

SALE

66 Main Street

66 MAIN STREET

Hopkinton, MA 01748

PRESENTED BY:

MARILYN SANTIAGO

O: 508.271.9230

marilyn.santiago@svn.com



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PROPERTY DESCRIPTION



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PROPERTY DESCRIPTION

SVN® Parsons Commercial Group - Boston is excited to present an exceptional sale opportunity for a freestanding commercial building at 66 Main Street, Hopkinton, MA. This 1,754± SF property, formerly occupied by Santander Bank, features its own private parking lot.

Strategically positioned on Route 135 (Main Street), near the intersection to Route 85, this property enjoys high visibility with an average daily traffic count of approximately 15,000± vehicles. The Downtown Business District location adds further appeal, benefiting from recent infrastructure enhancements, including new bike lanes and significant streetscape improvements that enhance its aesthetics.

Within the Downtown Business District, this property offers easy access to various municipal services and amenities, such as the Town Hall, Town Library, Hopkinton Police Station, Hopkinton Fire Department, Hopkinton Town Common, and a host of other service-oriented facilities. All these are conveniently located within a short distance of less than 1/8 mile.

In addition, the property boasts excellent connectivity to major highways, with Route 495 just under 2 miles away. This accessibility makes it highly convenient for both customers and employees alike.

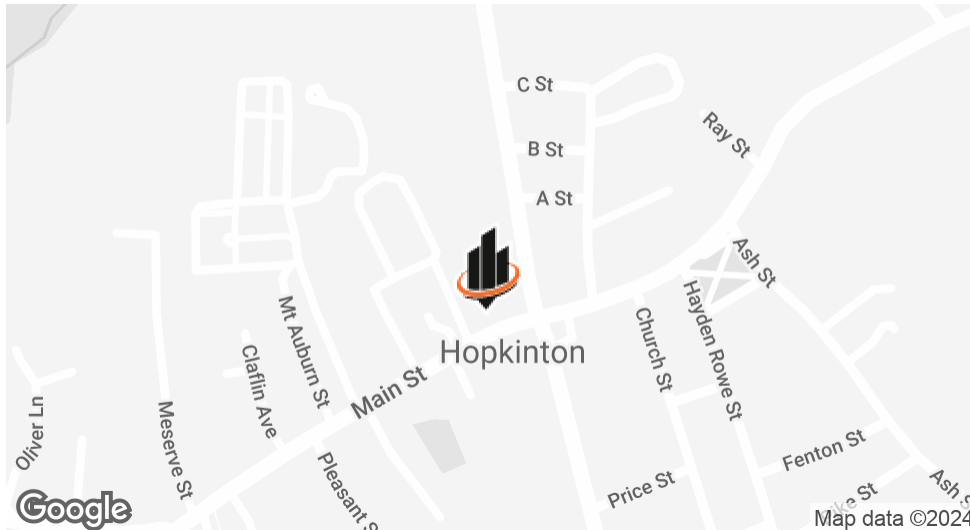
LOCATION DESCRIPTION

Hopkinton, MA is located in the Metrowest Region, 26.2 miles west of Boston, at the crossroads of Interstates I-90/495 and Routes 85/135.

PARKING DESCRIPTION

Total of 13 spaces in the rear of the building including 2 handicap spaces closest to the driveway entrance to the building.

PROPERTY DETAILS & HIGHLIGHTS



- Superior Demographics: Average HH Income of \$323,407 within .5 miles of the property.
- High Traffic Counts: 15,000± ADT
- On-Site Private Parking Lot: Ample parking with 13 spaces, including 2 handicap spaces, providing ease and accessibility for customers (7.41/1,000 parking ratio).
- Two Curb Cuts: Enjoy dedicated entrance and exit lanes, ensuring smooth ingress and egress for customers.
- Prominent Pylon Signage: Increase your visibility and attract attention with a pylon sign, maximizing exposure for your business.
- Former Bank Amenities: Benefit from existing bank amenities such as a vault, night drop boxes, and safety deposit boxes, providing added

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PROPERTY DETAILS

SALE PRICE	\$750,000
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LOCATION INFORMATION

STREET ADDRESS	66 Main Street
CITY, STATE, ZIP	Hopkinton, MA 01748
COUNTY	Middlesex
MARKET	Boston
SUB-MARKET	Metrowest 495
CROSS-STREETS	Route 85
ROAD TYPE	Paved
MARKET TYPE	Medium
NEAREST HIGHWAY	Route 495
NEAREST AIRPORT	Boston Logan International Airport

BUILDING INFORMATION

BUILDING SIZE	1,754 SF
BUILDING CLASS	B
OCCUPANCY %	0.0%

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PROPERTY INFORMATION

PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Free Standing Building
ZONING	DB-Downtown Business
LOT SIZE	0.316 Acres
LOT FRONTAGE	70 ft
LOT DEPTH	190 ft
TRAFFIC COUNT	14642
TRAFFIC COUNT STREET	West Main Street
TRAFFIC COUNT FRONTAGE	70
AMENITIES	Vault, ATM Location, Drive-Thru, Night Drop Box in front and rear of building as well as Safety Deposit Boxes.
POWER	Yes

PARKING & TRANSPORTATION

PARKING TYPE	Surface
PARKING RATIO	7.41
NUMBER OF PARKING SPACES	13

ADDITIONAL PHOTOS



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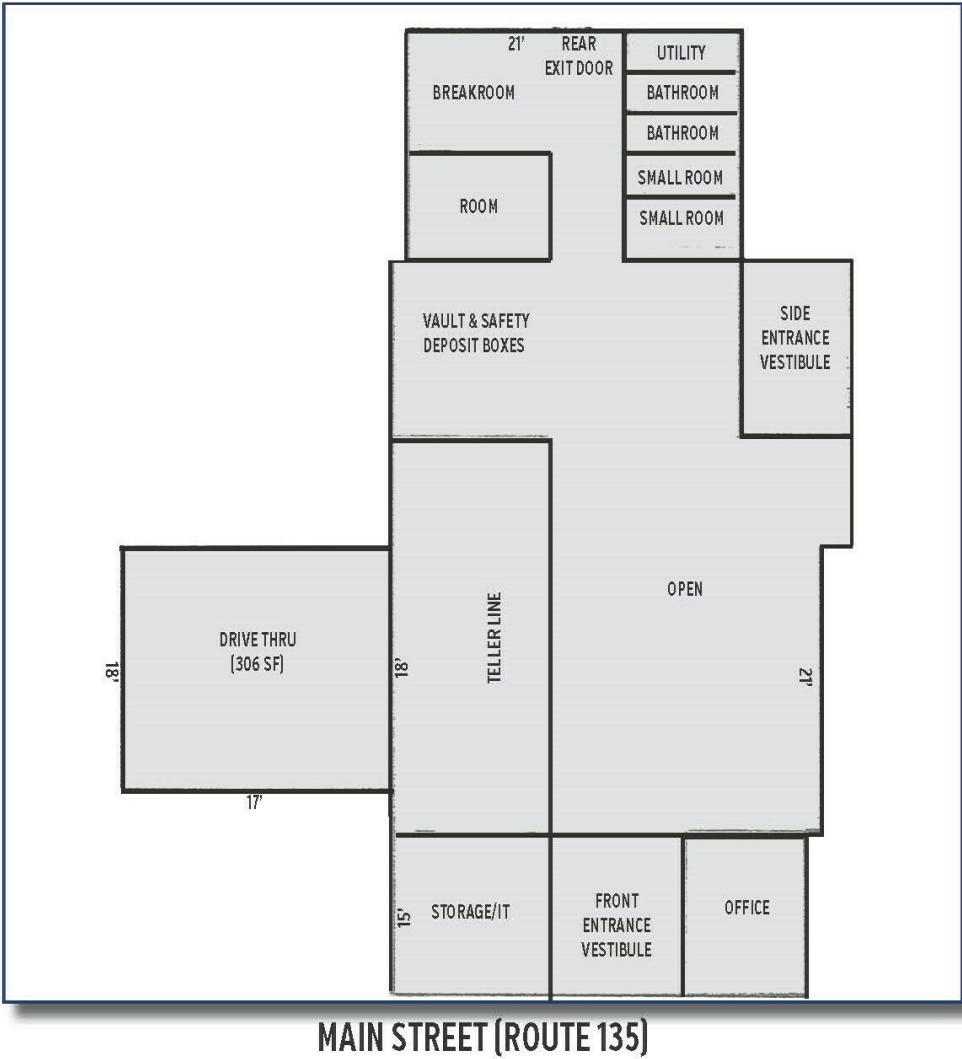
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SVN | PARSONS COMMERCIAL GROUP - BOSTON

FLOOR PLAN



For general illustration purposes only. Plan not to scale and subject to errors and omissions.

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DEMOGRAPHICS MAP & REPORT

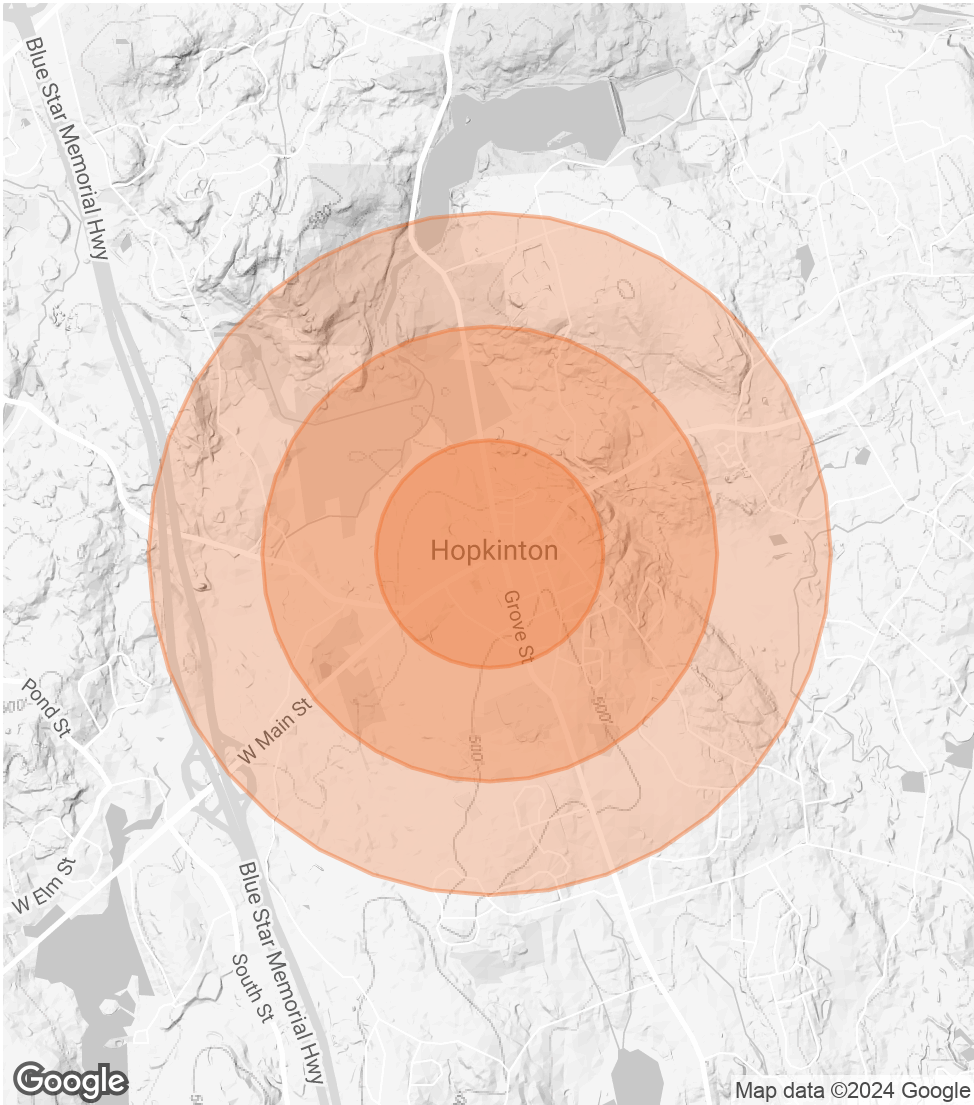
POPULATION 0.5 MILES 1 MILE 1.5 MILES

TOTAL POPULATION	1,336	3,984	6,549
AVERAGE AGE	43.9	43.7	42.4
AVERAGE AGE (MALE)	50.2	48.7	45.6
AVERAGE AGE (FEMALE)	38.0	39.0	39.4

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

TOTAL HOUSEHOLDS	452	1,415	2,492
# OF PERSONS PER HH	3.0	2.8	2.6
AVERAGE HH INCOME	\$323,407	\$286,698	\$237,159
AVERAGE HOUSE VALUE	\$594,208	\$588,714	\$586,671

2020 American Community Survey (ACS)



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