

Ground Lease Opportunity Available

- ±1 acre pad site in front of Courtyard by Marriott
- Traffic counts: Route 495 - 84,983 ADT
Route 20 - 28,078 ADT
- Area retail includes APEX Entertainment Center, Hannaford, Chick Fil A, Panera, Longhorn, Chipotle, Five Guys, and 110 Grill



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2019 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	7 MILE
Population	7,116	40,345	90,098	144,083
Med HH Income	\$70,192	\$84,911	\$94,725	\$106,152
Daytime Population	10,945	54,567	112,286	168,113



MARLBOROUGH, MA
Route 20 & Route 495

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