

# Mixed Use Commercial 155 Mill St

GARDNER, MA



A PROPOSAL FOR COMMERCIAL SERVICES

COASTAL LAND & COMMERCIAL GROUP (CLCG)

603.610.8500  
750 Lafayette Rd.,  
Ste 201  
Portsmouth, NH 03801



PRESENTED BY:

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## GARDNER, MA

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MIXED USE COMMERCIAL 155 MILL ST

# PROPERTY INFORMATION

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EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

# Executive Summary



<b>SALE PRICE:</b>	\$1,000,000
<b>PRICE PER UNIT:</b>	-
<b>LOT SIZE:</b>	10.74 Acres
<b>BUILDING SIZE:</b>	0 SF
<b>ZONING:</b>	Commercial Business
<b>MARKET:</b>	North Central
<b>CROSS STREETS:</b>	Tympany Bouivard (Route 68)
<b>TRAFFIC COUNT:</b>	88,247

## PROPERTY OVERVIEW

This parcel This ten (10) plus acre parcel is cleared and ready for your winter-spring planning, design and permitting that will lead to a summer construction start....It is part of the Gardner Redevelopment Authority's Urban Renewal Plan. It is in the MA 43D Expedited Permitting Program and as part of the Mill St Corridor Overlay District has "By-Right" Development.

Gardner Redevelopment Authority is allowing Manufacturing, Marijuana Cultivation and may be open to other uses with a good clean plan. Buyer to do Due Diligence on allowed uses.

## PROPERTY FEATURES

- Clean Site
- Cleared parcel
- Infrastructure to the site
- Expedited Permitting Process

# Property Description



rty	MILL STREET GARBOSE PROPERTY	0 100 200 Feet Data Source City of Gardner engineering, Office of Geographic and environmental information (MapGIS) Copyright © 2017 Google Maps - 2017
	CITY OF GARDNER 95 Pleasant Street Gardner, MA 01440	

hfo.mxd 12/19/2017

## PROPERTY OVERVIEW

This parcel This ten (10) plus acre parcel is cleared and ready for your winter-spring planning, design and permitting that will lead to a summer construction start....It is part of the Gardner Redevelopment Authority's Urban Renewal Plan. It is in the MA 43D Expedited Permitting Program and as part of the Mill St Corridor Overlay District has "By-Right" Development.

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## LOCATION OVERVIEW

This 10.74 Acre property is made up of four parcels and is an integral part of this Mixed Use Retail Office Commercial overlay district. It is south and adjacent to the multi-tenanted Tympany Plaza and across the Boulevard from the Super Wal-Mart Complex.

Gardner Redevelopment Authority is allowing Manufacturing, Marijuana Cultivation and may be open to other uses with a good clean plan. Municipal water, sewer and gas. Buyer to do Due Diligence on allowed uses.

## ADD HEADER

add text...

## ADD HEADER

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## ADD HEADER

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# Property Details

**PROPERTY NAME:** Mixed Use Commercial 155 Mill St

**STREET ADDRESS:** 155 Mill St

**CITY, STATE, ZIP:** Gardner, MA 01440

**PROPERTY TYPE:** Retail

**APN:**

**GROSS LEASABLE AREA:** SF

**BUILDING CLASS:**

**ZONING:** Commercial Business

**YEAR BUILT:**

**NUMBER OF STORIES:**

**FOUNDATION:**

**WALLS:**



erty	<p>MILL STREET GARBOSE PROPERTY</p> <p>CITY OF GARDNER 95 Pleasant Street Gardner, MA 01440</p>	<p>0 100 200 Fe</p> <p><b>Data Sources</b> City of Gardner engineering, Office of Geographic and Environmental Information (Planning Department) Google Maps - 2017</p>
ho.mxd	12/15/2017	

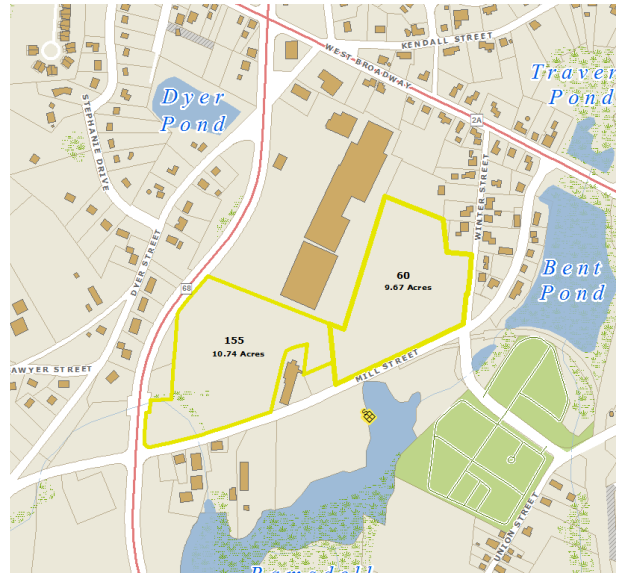
# Complete Highlights

## PROPERTY HIGHLIGHTS

- Clean Site
- Cleared parcel
- Infrastructure to the site
- Expedited Permitting Process



## Additional Photos



MIXED USE COMMERCIAL 155 MILL ST

# LOCATION INFORMATION

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REGIONAL MAP

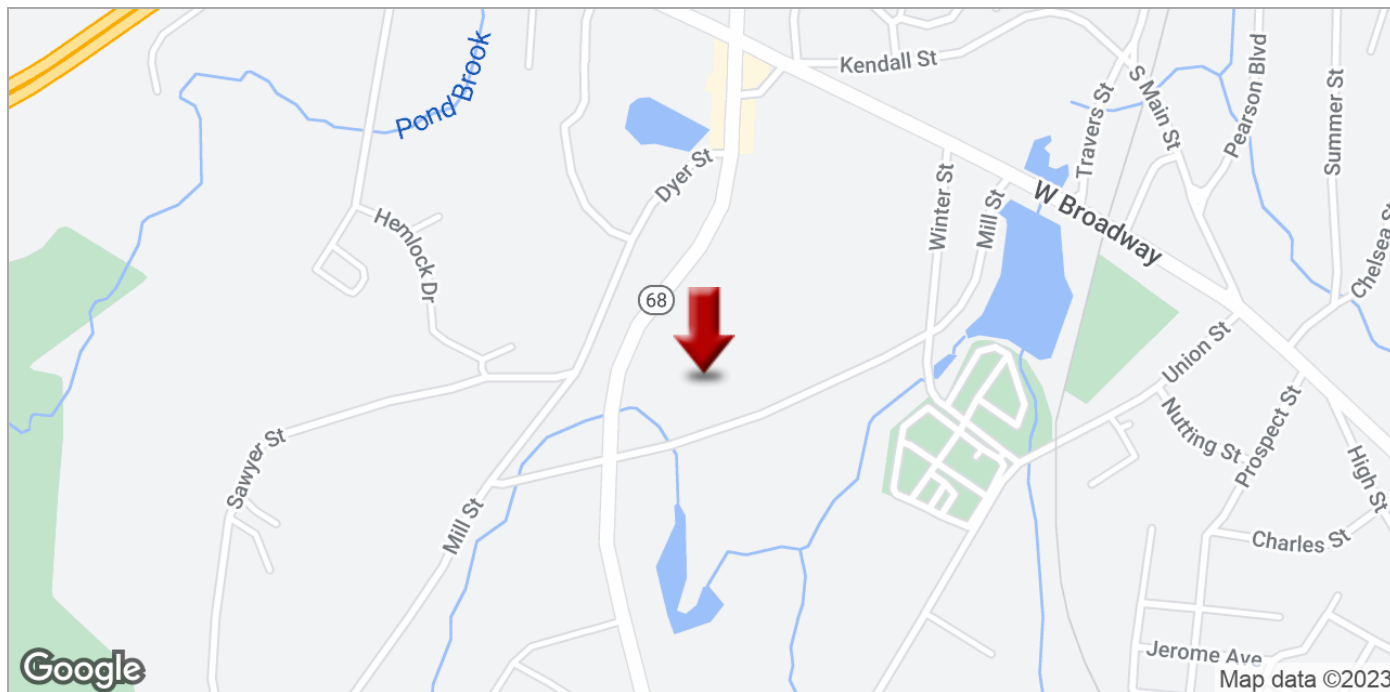
LOCATION MAPS

AERIAL MAP

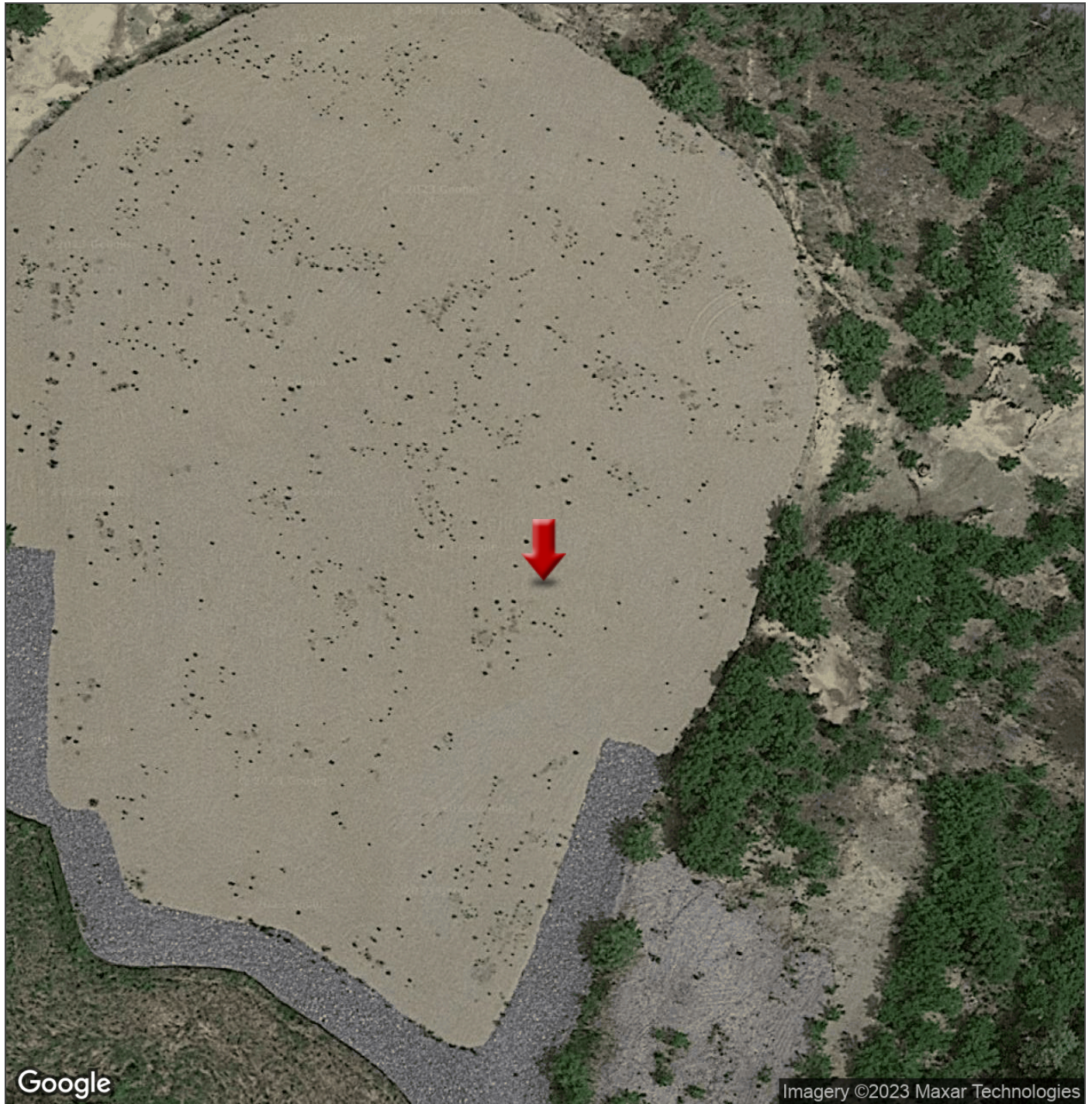
## Regional Map



## Location Maps



## Aerial Map



MIXED USE COMMERCIAL 155 MILL ST

# FINANCIAL ANALYSIS

# 3

FINANCIAL SUMMARY

INCOME & EXPENSES

# Financial Summary

## INVESTMENT OVERVIEW

## MIXED USE COMMERCIAL MILL ST

Price	\$1,000,000
Price per SF	-
CAP Rate	-
Cash-on-Cash Return (yr 1)	- %
Total Return (yr 1)	-
Debt Coverage Ratio	-

## OPERATING DATA

## MIXED USE COMMERCIAL MILL ST

Gross Scheduled Income	-
Other Income	-
Total Scheduled Income	-
Vacancy Cost	-
Gross Income	-
Operating Expenses	-
Net Operating Income	-
Pre-Tax Cash Flow	-

## FINANCING DATA

## MIXED USE COMMERCIAL MILL ST

Down Payment	-
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

## Income & Expenses

INCOME SUMMARY	MIXED USE COMMERCIAL MILL ST	PER SF
GROSS INCOME	-	-
EXPENSE SUMMARY	MIXED USE COMMERCIAL MILL ST	PER SF
GROSS EXPENSES	-	-
NET OPERATING INCOME	-	-

MIXED USE COMMERCIAL 155 MILL ST

# SALE COMPARABLES

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SALE COMPS

SALE COMPS SUMMARY

SALE COMPS MAP

## Sale Comps

# Sale Comps Summary

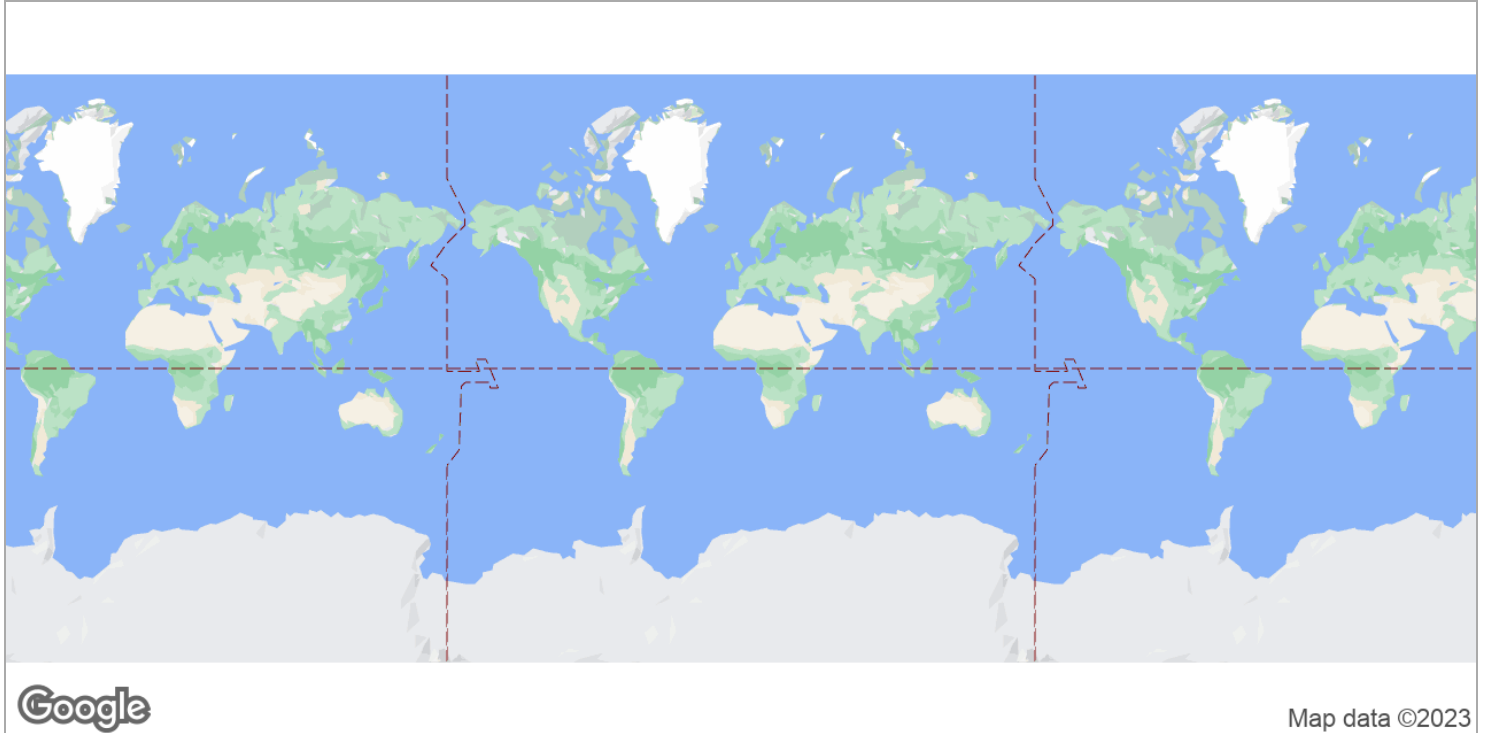
SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	CAP	# OF UNITS
 <b>Mixed Use Commercial 155 Mill St</b> 155 Mill St Gardner, MA 01440	\$1,000,000	0 SF	-	-	-

SALE COMPS	PRICE	BLDG SF	PRICE/SF	CAP	# OF UNITS	CLOSE
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SALE COMPS	PRICE	BLDG SF	PRICE/SF	CAP	# OF UNITS
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TOTALS/AVERAGES	\$	SF	\$NaN	%	
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## Sale Comps Map



**SUBJECT PROPERTY**

155 Mill St | Gardner, MA 01440

MIXED USE COMMERCIAL 155 MILL ST

# RENT COMPARABLES

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RENT COMPS

RENT COMPS SUMMARY

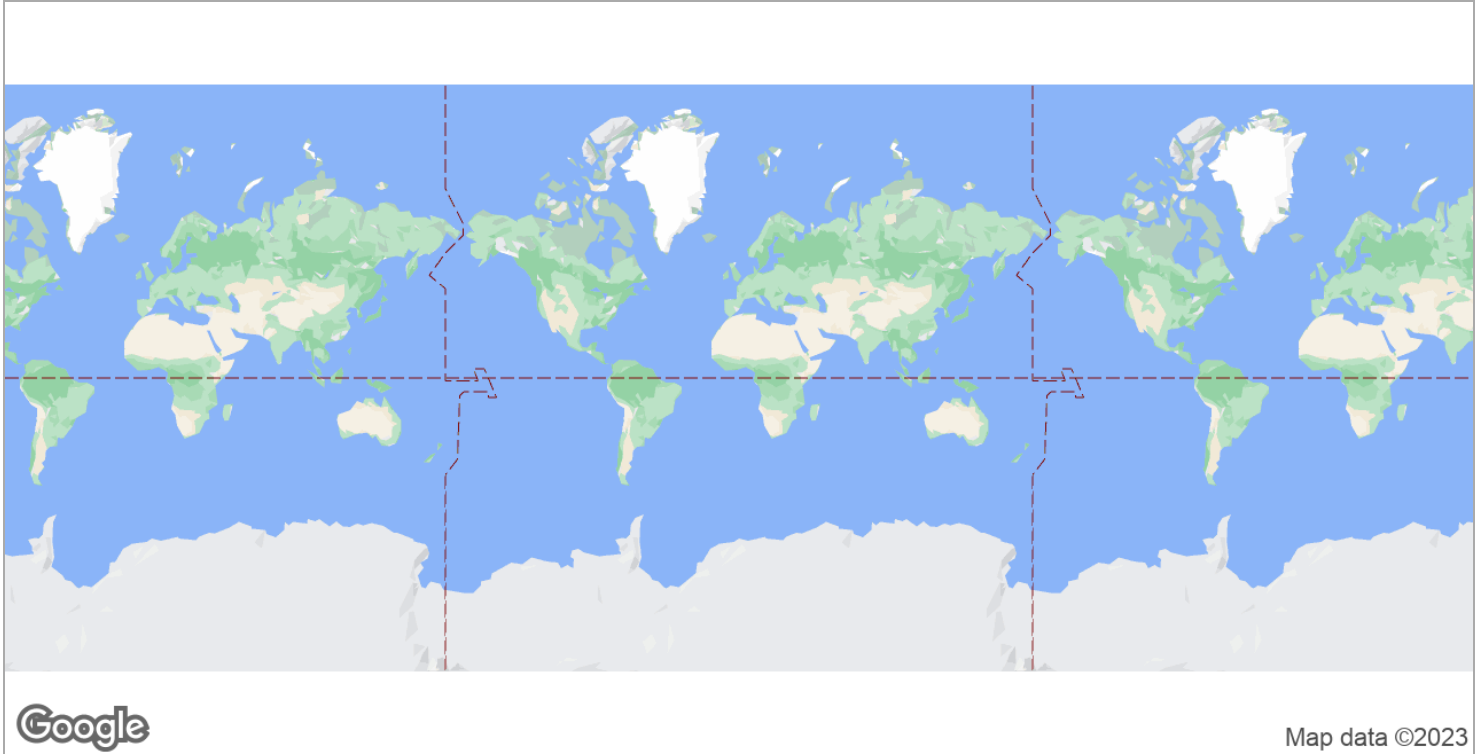
RENT COMPS MAP

## Rent Comps

## Rent Comps Summary

SUBJECT PROPERTY		PRICE	AVAILABLE SF	BLDG SF	# OF UNITS
<div><div>★</div><div>Mixed Use Commercial 155 Mill St 155 Mill St Gardner, MA 01440</div></div>		N/A	0 SF	0 SF	-
RENT COMPS		PRICE	AVAILABLE SF	BLDG SF	# OF UNITS
		PRICE	AVAILABLE SF	BLDG SF	# OF UNITS
TOTALS/AVERAGES		-	-	-	-

## Rent Comps Map



**SUBJECT PROPERTY**

155 Mill St | Gardner, MA 01440

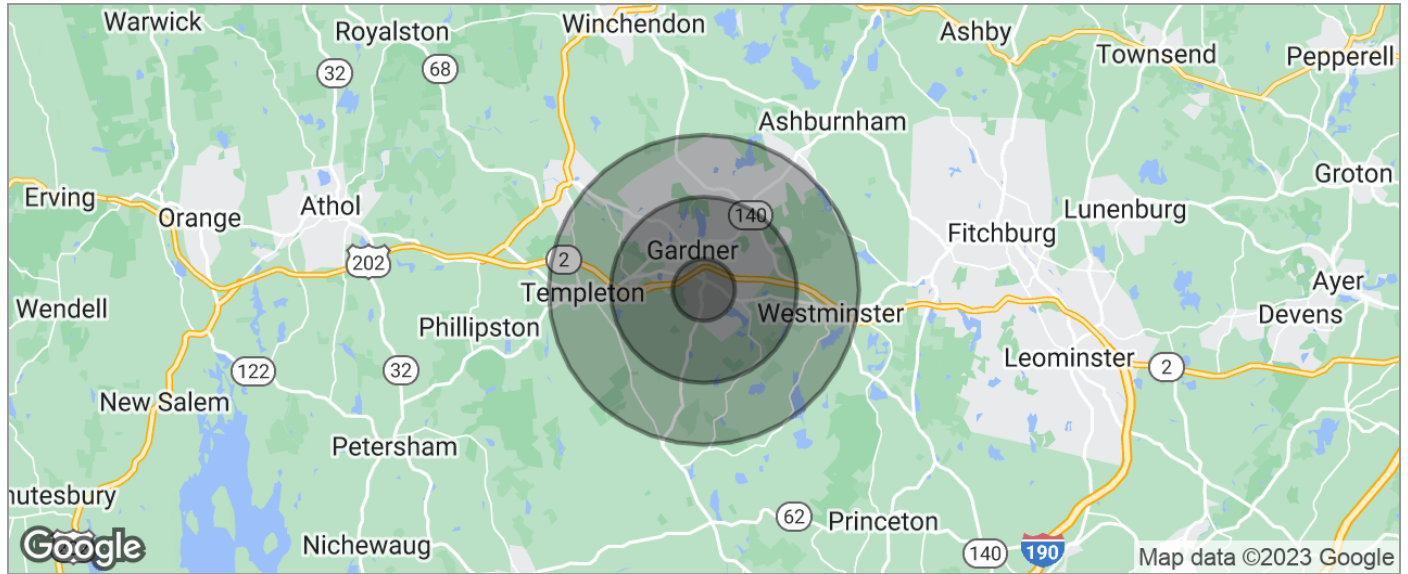
MIXED USE COMMERCIAL 155 MILL ST

# DEMOGRAPHICS

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DEMOGRAPHICS MAP

# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,180	20,353	35,757
MEDIAN AGE	37.3	38.5	39.4
MEDIAN AGE (MALE)	36.8	37.9	38.9
MEDIAN AGE (FEMALE)	37.8	38.9	39.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,773	8,291	13,679
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$55,881	\$58,225	\$64,448
AVERAGE HOUSE VALUE	\$217,156	\$248,235	\$256,348
RACE	1 MILE	3 MILES	5 MILES
% WHITE	90.2%	91.8%	92.3%
% BLACK	4.1%	2.9%	2.7%
% ASIAN	1.3%	1.5%	1.6%
% HAWAIIAN	0.2%	0.1%	0.1%
% INDIAN	0.3%	0.2%	0.2%
% OTHER	0.4%	1.0%	1.1%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	3.5%	4.0%	4.1%

\* Demographic data derived from 2020 ACS - US Census

MIXED USE COMMERCIAL 155 MILL ST

ADDITIONAL INFORMATION

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SITE PLAN

# Site Plan



MIXED USE COMMERCIAL 155 MILL ST

ADVISOR BIOS

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ADVISOR BIO & CONTACT 1

## Advisor Bio & Contact 1



### Duncan Chapman III

**DIRECTOR**

duncan@kw.com

978.621.1290

978.621.1290

**BACKGROUND**

Duncan Chapman is the Director of KW Commercial North Central MA office. Duncan comes from just over 30 years of commercial and corporate real estate experience. He has joined KW after eight years as President of Northeast Real Estate Solutions, Inc. a New England based real estate brokerage and consulting firm. Prior to Northeast he was a Senior Vice President at The Staubach Company for seven years based in Boston, MA. His experience includes clients such as Texas Instruments, Kaman Aerospace and Cisco Systems. As well as, government clients at the federal, state and municipal level. Duncan is a community leader, serves as a Commissioner on the Devens Enterprise Commission and is a retired Army Officer. Duncan has succeeded in completing complex projects for a diverse group of clients and organizations.

**EDUCATION****MEMBERSHIPS & ASSOCIATIONS**

MIXED USE COMMERCIAL 155 MILL ST

# WHY KW COMMERCIAL

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WHY KW

MARKETING TIMELINE

SAMPLE - BROCHURE

SAMPLE - EMAIL MARKETING

SAMPLE - SIGNAGE

SAMPLE - DEDICATED WEBSITE

## Why KW

# WHY

## Hire KW Commercial for Retail:

- 700 offices nationwide, including tier 2 and 3 cities in 49 states
- State-of-the-art transaction process
- Higher net monies to field agents
- No conflicts of interest
- Secure online service portal
- 95,000 residential agents
- \$4 billion in transaction volume

Location, speed to market and economic performance are just as important to me as they are to my clients. Whether you're an investor, landlord or tenant, I provide local market knowledge with national and international exposure to assist buyers in making informed decisions that benefit your bottom line. My retail core client services include:

- Market surveys, demographics and analysis
- Acquisitions
- Investment Sales
- Consulting
- Tenant Representation
- Landlord representation



# ABOUT

## KW Commercial:

KW Commercial, the commercial real estate arm of Keller Williams Realty, the largest real estate company in North America, is no stranger to success. Our commercial team consists of the most knowledgeable, results-driven brokers backed by the most innovative and scalable technology the commercial real estate industry has to offer. Our KW Commercial agents and brokers are held to the highest standard of business to exceed our clients' needs in virtually any market nationwide.

An agent-centric company, our mission is "to build commercial careers worth having, businesses worth owning and lives worth living." KW Commercial provides our associates with the training, technology, marketing tools and resources to serve their clients at the highest level.

Our agents work harder because their work directly influences their bottom line.

KW Commercial agents are located in over 650 offices nationwide, including secondary and tertiary markets. This means wherever you need a commercial agent, there is one there for you. With this many locations, we are never far from where our clients need to be.

# Marketing Timeline

*The following are general timelines for marketing actions that are being implemented, which will be governed by market conditions:*

## 1 to 15 Days:

- Order "AVAILABLE" sign(s), subject to municipality signage permits and processes
- Prepare a competitive property profile to leverage our knowledge on competing properties
- Enter property information on internet-based marketing services including:
  - Costar, LoopNet, Catylist (CIE's) and KW Commercial website
- Generate property flyer and e-brochure for prospect market and real estate community
- Develop first tier target prospect market
- Send property flyer and e-brochure to prospect market and real estate community

## 15 to 30 Days:

- Complete first tier prospect market direct mail
- Resend e-brochure to prospect market and real estate community
- Cold call follow-up on first tier prospect mailing

## 30 to 60 Days:

- Develop second tier target prospect market
- Complete second tier prospect market direct mail
- Cold call follow-up on second tier prospect mailing
- Resend e-brochure to prospect market and real estate community

## 60 to 120 Days:

- Develop third tier target prospect market
- Complete third tier prospect market direct mail
- Follow-up on first and second tier prospects
- Resend e-brochure to prospect market and real estate community
- Review marketing feedback

## 120 to 180 Days:

- Discuss progress with ownership
- Reasses marketing plan (if necessary)

# Sample - Brochure

## BROCHURES & FLYERS

We will create a color brochure highlighting the features and benefits of the property. The brochure includes applicable property photos, building highlights, location description, aerial photographs, demographics and/or proposed development plans, and contact information. KW Commercial is flexible and we will adapt to that which is most comfortable with you.

**MULTI-FAMILY FOR SALE**

**VILLA SIERRA APARTMENTS**  
 2630 Fayette Dr, Mountain View, CA 92612

**DETAILS**

SALE PRICE:	\$3,400,000
UNITS:	46
CAP RATE:	6.47%
GRM:	7.7
NOI:	\$220,101
LOT SIZE:	10.34 Acres
BUILDING SIZE:	202,581 SF
YEAR BUILT:	2006
RENOVATED:	2009
ZONING:	RM2
MARKET:	Bay Area Market
SUB MARKET:	Silicon Valley
CROSS STREETS:	Sample Street

**PROPERTY HIGHLIGHTS**

- Newly Constructed Intimate Community
- Steps away from Lions Park
- Outdoor Courtyard Area for Gathering
- Convenient Access to I-5, Evergreen Highway
- Close to Boeing Campus On Busline
- Walking Distance to Safeway Grocery Store and Restaurants

**DEMOGRAPHICS**

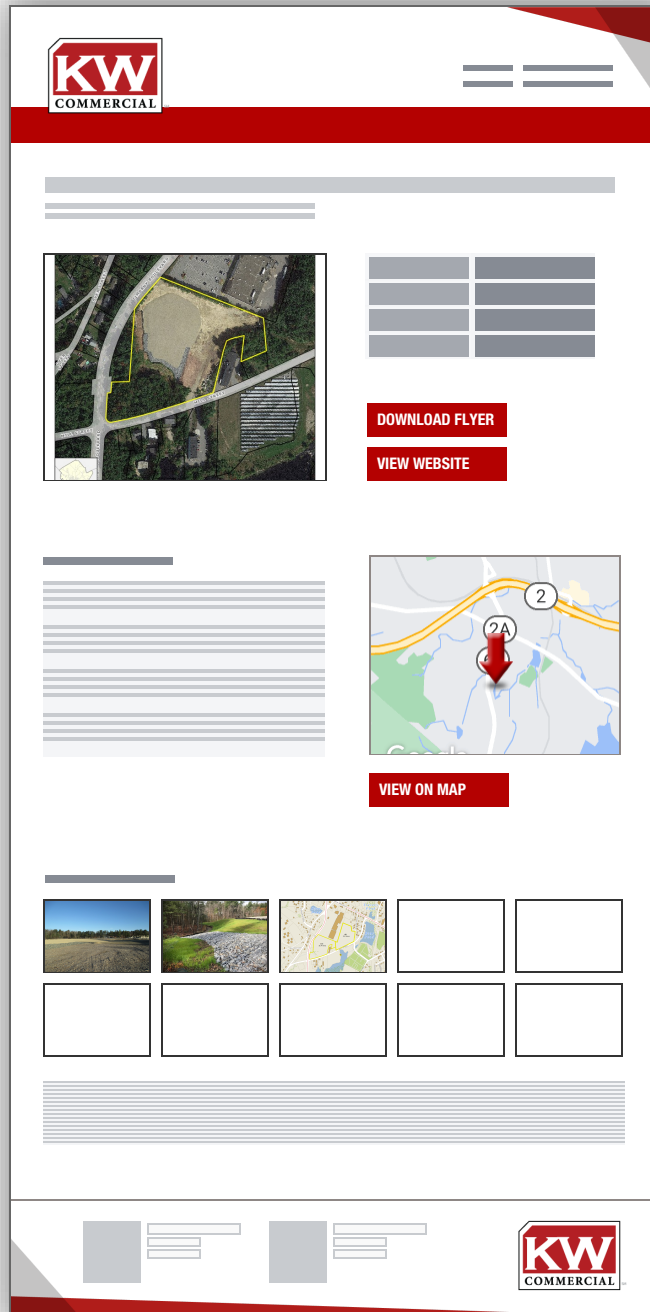
	1 Mile	2 Miles	3 Miles
Total Households:	12,447	32,647	53,189
Total Population:	2.3	2.4	2.4
Average HH Income:	\$101,571	\$119,814	\$133,789

SCHUYLER WILLIAMSON // 512.439.8630 // [schuyler.williamson@kw.com](mailto:schuyler.williamson@kw.com)  
[kwcommercial.com](http://kwcommercial.com)

## Sample - Email Marketing

### HTML EMAIL CAMPAIGNS

We will create a marketing email packet for the project and email the packets to all interested prospects in our extensive email database. We will effectively track, target, and pursue prospects reporting prospect contacts with our clients



## Sample - Signage

### SIGNAGE

Our standard sign is designed to generate the maximum volume of inquiries regarding the subject. We place sign(s) which include KW Commercial's telephone number, website and the text "AVAILABLE" in a strategic location which maximizes visibility. Our standard sign is a 6' x 4' horizontal sign positioned to achieve maximum public exposure. However, all signs are subject to local municipal restrictions.

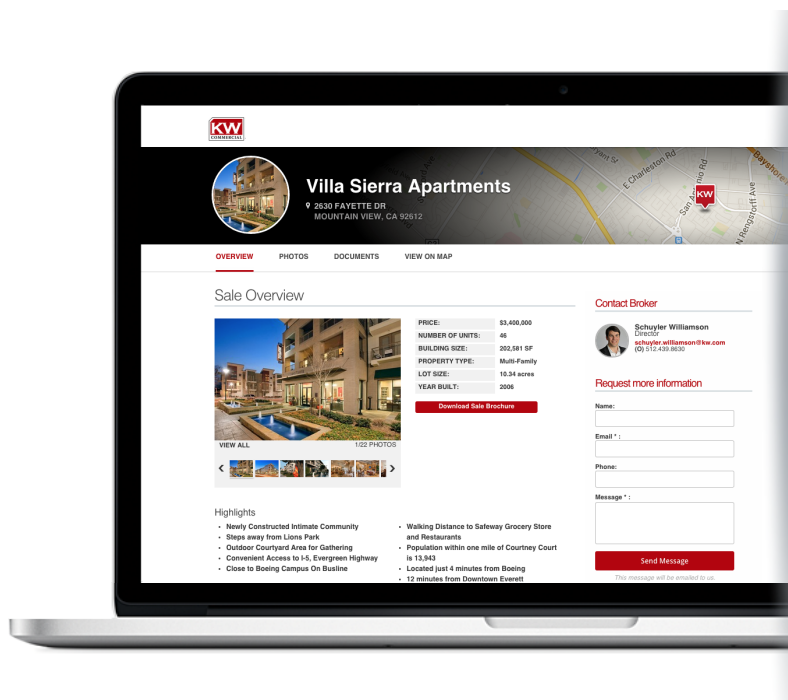


## Sample - Dedicated Website

### DEDICATED PROPERTY WEBSITE

A dedicated property website with a customized URL is created for your listing. The website is listed on both our local site as well as the KW commercial national website, [www.kwcommercial.com](http://www.kwcommercial.com). and is available to principals, property owners, investors, brokers and prospective tenants searching the internet for commercial real estate.

\* If necessary, information which is considered confidential and not public record will require the execution of a confidentiality agreement prior to receipt of classified materials.



VIEW THE LIVE WEBSITE: