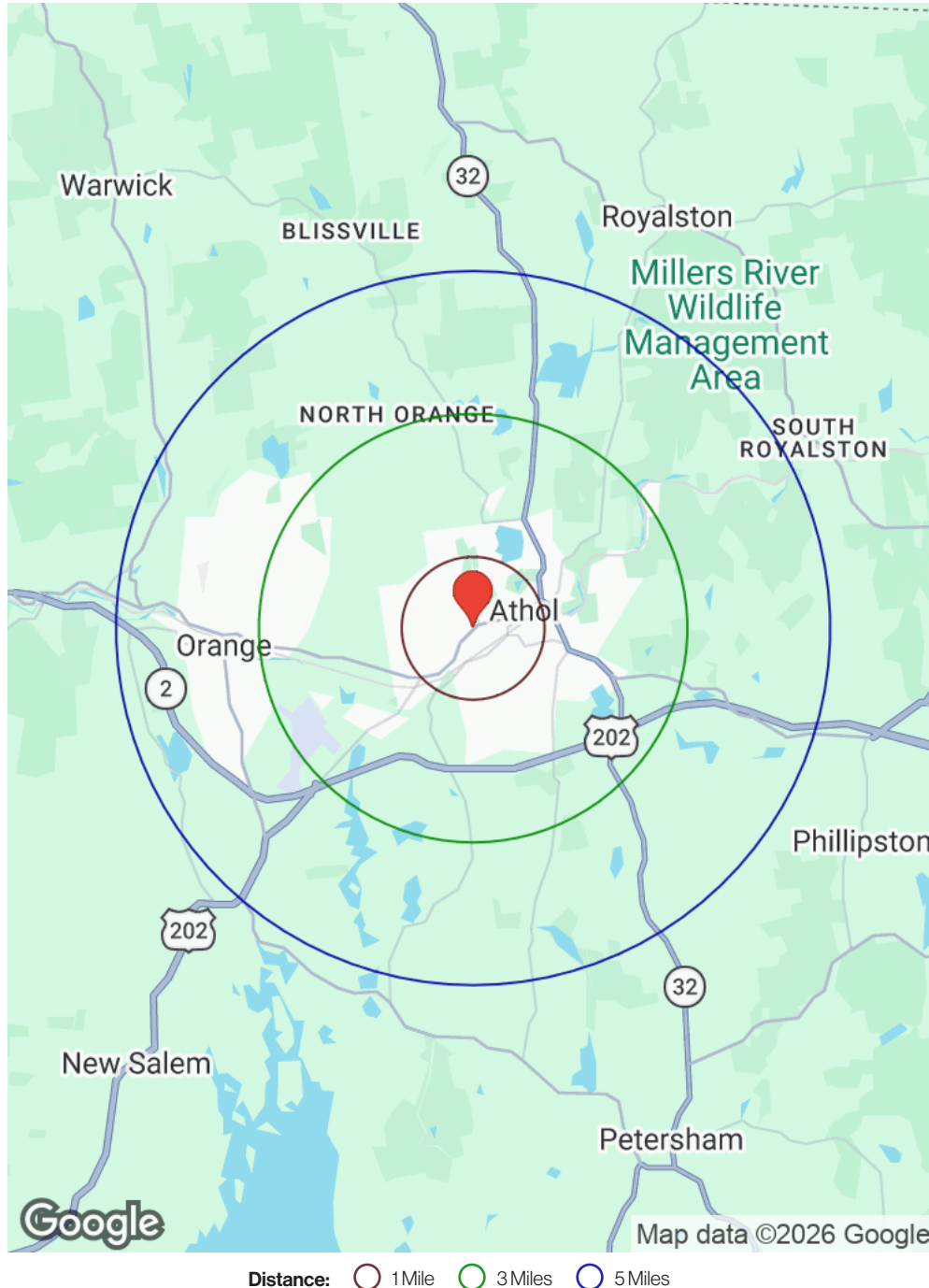
Assessor Plan



Location Maps



Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	2,344	7,225	10,658
	Female	2,294	7,256	10,564
	Total Population	4,638	14,481	21,222
Race / Ethnicity	White	3,872	12,375	18,378
	Black	96	317	450
	Am In/AK Nat	5	13	17
	Hawaiian	1	1	2
	Hispanic	483	1,208	1,562
	Asian	76	255	340
	Multiracial	99	291	439
	Other	6	20	32
Housing	Total Units	2,010	6,434	9,476
	Occupied	1,935	6,129	8,932
	Owner Occupied	1,149	4,125	6,214
	Renter Occupied	786	2,004	2,718
	Vacant	75	306	544
Age	Ages 0 - 14	791	2,284	3,235
	Ages 15 - 24	487	1,402	2,087
	Ages 25 - 54	1,775	5,146	7,703
	Ages 55 - 64	669	2,240	3,283
	Ages 65+	913	3,408	4,915
Income	Median	\$68,363	\$66,702	\$66,376
	Under \$15k	261	649	791
	\$15k - \$25k	118	560	854
	\$25k - \$35k	236	721	1,055
	\$35k - \$50k	130	465	756
	\$50k - \$75k	337	1,058	1,536
	\$75k - \$100k	405	1,104	1,510
	\$100k - \$150k	193	730	1,164
	\$150k - \$200k	158	477	752
	Over \$200k	95	363	514

Ben Hause

Keller Williams Realty North Central

Ben is a dedicated real estate professional known for delivering an outstanding client experience through integrity, energy, and attention to detail. He represents buyers, sellers, and investors across both residential and commercial transactions, bringing a well-rounded understanding of the real estate process and a commitment to guiding clients smoothly through every stage of a purchase or sale.

With a strong foundation in education, Ben holds a Bachelor of Education degree from Bridgewater State University and continues to expand his industry knowledge through ongoing professional development. This dedication allows him to stay current with market trends and proactively address transaction details before they become challenges. Ben prides himself on clear, consistent communication, ensuring clients remain informed and confident throughout the process.

A lifelong North Central Massachusetts resident, Ben is passionate about showcasing the region and helping clients discover all it has to offer. Outside of real estate, he values work-life balance and is an active athlete, participating in local sports leagues, coaching, mentoring, and supporting community events such as the Kyle Flood Memorial Golf Outing, which benefits local students. In his free time, Ben enjoys hiking and canoeing with his wife, and children.



CONTACT INFO

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SKILLS SUMMARY

Real Estate
Investment Properties
Buyer Representation
Relocation
Short Sales
Foreclosures

EDUCATION

Bridgewater State University

LICENSED

Massachusetts
New Hampshire

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RAJ SIDHU

COMMERCIAL REALTOR

PERSONAL PROFILE

As a previous small business owner and active investor, Raj's attention to fine details and ability to understand changing business environments makes him a great resource for any client.

Raj also works with the Government Services at KW Commercial team to help government clients with their real estate brokerage and consulting needs.

WORK EXPERIENCE

Raj Sidhu is a licensed Commercial Realtor in the state of Massachusetts. With his three Master's degrees in Economics, City and Regional Planning, and City Planning from Boston University, Raj understands and helps his clients review and navigate the market and community challenges they face with any property sale, acquisition or lease.

CONTACT INFO

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SKILLS SUMMARY

Real Estate Negotiations

Project Management

Budgeting and Cost Analysis

Short & Long Term Planning

Data Management

Process Improvement

STATES LICENSED

Massachusetts

EDUCATION

M.S. Economics

M.S. City and Regional Planning

M.S. City Planning from Boston
University

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DUNCAN CHAPMAN

MANAGING BROKER | FOUNDER



PERSONAL PROFILE

A retired Colonel, Duncan has extensive large-scale U.S. and international real estate brokerage experience. He has successfully worked on many private and public real estate transactions at all levels: local, state, federal and quasi-government (e.g., military base redevelopments).

WORK EXPERIENCE

Duncan is the Managing Broker of Northeast Real Estate Solutions, Inc., a New England-based real estate brokerage and consulting firm. He helps clients with all of their real estate needs from development and implementation of complex projects to standard real estate brokerage services. Duncan has over 30 years of commercial and corporate real estate experience. Prior to Northeast, he was a Senior Vice President at The Staubach Company for seven years, based in Boston, MA.

Duncan's diverse experience includes working with large institutional clients such as Texas Instruments, Kaman Aerospace and Cisco Systems. At one point, he was responsible for over 22 million square feet of real estate.

Duncan is a community leader, serves as a Commissioner on the Devens Enterprise Commission. He has succeeded in completing complex projects for a diverse group of public and private clients and organizations.

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SKILLS SUMMARY

Real Estate Negotiations

Project Management

Budgeting and Cost Analysis

Short & Long Term Planning

Staff and Client Training

Process Improvement

STATES LICENSED

Massachusetts

Rhode Island

EDUCATION

Norwich University

B.S. Civil Engineering

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Don't Miss This Opportunity!

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