

# Land For Lease

## 14,019 +/- SF Vacant Land

465 Boston Post Road Sudbury, MA



### Property Information

<b>Address:</b>	465 Boston Post Road Sudbury MA	<b>Land Area:</b>	0.35 +/- Acres (14,019 +/- sf)
<b>Available:</b>	14,019 +/- SF Lot	<b>Traffic Counts:</b>	36,335 +/- VPD Via Route 20
<b>Total SF:</b>	14,019 +/- SF Lot	<b>Zoning:</b>	LBD

### Trade Area Demographics

	3 Miles	5 Miles	10 Miles
<b>Population:</b>	21,715	86,969	564,893
<b>Households:</b>	7,852	32,052	214,174
<b>Average HH Income:</b>	\$176,037	\$162,930	\$145,781

465 Boston Post Road is a 14,019 +/- square foot parcel of undeveloped land for lease in Sudbury, MA. This well-located site presents an excellent development opportunity along heavily traveled Route 20 (36,335 +/- VPD) with great visibility. Area businesses catering to this community with ideal demographics include Sudbury Farms, Whole Foods, TJ Maxx and other well-known brands. Concept site plans illustrate everything from a free-standing ATM to a 2,688 +/- SF retail building. Variances likely required for all uses. Situated at a lighted intersection, this site is zoned LBD (Limited Business) and is ideal for a variety of commercial uses.

For Leasing 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

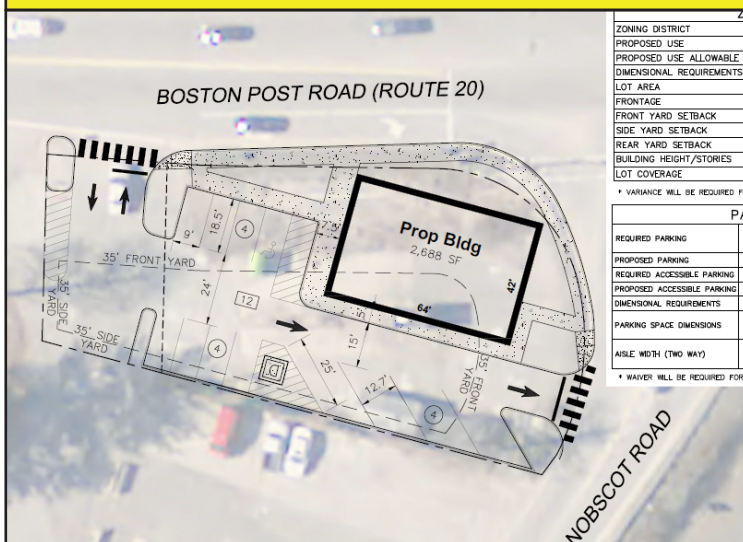
# Land For Lease

## 14,019 +/- SF Vacant Land

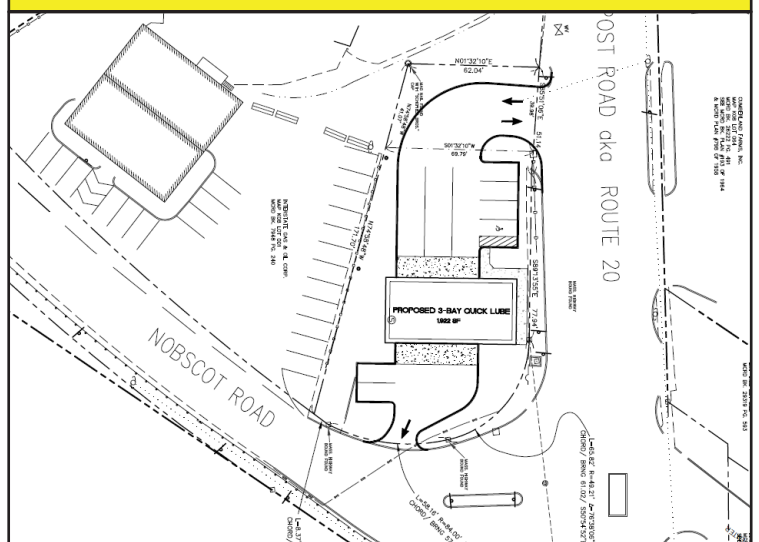
465 Boston Post Road Sudbury, MA



### Concept Plan 1



### Concept Plan 2



Summit Realty Partners

Summit Realty Partners

80 Hayden Avenue  
Lexington, MA 02421

[www.summitrealtypartners.com](http://www.summitrealtypartners.com)