

# 193 WEST STREET/ ROUTE 32

## WARE, MA



**RESIDENTIAL  
49 UNITS  
AVAILABLE FOR  
SALE TO BUILDER**



Ware Fire  
Department

- ★ New 10,000+ SF retail plaza first time available
- ★ One prime end cap with drive-thru available size flexible
- ★ City water & sewer
- ★ Residential portion 49 units available for sale



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# WARE, MA

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- ★ Prime 9.86 acre site with 331' +/- frontage
- ★ Route 32 - Ware's primary retail trade area
- ★ Join retail neighbors: Big Y World Class Market, Dollar Tree, Walgreens, Cumberland Farms, Dunkin', McDonald's, Taco Bell, CVS, NAPA Auto Parts, Mexicali, Smithland Supply, O'Reilly Auto Parts, Domino's, H&R Block
- ★ Only 1.8 miles to Walmart Supercenter and Lowe's Home Improvement

3 MILES	5 MILES	10 MILES
POPULATION		
9,440	16,917	61,422
AVERAGE HOUSEHOLD INCOME		
\$76,711	\$80,717	\$92,087