



222 TURNPIKE RD

222 Turnpike Rd, Westborough, MA 01581



OFFERING SUMMARY

Sale Price: \$5,900,000

Lot Size: 4.5 Acres

Year Built: 1972

Building Size: 13,330 SF

Zoning: BA

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Albert Bouchie
617 908 6775
al@cbcoston.com

PROPERTY OVERVIEW

13,000 SF commercial office building on 4.5 Acres on Rte. 9 and Rte 135. Located near Home Goods, Car Max, Target and more. Town water and town sewer, AC, gas heat, property manager onsite.

PROPERTY HIGHLIGHTS

- Located on Rt 9 East Bound at the intersection of Rt.9 and 135
- Excellent access and visibility
- 4.5 acres that can be developed for Commercial or Residential Uses
- Excess land for expansion

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	918	9,403	23,379
Total Population	2,397	25,643	65,454
Average HH Income	\$104,130	\$114,024	\$119,006



222 TURNPIKE RD

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Sale Price	\$6,200,000
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LOCATION INFORMATION

Building Name	222 Turnpike Rd
Street Address	222 Turnpike Rd
City, State, Zip	Westborough, MA 01581
County	Worcester
Cross-Streets	Milk St, Rt 135
Signal Intersection	No
Road Type	Highway

BUILDING INFORMATION

Building Size	13,330 SF
Building Class	C
Tenancy	Multiple
Ceiling Height	15 ft
Number of Floors	1
Year Built	1972
Gross Leasable Area	13,330 SF
Construction Status	Existing
Framing	Wood
Condition	Good
Roof	Metal
Free Standing	Yes
Number of Buildings	1
Foundation	Slab

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	BA
Lot Size	4.5 Acres
Lot Frontage	372 ft
Traffic Count Street	Turnpike Rd
Power	Yes

PARKING & TRANSPORTATION

Parking Type	Surface
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UTILITIES & AMENITIES

Central HVAC	Yes
Restrooms	9
Gas / Propane	Yes

TAXES & VALUATION

Taxes	\$39,507.08
Assessed Value	\$2,156,500.00
Foreclosure / Distressed	No

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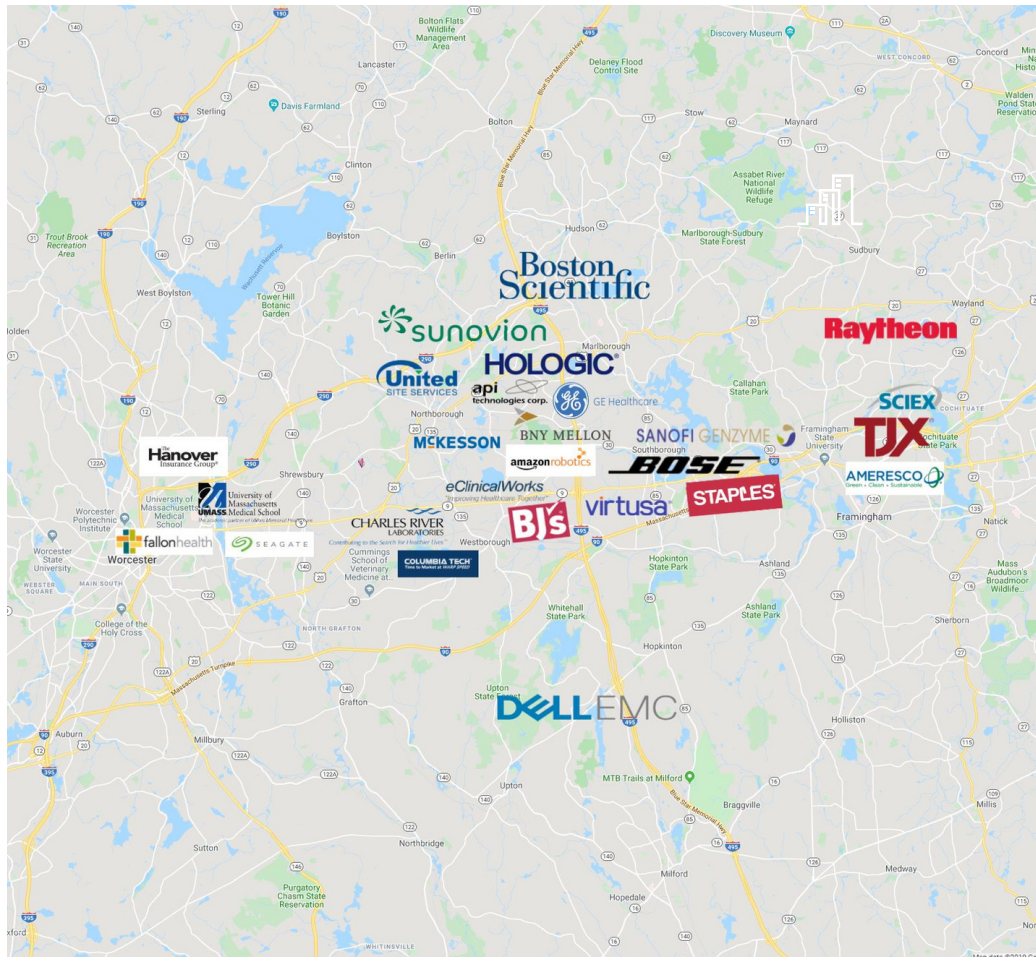
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METRO WEST CORPORATE NEIGHBORS



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Housing & Households

2

Land Area

1,850

Total Housing Units

1,802

Total Households

1,808

Total Households

5 Year Projections



732

Owner-Occupied: Owned
with a mortgage or loan



258

Owner-Occupied: Owned
free and clear



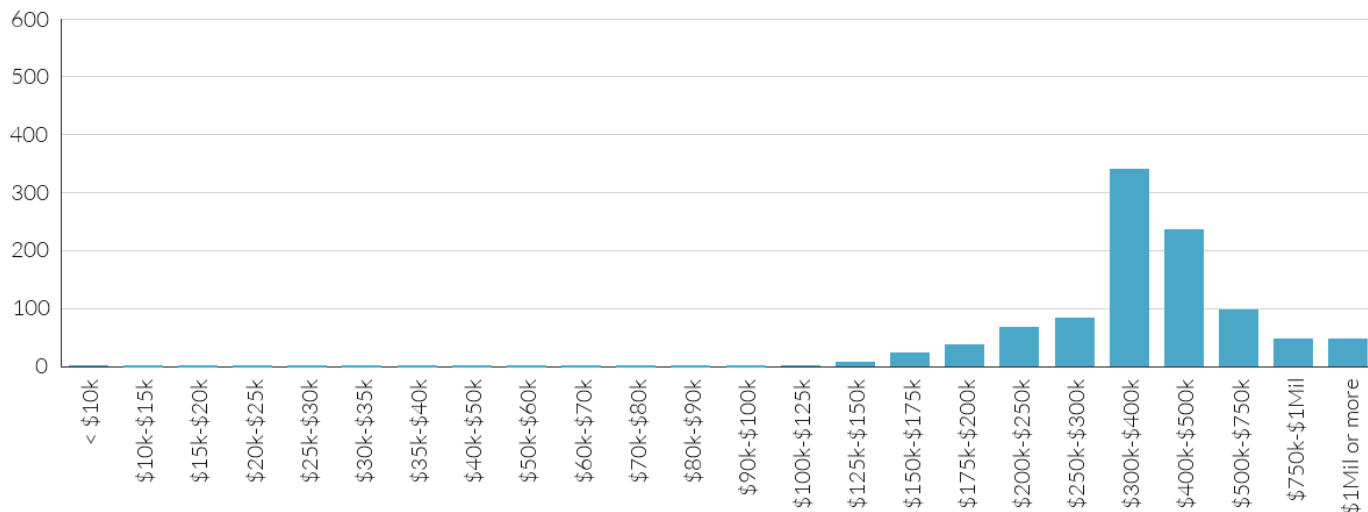
812

Renter-Occupied

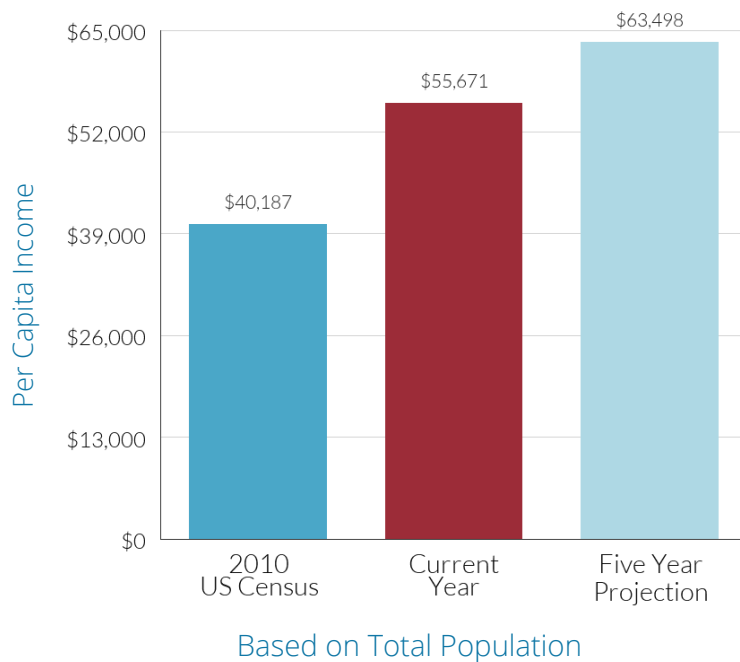
Housing Value (Current Year)

990

Total Owner-occupied housing units (OOHU)



Income



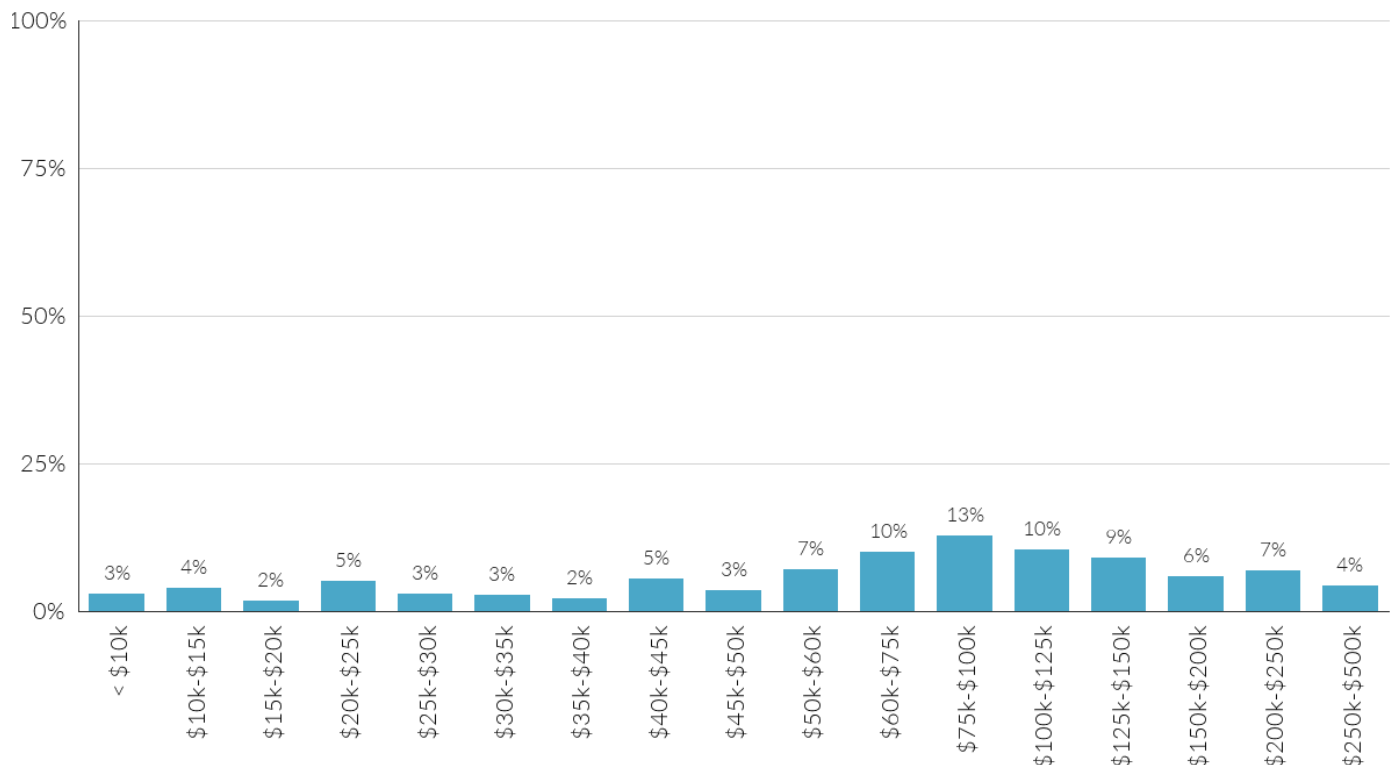
Average Household Income

\$127,419

Median Household Income

\$80,755

Households by Income (Current Year)



Education (Current Year)

Education



299

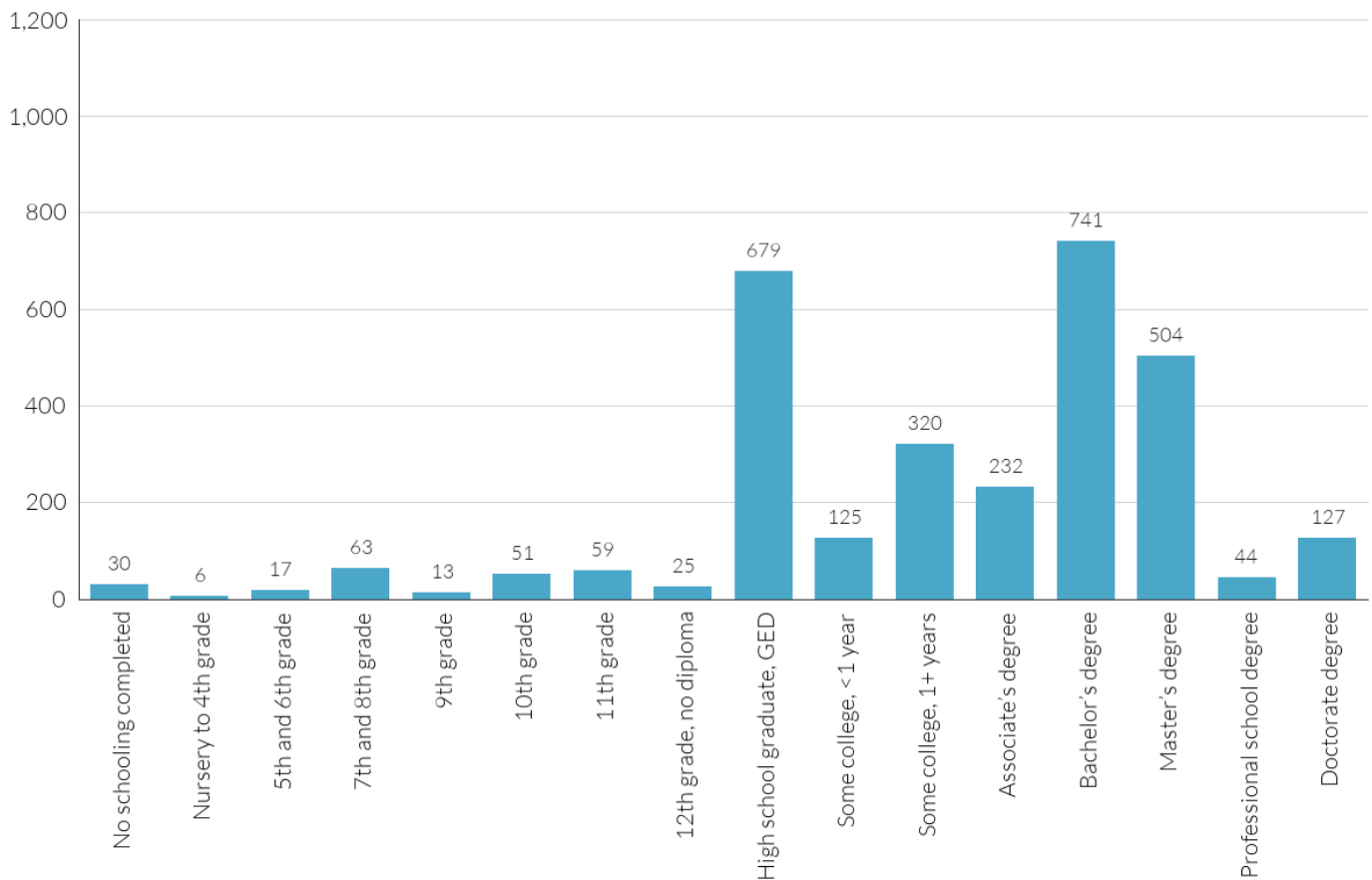
College undergraduate



37

Graduate or prof school

Educational Attainment at Age 25+ (Current Year)



Transportation to Work (Current Year)



1,942

Car, truck, or van



91

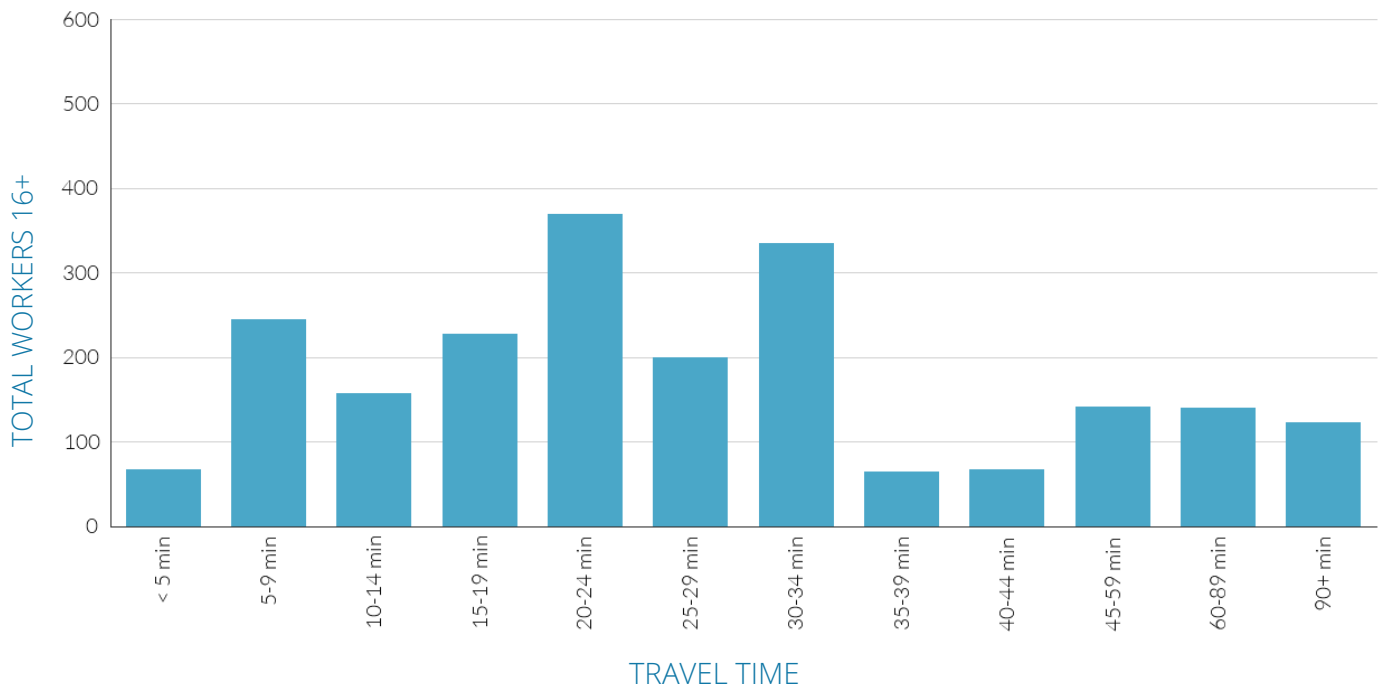
Public transport (not taxi)



140

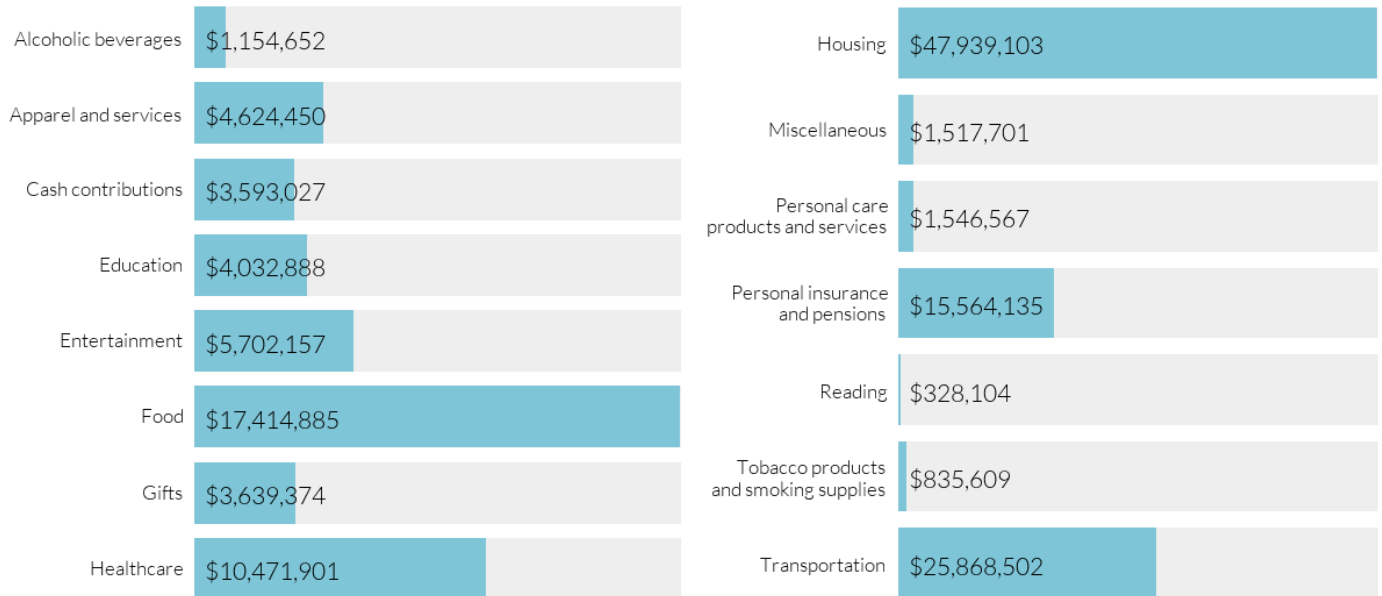
Worked at home

Travel Time to Work (Current Year)



Consumer Expenditures (Current Year)

Consumer Expenditures



Business Summary by SIC Code

- | | |
|--------------------------------------|---|
| 2 Agriculture, Forestry, & Fishing | 8 Public Administration |
| 21 Construction | 62 Retail Trade |
| 27 Finance, Insurance, & Real Estate | 199 Services |
| 8 Manufacturing | 11 Transportation, Communications, Electric, Gas, & Sanitary Services |
| 0 Mining | 11 Wholesale Trade |