

NEW TO THE MARKET | 260 BOSTON POST RD, WAYLAND, MA 01778



PROPERTY DESCRIPTION

The property is conveniently located directly on Route 20 in Wayland, close to the Wayland Town Center and all major routes. The suites lend themselves well to a variety of businesses including insurance companies, therapy offices, architects, attorneys, engineering firms, and many more.

PROPERTY HIGHLIGHTS

- Efficient Office Space at Cost Effective Rent
- Flexible Lease Terms
- Monument Signage Available
- Ample Parking for Tenants and Guests
- Professionally Managed and Local Ownership

OFFERING SUMMARY

Lease Rate:	\$1,100.00 - 2,400.00 per month (MG)
Number of Units:	14
Available SF:	449 - 895 SF
Building Size:	8,255 SF

SPACES	LEASE RATE	SPACE SIZE
1st Floor	\$1,100 per month	449 SF
1st Floor	\$2,400 per month	895 SF
2nd Floor	\$1,400 per month	640 SF

MARCI ALVARADO

Principal  
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209 WEST CENTRAL STREET, NATICK, MA 01760 | COMMERCIALPROPERTYADVISORS.NET





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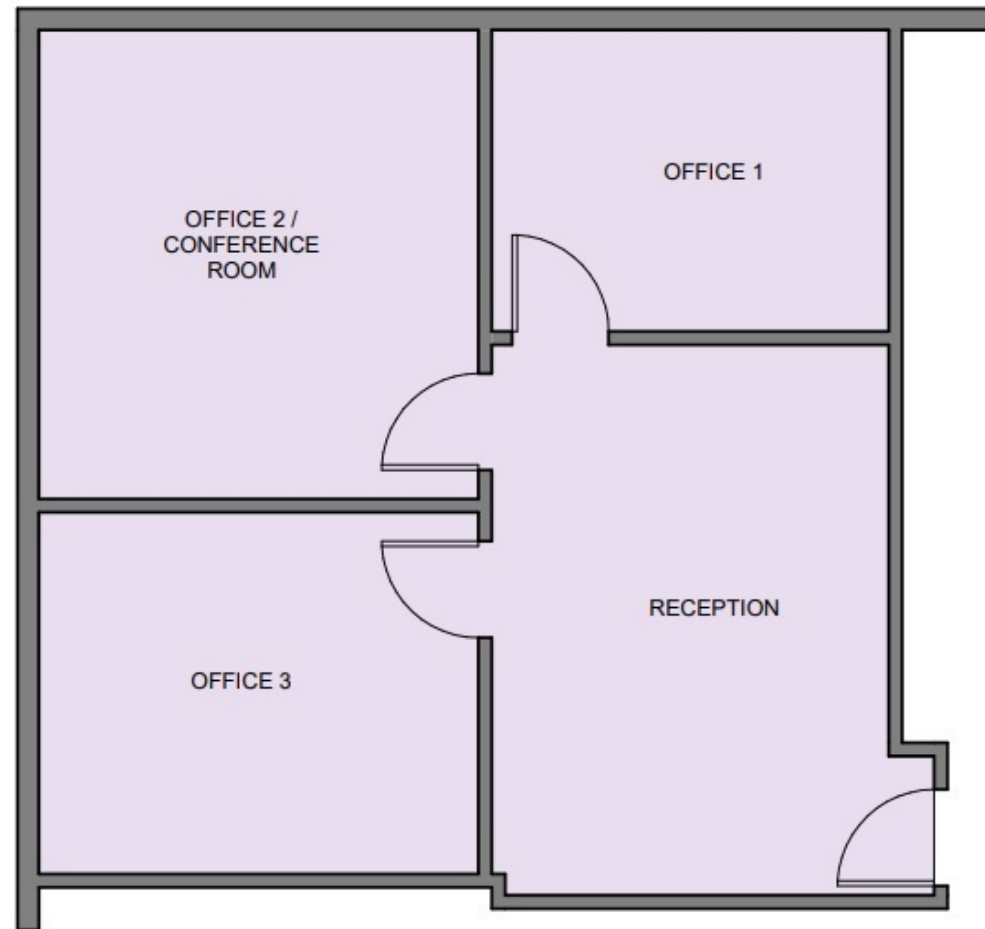
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FOR LEASE | NEW TO THE MARKET | 260 BOSTON POST RD - SUITE 8 (640 RSF) - 2ND FL



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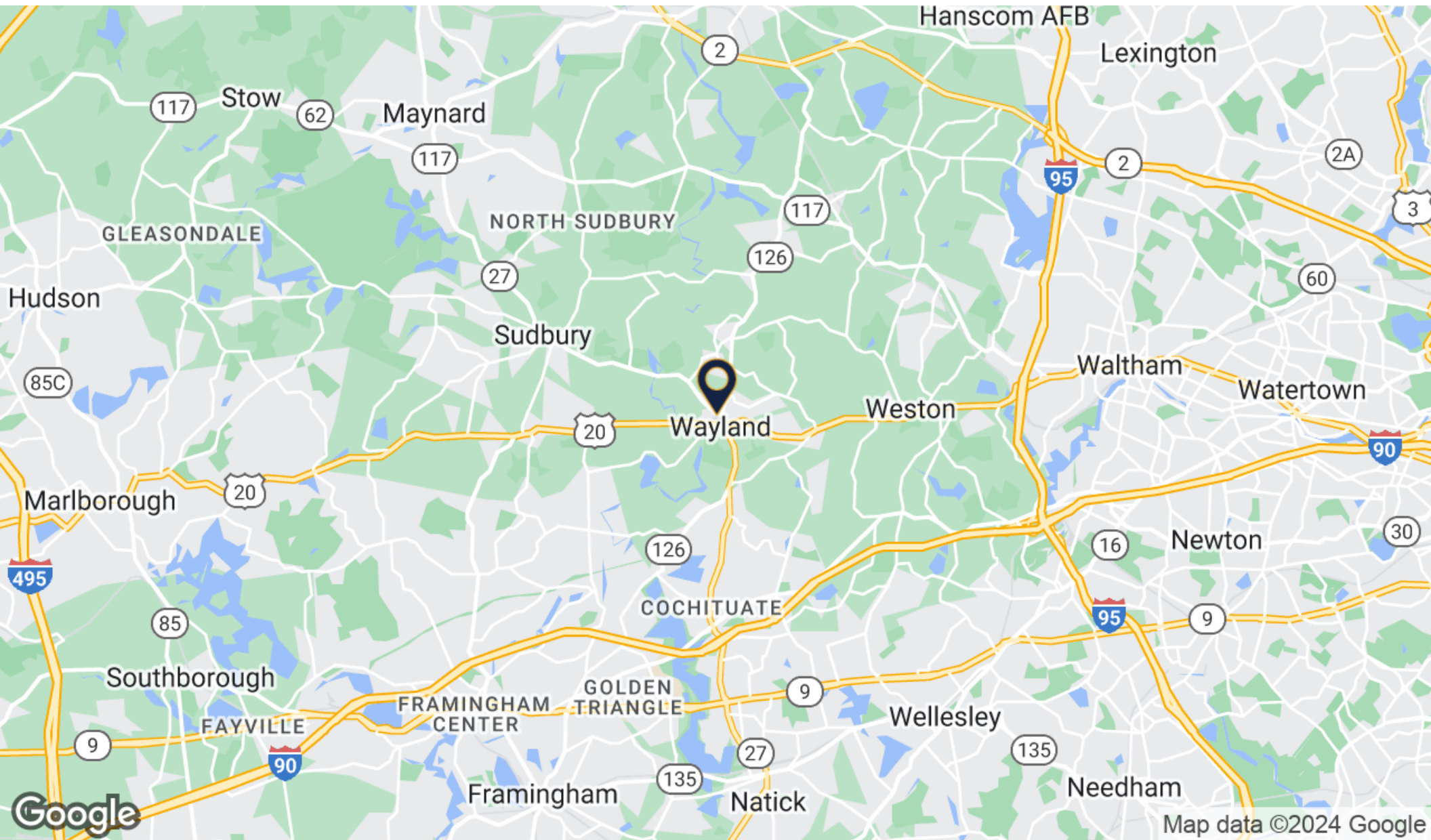
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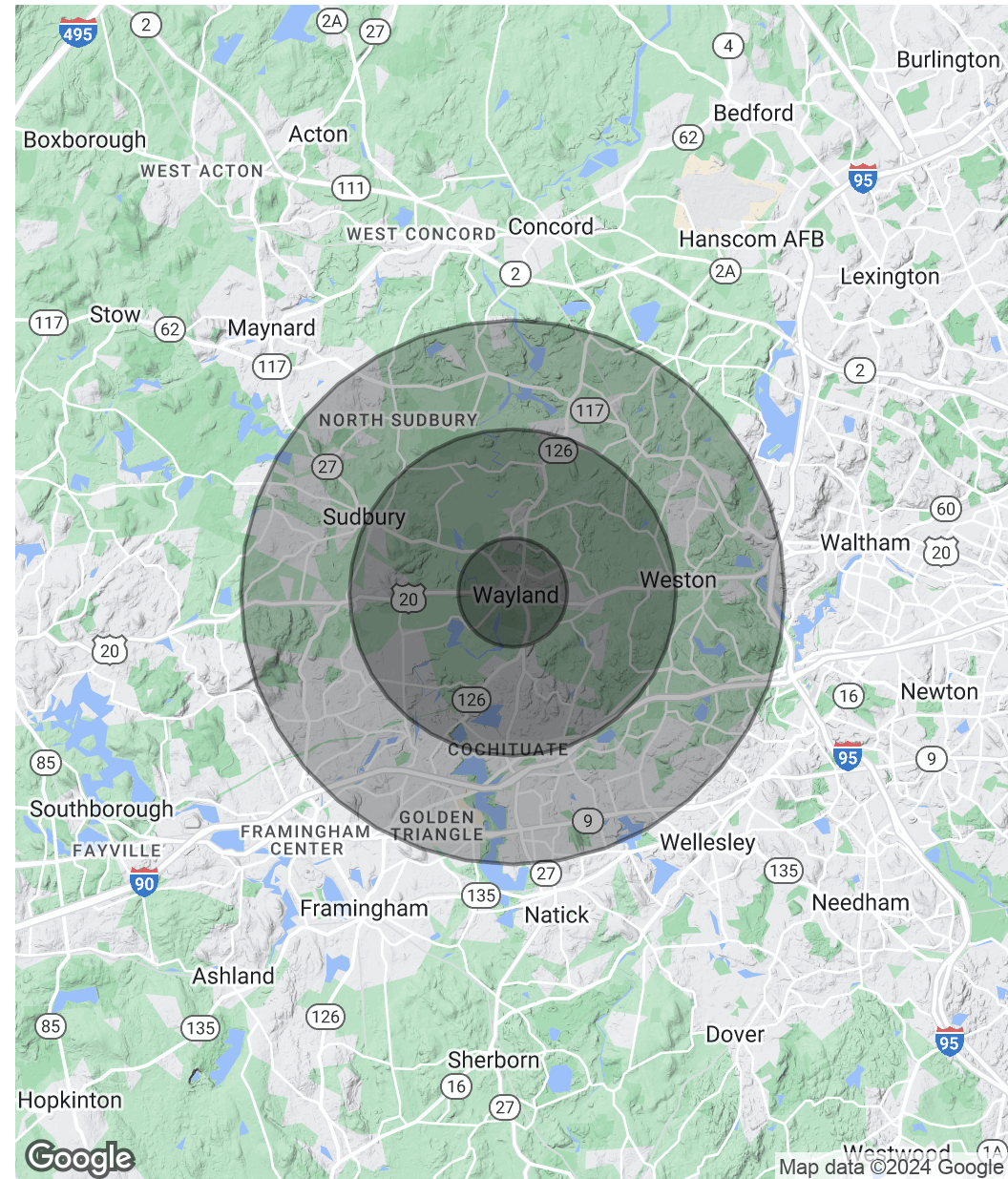


# NEW TO THE MARKET | 260 BOSTON POST RD, WAYLAND, MA 01778

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,982	23,776	87,338
Average Age	46.4	43.0	43.6
Average Age (Male)	47.2	43.6	42.2
Average Age (Female)	45.7	42.4	44.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	707	8,302	32,262
# of Persons per HH	2.8	2.9	2.7
Average HH Income	\$242,622	\$226,144	\$202,254
Average House Value	\$810,585	\$807,797	\$786,594

\* Demographic data derived from 2020 ACS - US Census



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# COMMERCIAL PROPERTY ADVISORS

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