



LEASE

855 West Central Street

855 WEST CENTRAL STREET

Franklin, MA 02038

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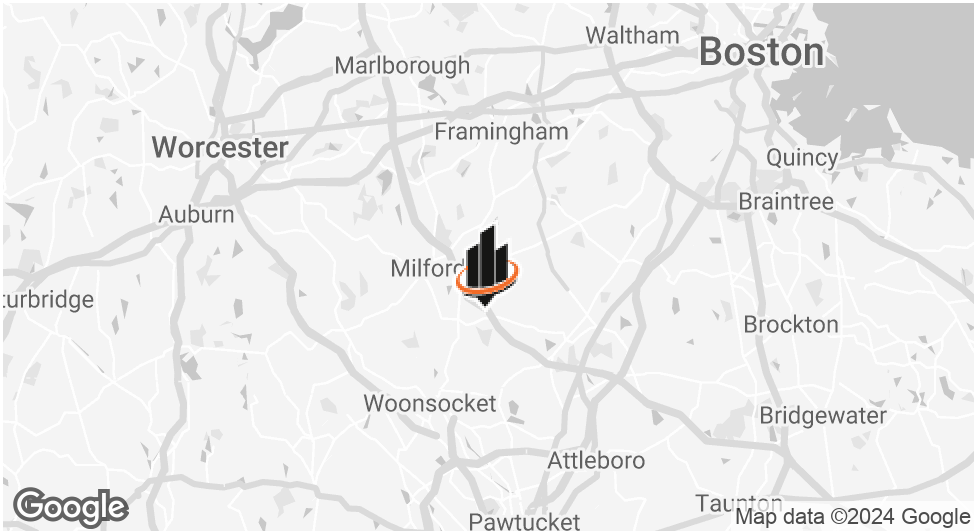
PRESENTED BY:

MARILYN SANTIAGO

O: 508.271.9230

marilyn.santiago@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Please Call for Leasing Terms
BUILDING SIZE:	7,450 SF
AVAILABLE SF:	
LOT SIZE:	1.124 Acres
YEAR BUILT:	2013
ZONING:	B - Business
SUBMARKET:	Metrowest 495

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PROPERTY OVERVIEW

SVN® Parsons Commercial Group - Boston is pleased to announce the availability of 3,500± SF at 855 West Central Street in Franklin, MA, a 7,450± square foot commercial building with mixed uses including retail and medical.

Amazing location within a busy business, retail, and restaurant area located on West Central Street in Franklin right off Exit 43 off Route 495. Neighboring establishments include: GlenPharmer Distillery, The 99 Restaurant, Ichigo Ichie Japanese Restaurant, BJ's Warehouse, Next Generation Daycare, and many more.

The property also benefits from being situated next to the Franklin Forge Business Park, a 360± acre business park, with notable credit tenants as well as the Franklin Forge Park Commuter Rail Station (0.5 miles).

The building is zoned Business (B) and can accommodate a variety of other commercial uses and its open layout provides that flexibility as well.

PROPERTY HIGHLIGHTS

- Superior Demographics: Average HH Income of \$130,312 within 3 miles of the property.
- On-Site Private Parking Lot: Ample parking with 39 spaces, providing ease and accessibility for customers

MARKET AERIAL

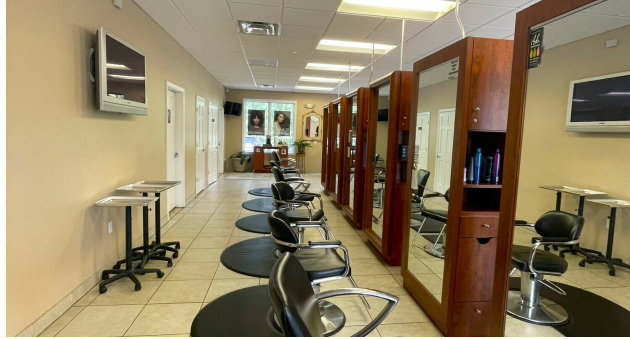


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ADDITIONAL PHOTOS



MARILYN SANTIAGO

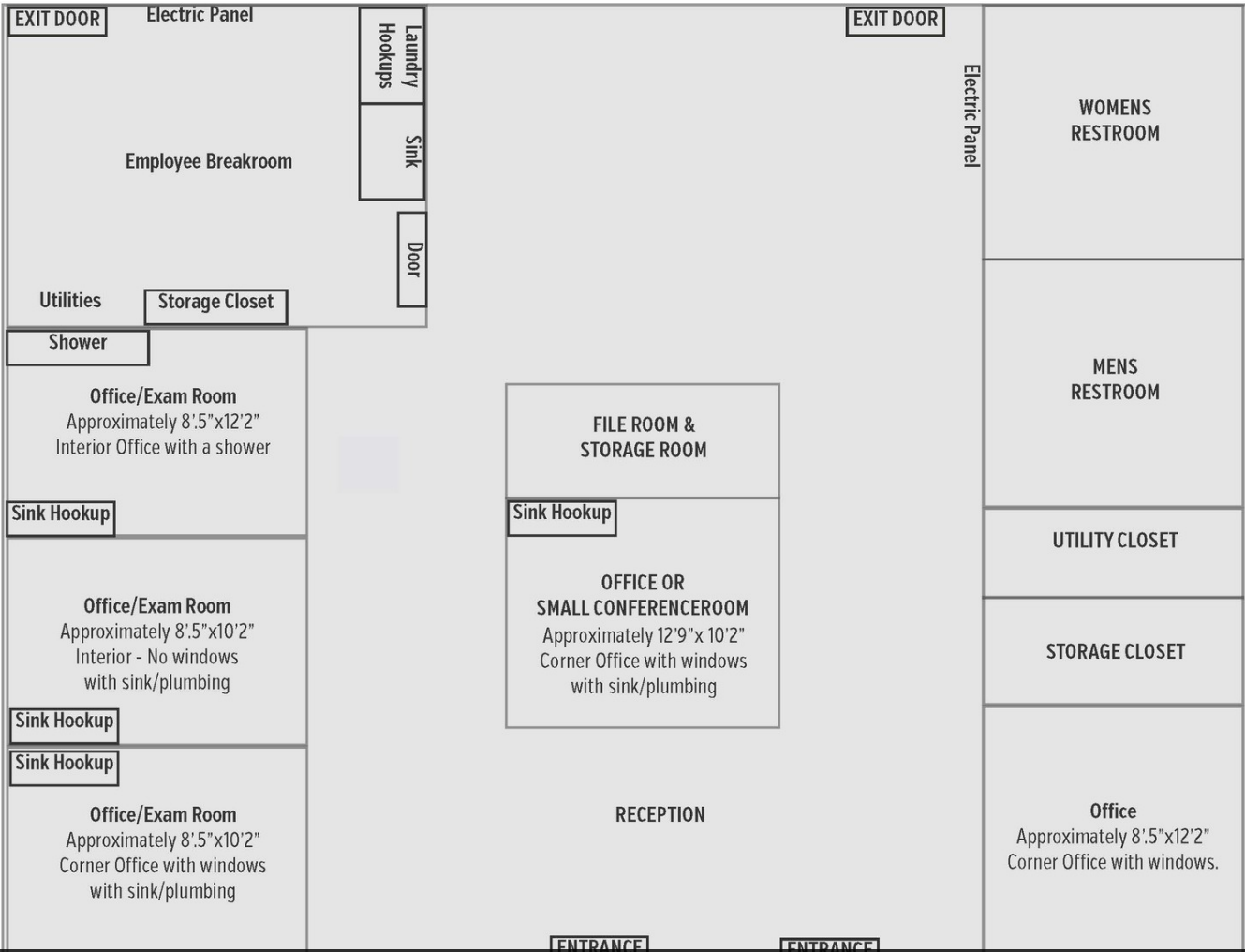
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FLOOR PLAN SKETCH



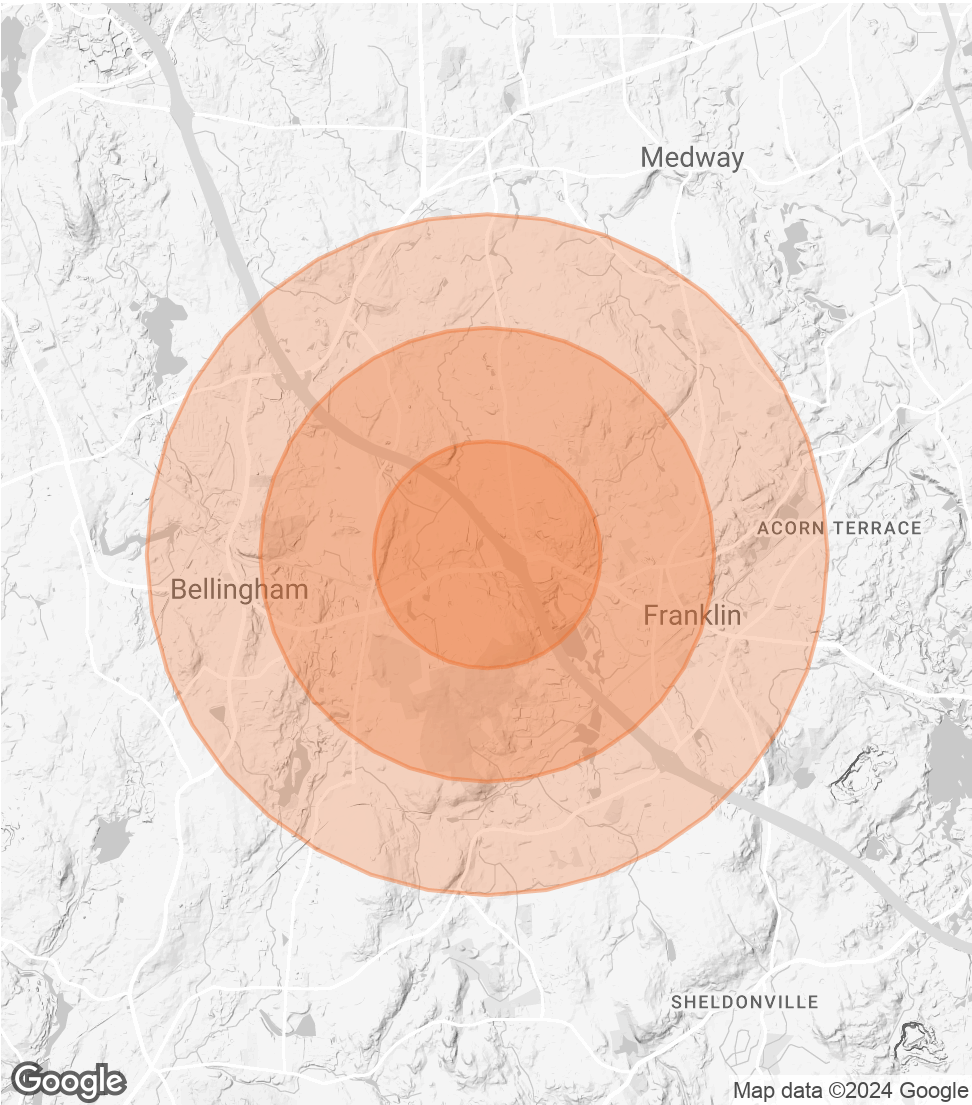
The attached floor layout is for general illustration purposes only. Layout is not to scale and subject to errors and omissions.

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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	2,853	14,936	32,550
AVERAGE AGE	43.4	39.8	40.4
AVERAGE AGE (MALE)	41.9	38.8	39.5
AVERAGE AGE (FEMALE)	43.9	40.2	40.7
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	1,208	5,768	12,451
# OF PERSONS PER HH	2.4	2.6	2.6
AVERAGE HH INCOME	\$122,844	\$124,632	\$130,312
AVERAGE HOUSE VALUE	\$351,356	\$377,422	\$394,475

2020 American Community Survey (ACS)



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