

PROPERTY SUMMARY



PROPERTY DESCRIPTION

7.51 Acres with 350+/- feet of frontage on Route 1 just minutes from Route 95 & Route 495. Perfect development site for an owner/user. Existing plans in hand to build your own 13,200 square foot building plus build an additional 7,000 square foot building for future use or as a self storage facility. Or create your own plans and build larger. Zoning: Highway Business District which allows for Retail, Service, Warehouse, Restaurant, Office, Medical, Outdoor Storage and Auto Service. Existing 1, 350 SF building used as a motorcycle and snowmobile service shop.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	\$849,900
Lot Size:	7.51 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,490	10,164	24,591
Total Population	3,969	27,595	69,360
Average HH Income	\$103,369	\$107,796	\$115,327

A. NICHOLAS COPPOLA, CCIM

781.449.2727

nick@coppolaproperties.com



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$849,900
Available SF:	
Lot Size:	7.51 Acres
Zoning:	Highway Business District
Price / SF:	\$2.60

PROPERTY OVERVIEW

7.51 Acres with 350+/- feet of frontage on Route 1 just minutes from Route 95 & Route 495. Perfect development site for an owner/user. Existing plans in hand to build your own 13,200 square foot building plus build an additional 7,000 square foot building for future use or as a self storage facility. Or create your own plans and build larger. Zoning: Highway Business District which allows for Retail, Service, Warehouse, Restaurant, Office, Medical, Outdoor Storage and Auto Service. Existing 1, 350 SF building used as a motorcycle and snowmobile service shop.

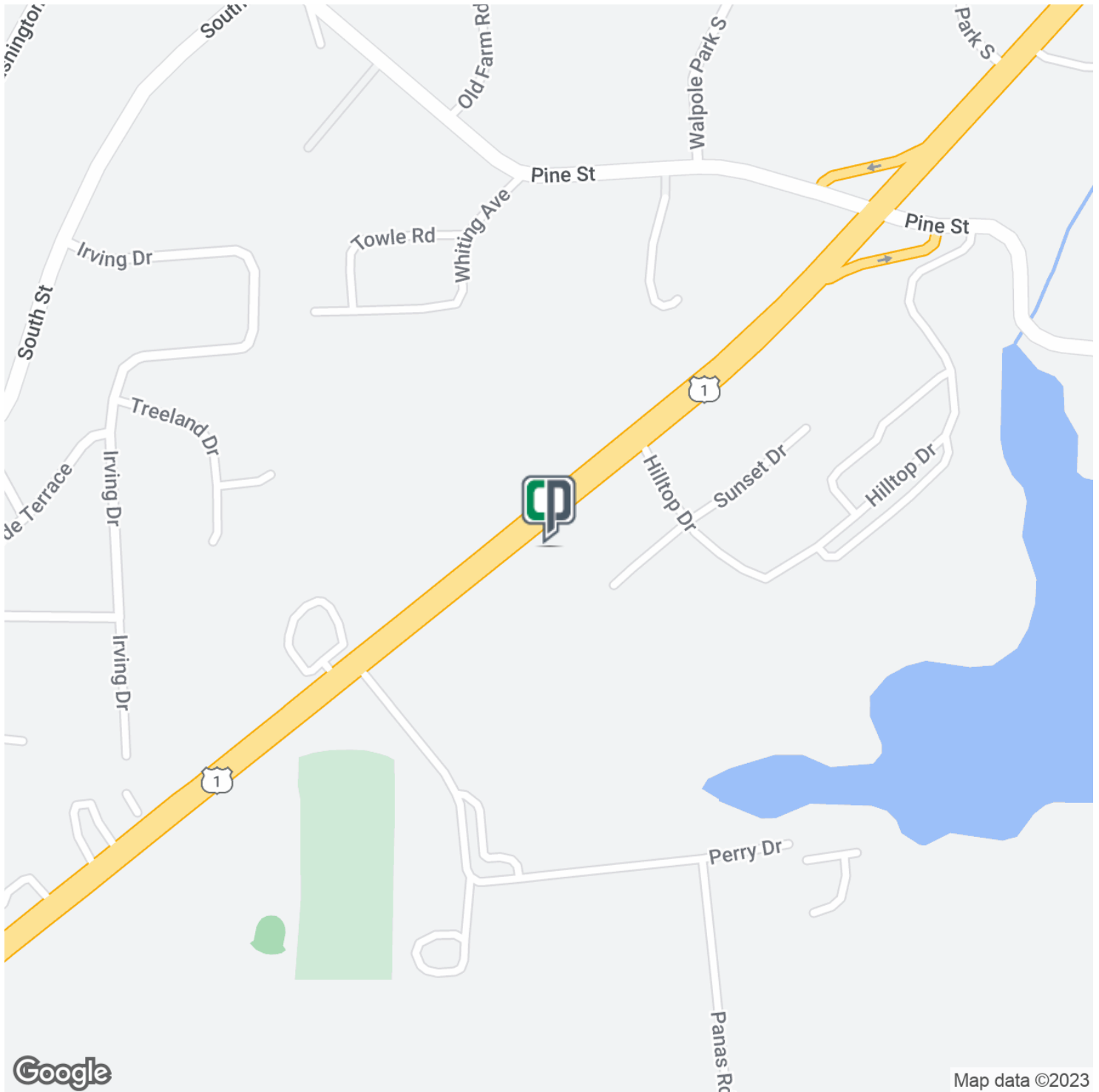
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FOR SALE | \$849,900

LOCATION MAP



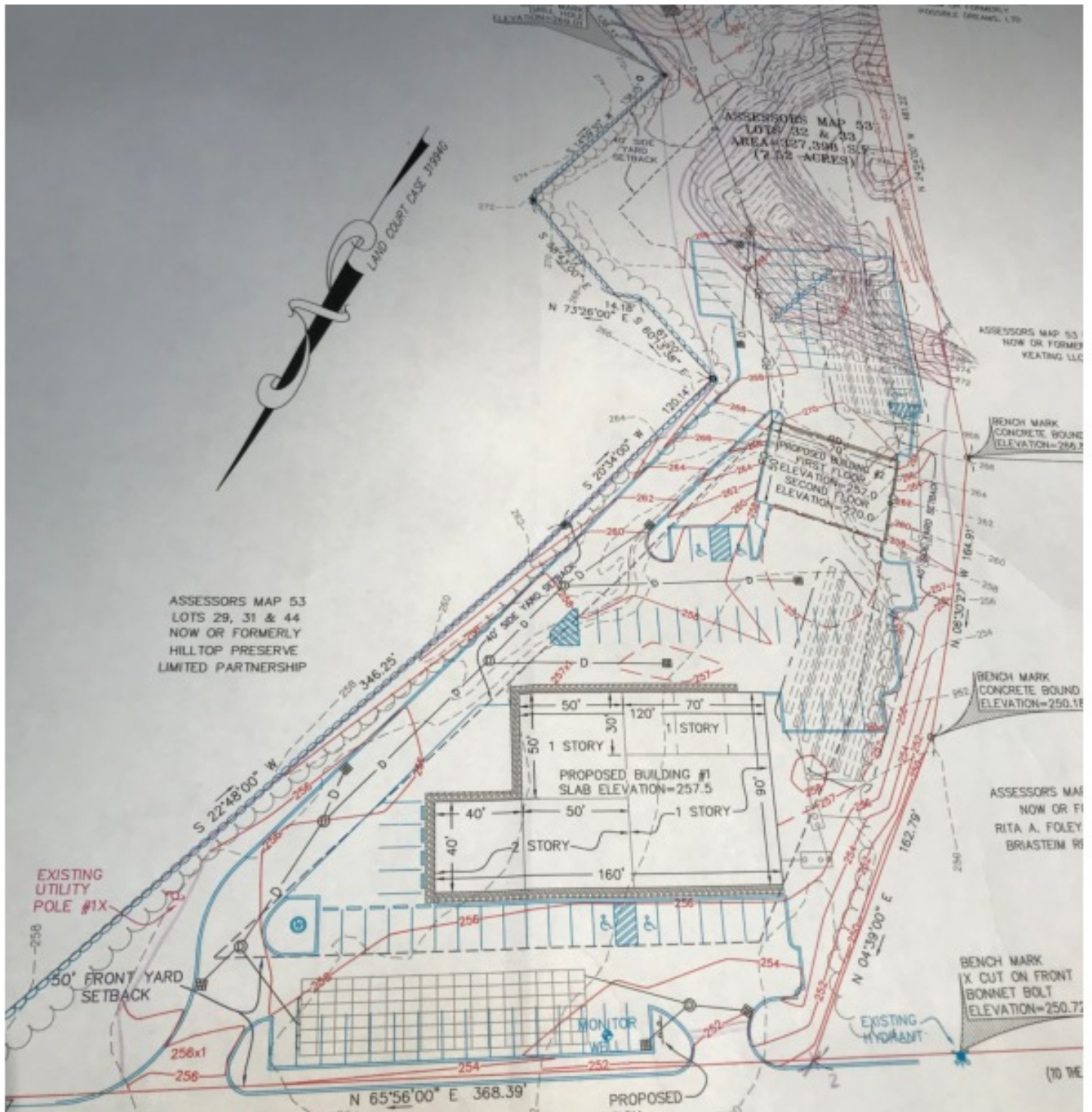
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SITE PLAN



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RETAILER MAP



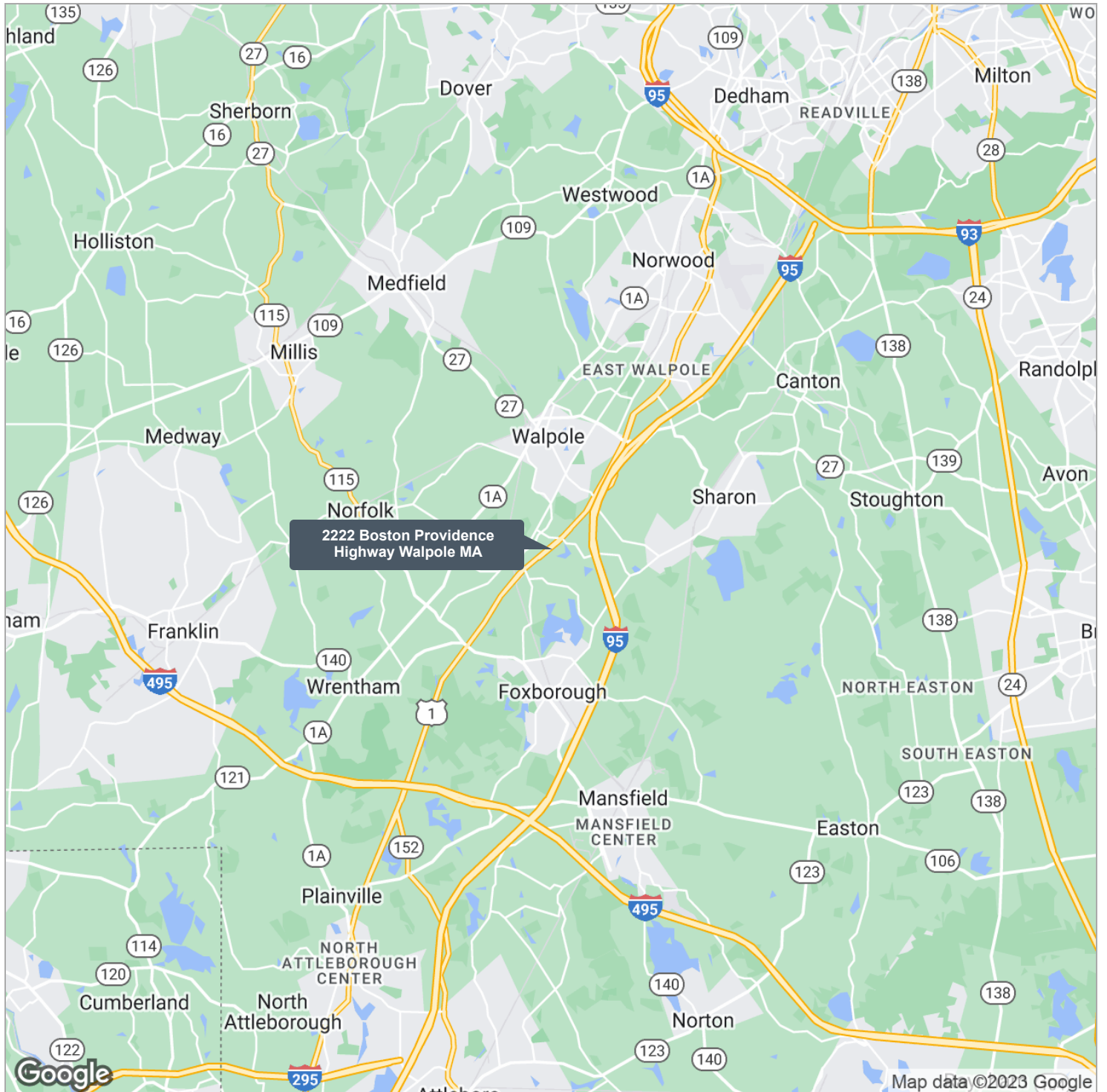
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REGIONAL MAP



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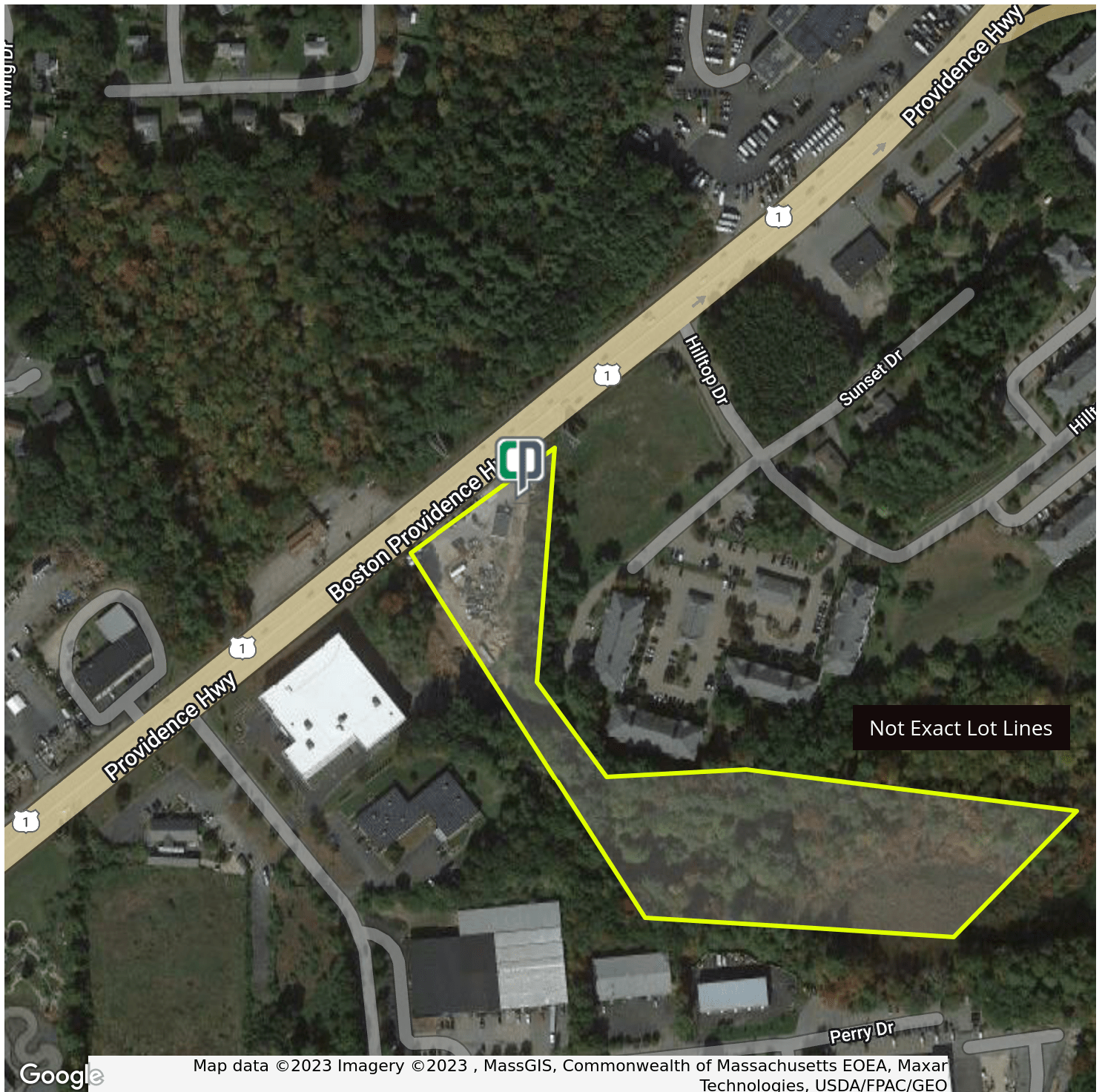
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AERIAL MAPS



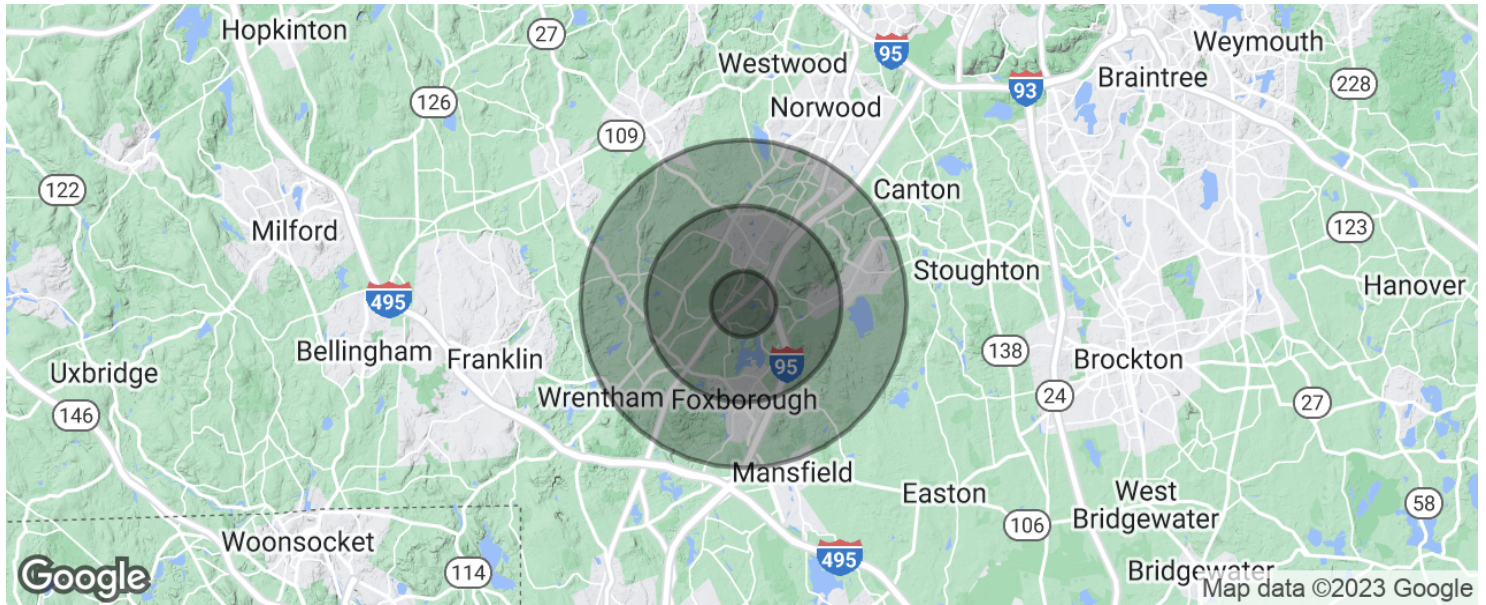
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,969	27,595	69,360
Median age	40.0	40.7	41.3
Median age (Male)	38.8	39.6	40.1
Median age (Female)	41.2	41.6	42.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,490	10,164	24,591
# of persons per HH	2.7	2.7	2.8
Average HH income	\$103,369	\$107,796	\$115,327
Average house value	\$437,725	\$452,481	\$489,997

* Demographic data derived from 2020 ACS - US Census

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ADVISOR BIO

A. NICHOLAS COPPOLA, CCIM

President

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PROFESSIONAL BACKGROUND

A. Nicholas Coppola is a Boston area native with more than 23 years of experience in the field of Commercial Real Estate. His solid track record and his ability to read the Real Estate market have earned him respect as one of Massachusetts' leading commercial real estate investment advisors.

A results-driven professional, Mr. Coppola has in the past three years alone sold and leased over \$82,000,000 of commercial investment property. Nick's success is a net result of his dedication to providing his clients with high quality service with a commitment to obtaining the best results from each and every deal. Those who choose to have Mr. Coppola represent them include investors, landlords, and banks, and his focus on creating long-term relationships fosters a confidence that makes many of his clients repeat customers. Coppola also advises dozens of the most active local and regional real estate investors and developers who rely upon him to identify and analyze opportunities and to help them maximize the value of their properties.

As a CCIM designee and a member of several New England real estate organizations, Mr. Coppola has the expert knowledge to continue as a top producer.

Nick has traveled throughout the country and is an avid Boston professional sports fan, chess player, and family man. He holds a bachelors degree in Marketing and Public Relations from Emerson College. His Professional Affiliations include CCIM Institute and National Association of Realtors (NAR). He is a Licensed Broker in MA, NH and ME as well as a Corporator for Middlesex Savings Bank. He has been active in fundraising and advocating for individuals with developmental disabilities and serves as a mentor for junior brokers and investors.

EDUCATION

Emerson College
Boston University School of Real Estate Studies
CCIM Certified Commercial Investment Member

MEMBERSHIPS

CCIM Institute
Commercial Real Estate Alliance of Massachusetts
National Association of Realtors
Massachusetts Association of Realtors

COPPOLA PROPERTIES

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