



**LEASE**

# Spa/Salon Available

**855 WEST CENTRAL STREET**

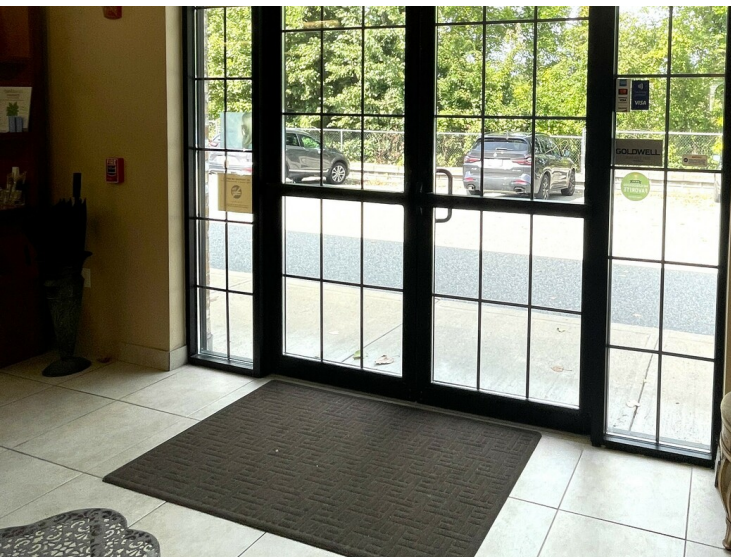
Franklin, MA 02038

**PRESENTED BY:**

**MARILYN SANTIAGO**

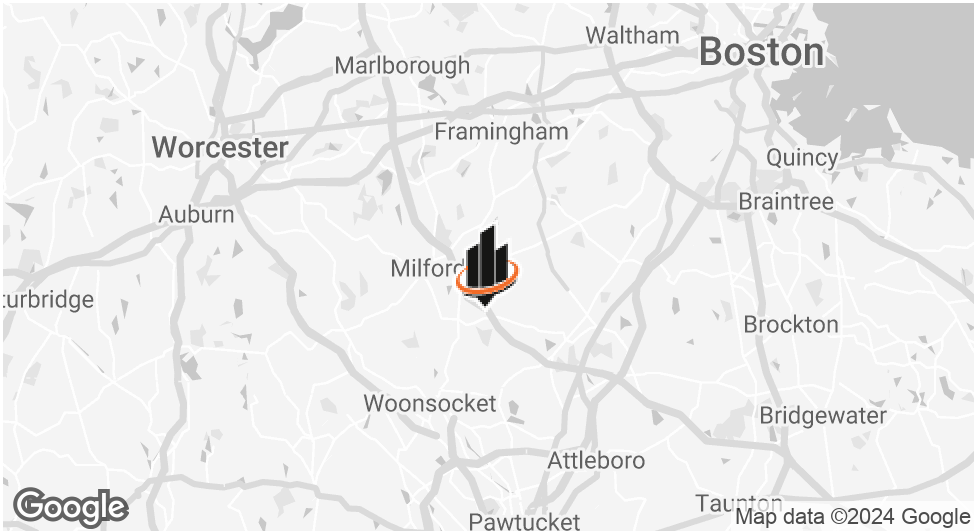
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PROPERTY SUMMARY



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 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 easy accessibility for customers (5.2/1,000).
- Superior access to major highways. 0.3 miles from Route 495 (Exit 43), 8.4 miles from I-95, 18 miles from Mass Pike (I-90).
- Great commuter location - Half a mile from the Franklin MBTA Station, which provides daily direct rail service to Downtown



## MARKET AERIAL



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## ADDITIONAL PHOTOS



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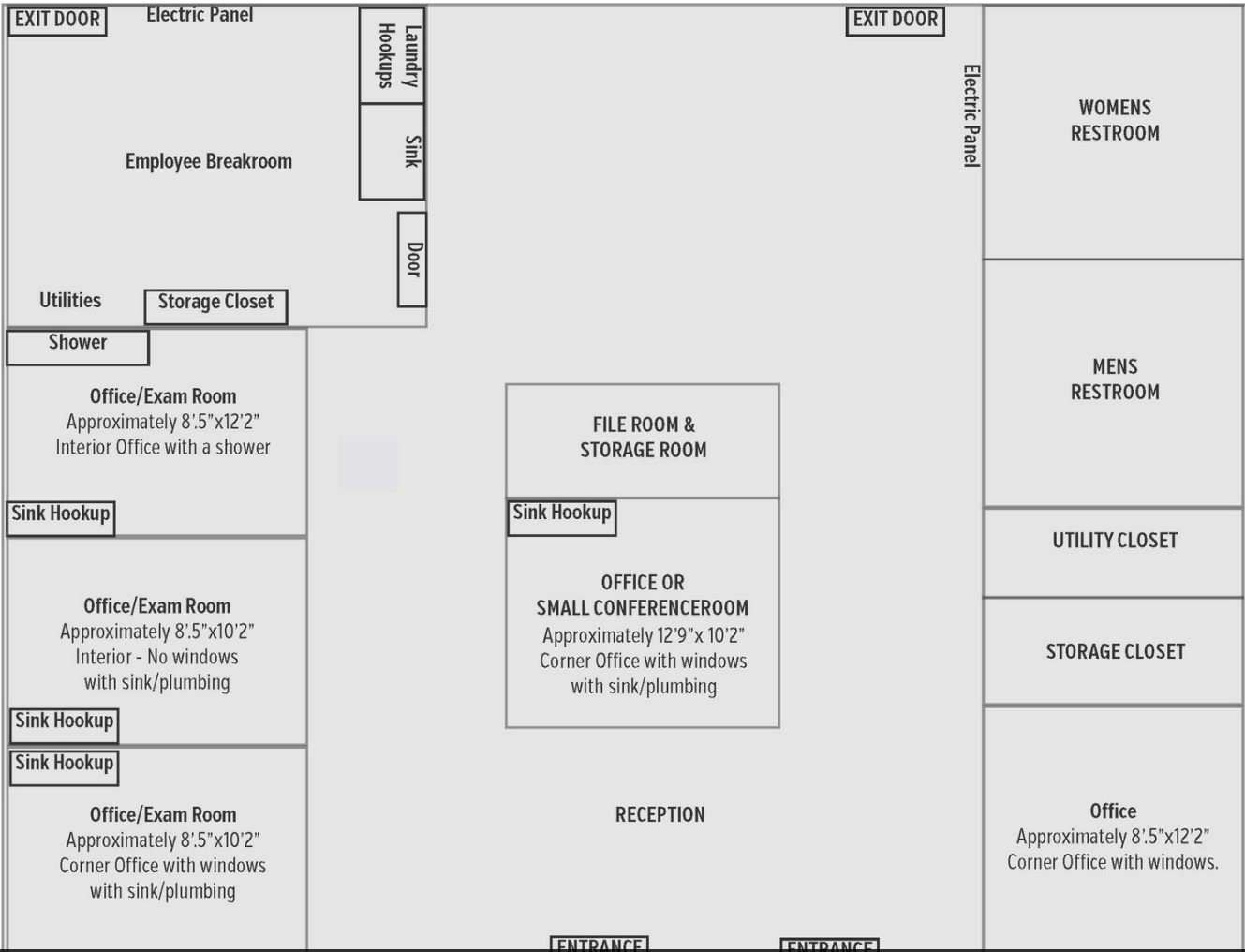
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**SVN | PARSONS COMMERCIAL GROUP - BOSTON**



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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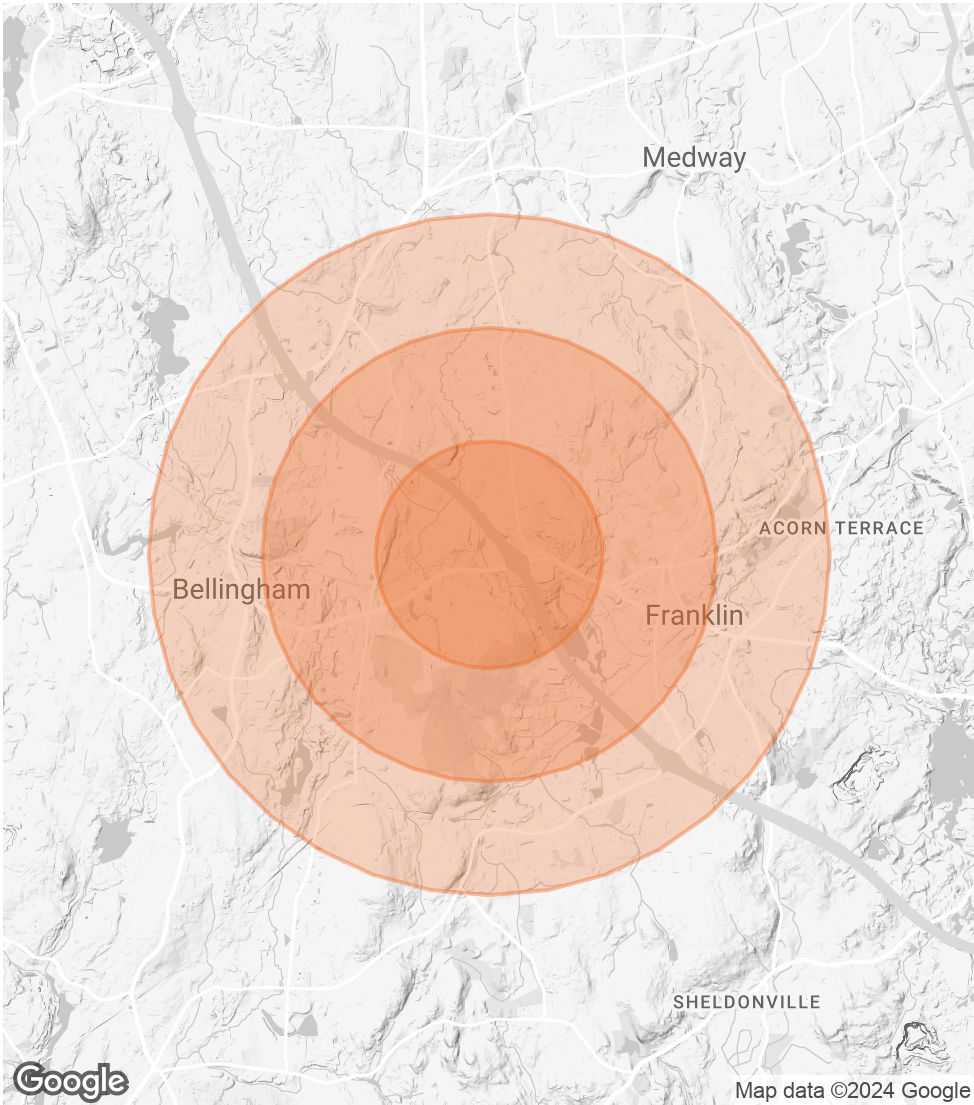


# DEMOGRAPHICS MAP & REPORT

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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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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