

Development Land Available For Sale or Lease

4 Main Street

Townsend, MA



**3.30 +/- Acres
For Sale or Lease**

Property Information

Address:	4 Main Street Townsend, MA	Sewer:	Private Sewer (proposed)
Parcel ID:	Tax Map 41, Lots 2 & 3	Gas:	Natural Gas
Available:	3.30 +/- Acres	Zoning:	Outlying Commercial
Land Area:	3.30 +/- Acres	Date Available:	Immediately
Traffic Counts:	13,900 VPD	Asking Price for Sale:	\$599,000
Frontage:	261'	Asking Price for Lease:	Negotiable
Water:	Municipal Water		

Trade Area Demographics

	3 Mile	5 Mile	10 Mile
Population:	10,794	28,315	156,487
Average HH Income:	\$96,269	\$91,761	\$73,957



4 Main Street is comprised of two lots combined for a 3.30 +/- acre parcel of development land located on heavily traveled Main Street in Townsend, MA across from the brand new North Middlesex Regional High School on the town line of Groton and Townsend. This parcel is zoned outlying commercial and has the potential for a retail development with drive-thru. Neighboring businesses include Hannaford Supermarket, Planet Fitness, Walgreens, Dunkin Donuts, McDonald's, and many others. There are 28,315 residents with an average household income of \$91,761 within a five-mile radius. The property owner will consider a sale, land lease, or build-to-suit arrangements.

For More Information:

Chris McMahon
781.862.9700 x 225
cjm@sumrp.com

Travis Ginsberg
781.862.9700 x 226
tg@sumrp.com

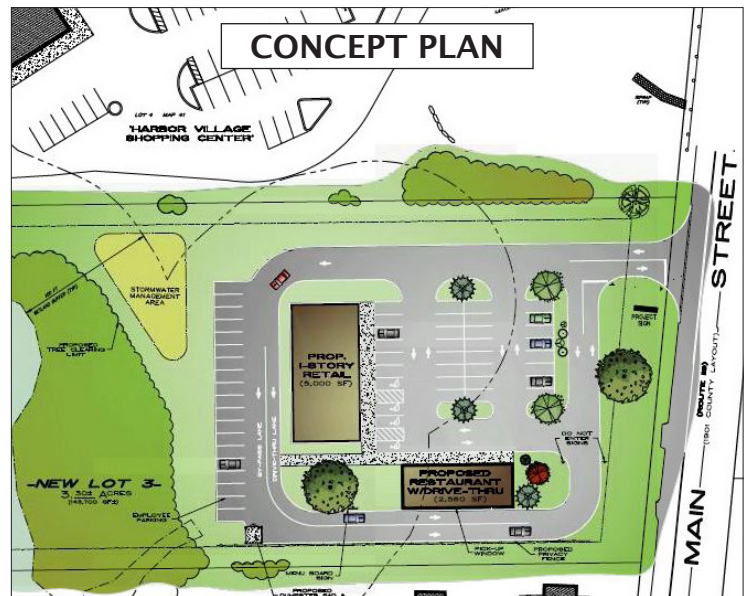
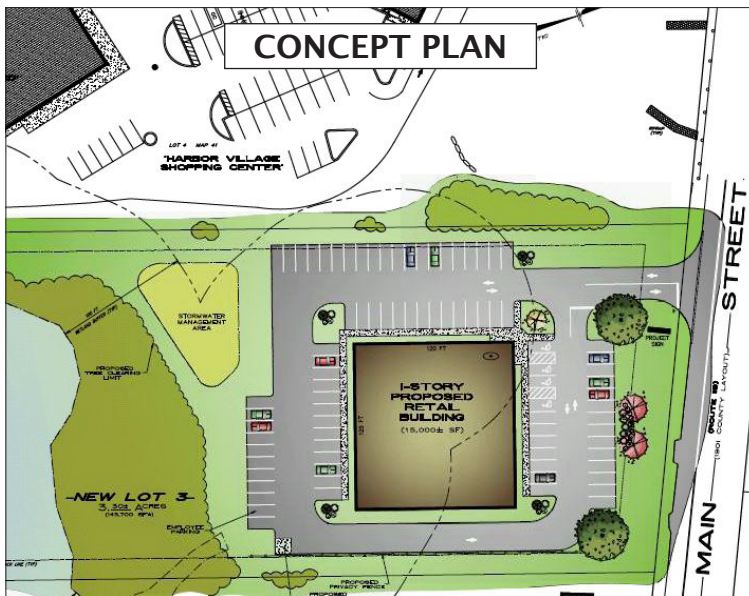
Summit Realty Partners

Summit Realty Partners
80 Hayden Avenue
Lexington, MA 02421
www.summitrealtypartners.com

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