

ROUTE 44 SELF-STORAGE DEVELOPMENT



OFFERING SUMMARY

Sale Price:	\$1,200,000
Available SF:	
Lot Size:	8.5 Acres
Price / Acre:	\$141,176
Zoning:	Business
Market:	Boston
Submarket:	Route 3 South
Traffic Count:	20,000

PROPERTY OVERVIEW

Commercial land which includes approved plans for 60,000 SF self-storage facility, and Approved 48'x14' digital billboard. The site is located directly on Route 44 just 1/2 mile to Route I-495. Other plans on file for medical office, and retail with drive-thru.

PROPERTY HIGHLIGHTS

- 20,000 SF Building Footprint
- Self Storage, Medical Office, QSR
- Close Proximity to Route 495
- Prominent Exposure on Route 44
- Approvals in-hand for Billboard

ADDITIONAL PHOTOS

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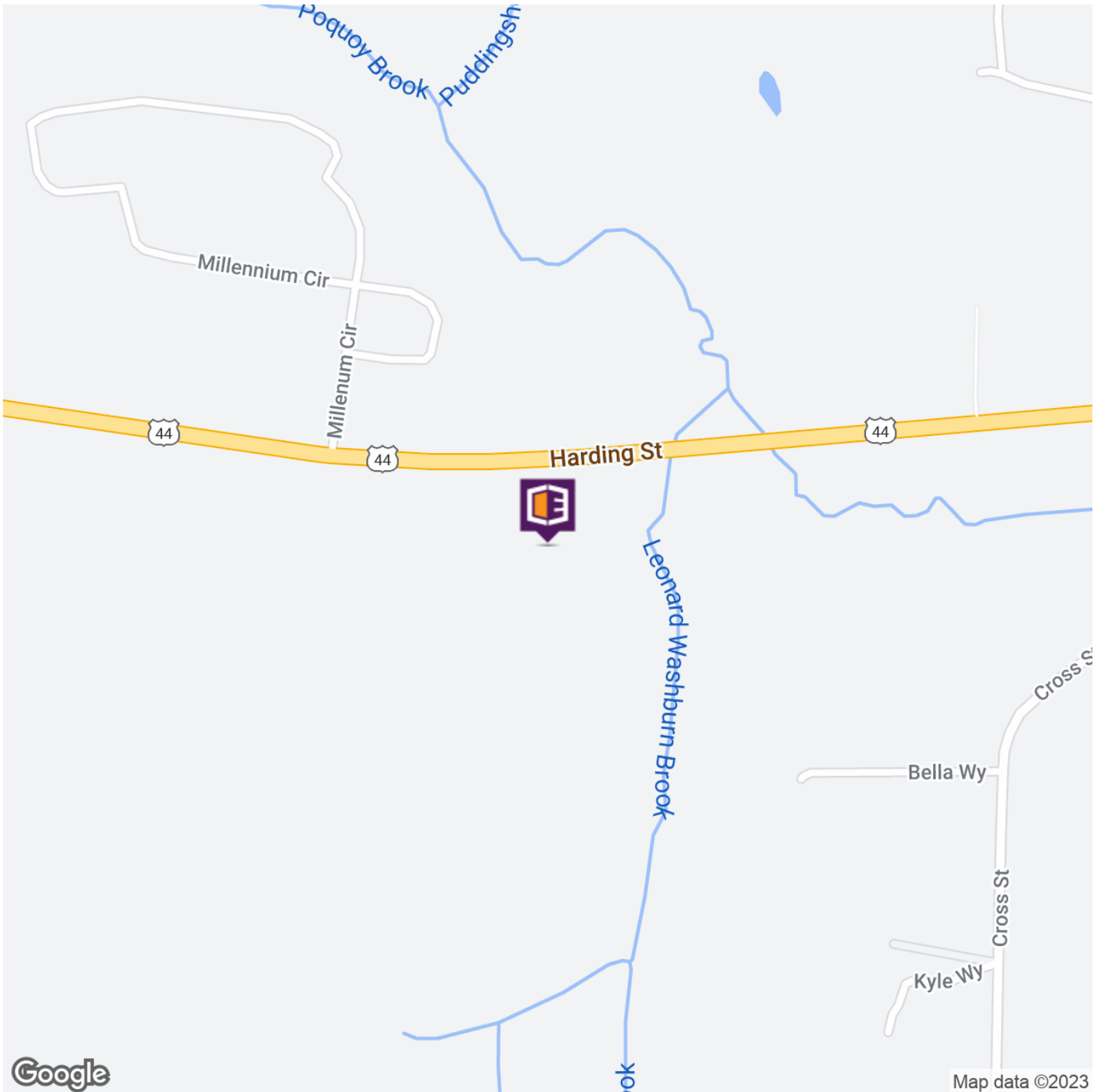
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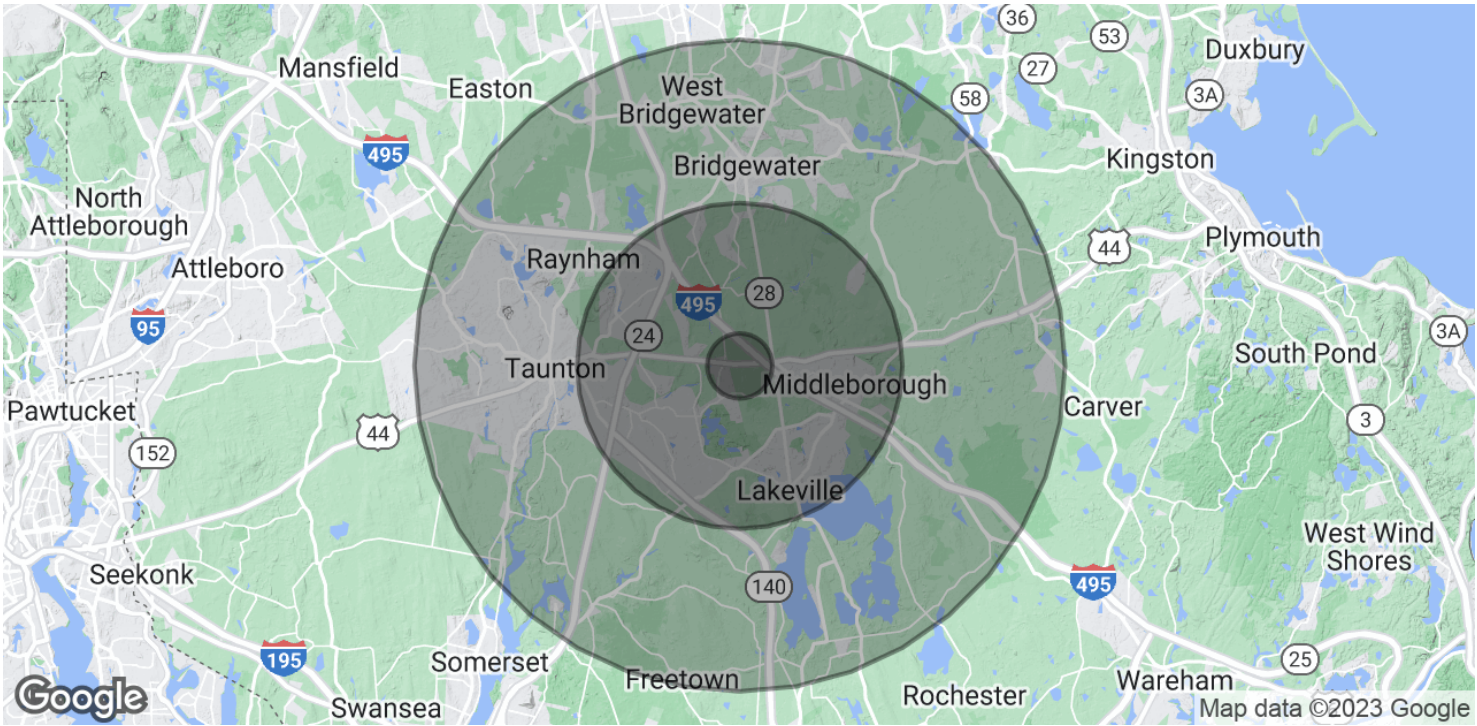
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,362	50,386	186,162
Median age	38.9	37.2	38.4
Median age (Male)	34.9	35.8	37.1
Median age (Female)	41.1	34.7	38.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	475	16,157	66,074
# of persons per HH	2.9	3.1	2.8
Average HH income	\$85,122	\$84,810	\$79,289
Average house value	\$389,268	\$367,532	\$351,015

** Demographic data derived from 2020 ACS - US Census*