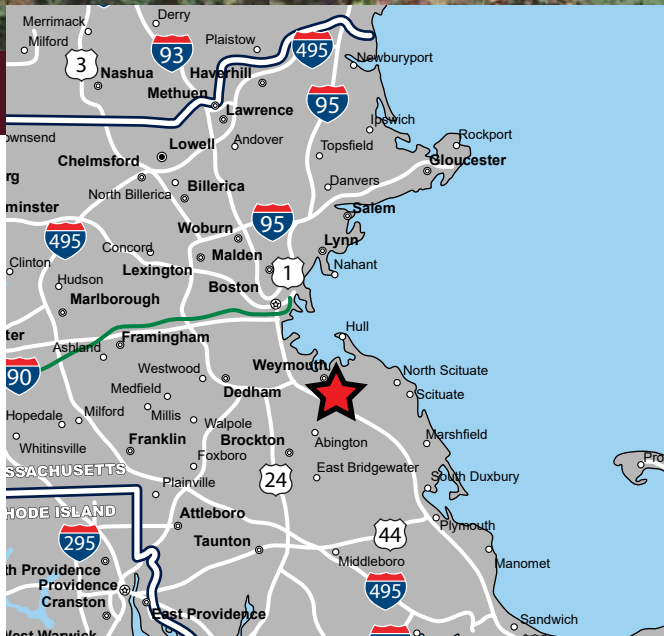
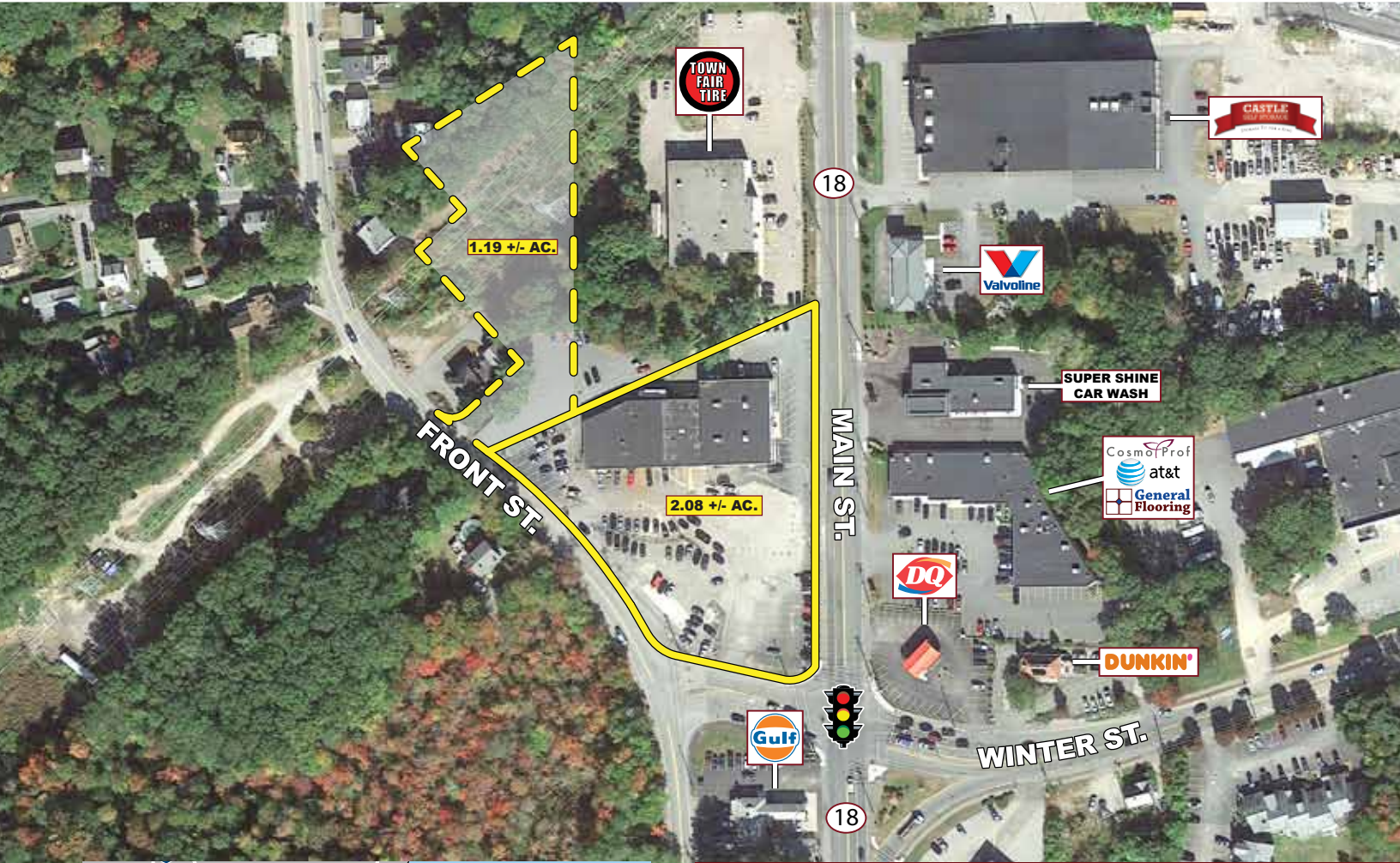


PRIME DEVELOPMENT SITE

211 Main Street (Route 18), Weymouth, Massachusetts



AVAILABLE FOR SALE

PROPERTY HIGHLIGHTS

- » 2.08 +/- Acre Prime Development Site
- » All Buildings to be Removed
- » Frontage on 3 Streets
- » Located on Route 18 Directly off Route 3
- » High Volume 4-Way Signalized Intersection
- » Zoned Limited Business (B1)
- » Multiple Uses Allowed

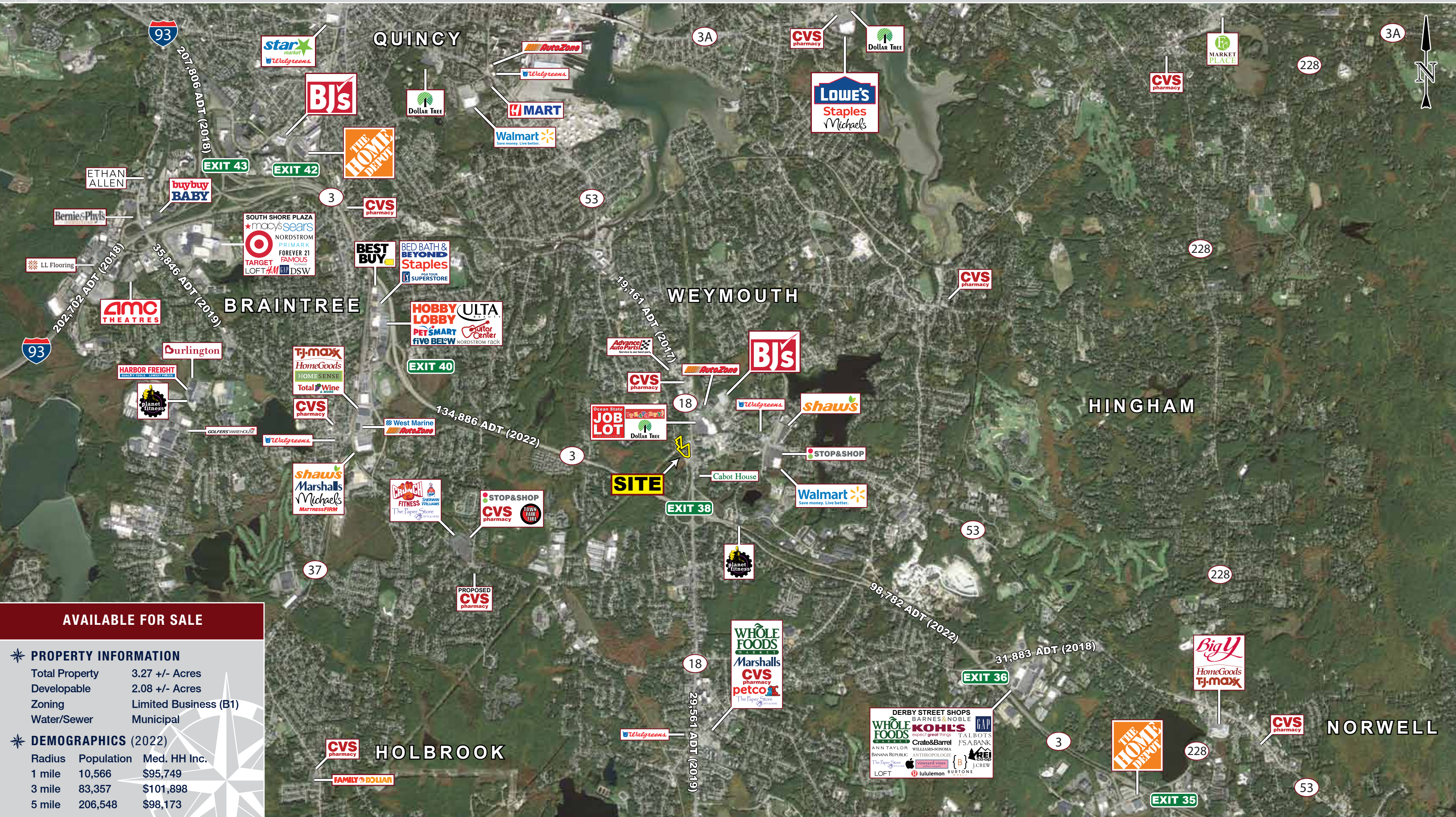


PRIME DEVELOPMENT SITE

211 Main Street (Route 18), Weymouth, Massachusetts



EASTERN
RETAIL PROPERTIES



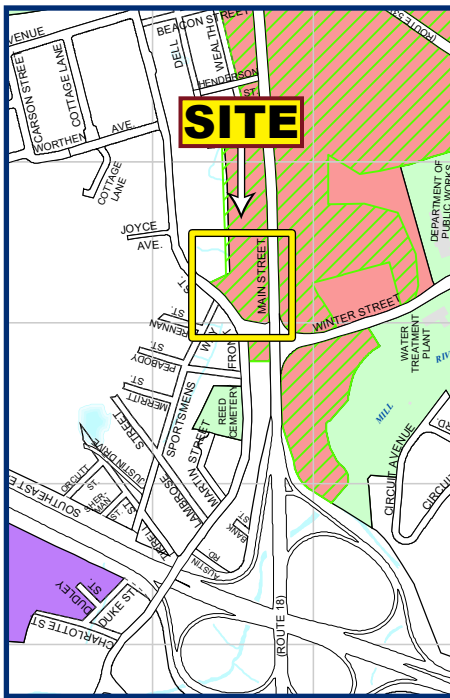
AVAILABLE FOR SALE

PROPERTY INFORMATION

Total Property	3.27 +/- Acres
Developable	2.08 +/- Acres
Zoning	Limited Business (B1)
Water/Sewer	Municipal

DEMOGRAPHICS (2022)

Radius	Population	Med. HH Inc.
1 mile	10,566	\$95,749
3 mile	83,357	\$101,898
5 mile	206,548	\$98,173



WEYMOUTH ZONING

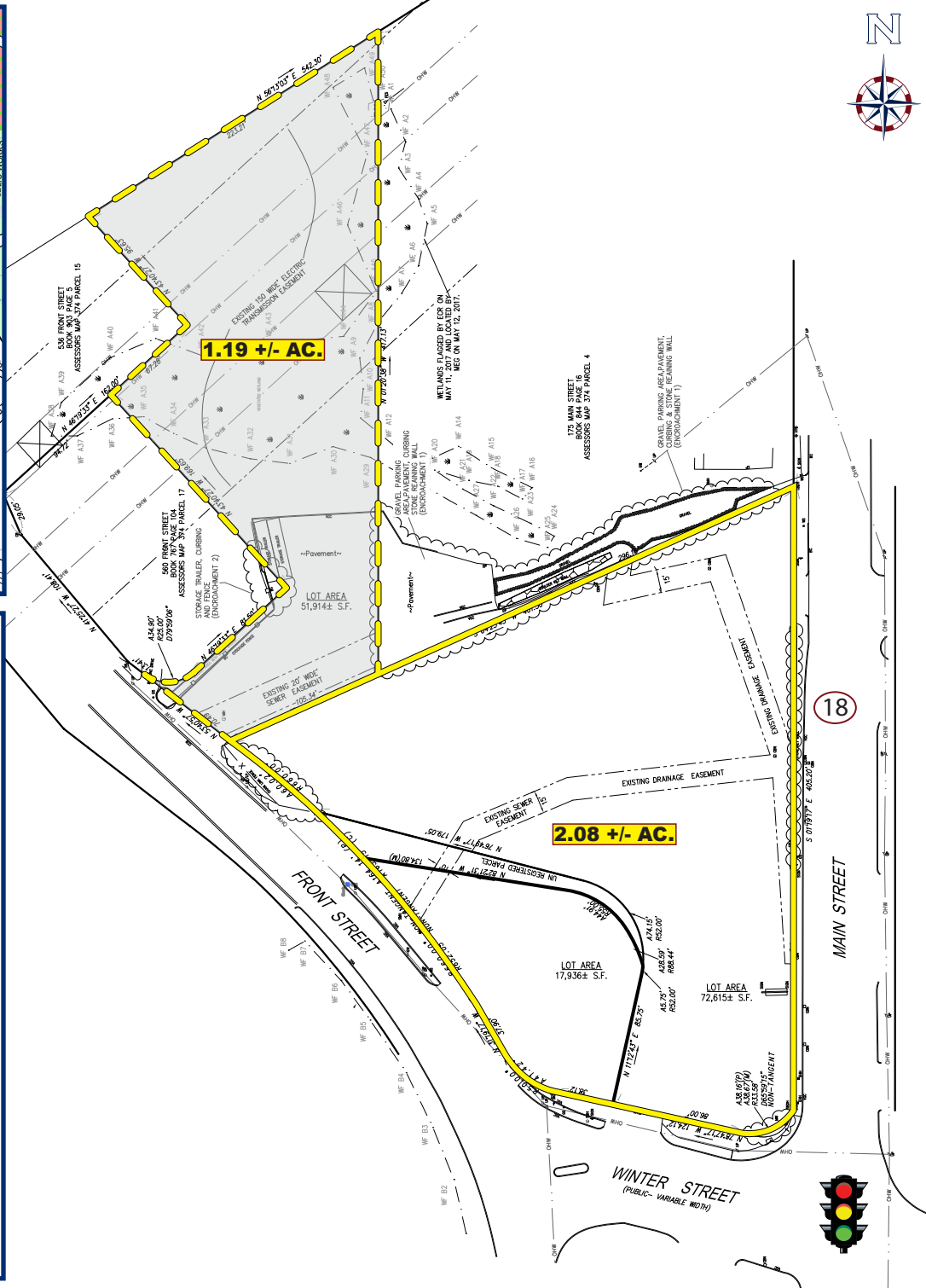
- RESIDENCE DISTRICT R-1
- RESIDENCE DISTRICT R-2
- RESIDENCE DISTRICT R-3
- RESIDENCE DISTRICT R-4
- NEIGHBORHOOD CENTER DISTRICT NCD
- PUBLIC, SEMI-PUBLIC & OPEN SPACE POS
- LIMITED BUSINESS B-1 (DEPTH 240' UNLESS OTHERWISE SHOWN)
- GENERAL BUSINESS B-2 (DEPTH 120' UNLESS OTHERWISE SHOWN)
- PLANNED OFFICE PARK POP
- HIGHWAY TRANSITION DISTRICT HT
- MEDICAL SERVICES DISTRICT MSD
- LIMITED INDUSTRIAL I-1
- GENERAL INDUSTRIAL I-2
- PLANNED INDUSTRIAL PARK PIP
- VILLAGE CENTER OVERLAY DIST VC
- COMMERCIAL CORRIDOR OVERLAY CCD
- GROUNDWATER PROTECTION DISTRICT
- WATERSHED PROTECTION DISTRICT
- GRAPE, SLATE & SHEEP ISLANDS ARE ZONED R-1

UNION POINT ZONING

- Union Point Boundary
Refer to the appropriate SRA documentation

-CGD	-OSR	-VCD
-GOSD	-OSW	-DSD
-MUV	-RD	-NSD
-OSA	-RecD	-SOD
-OSC	-SVCD	-TCSD

STREETS REVISED TO JANUARY 1, 2018
PARCELS REVISED TO JANUARY 1, 2018



Prime Development Site - 211 Main Street (Route 18), Weymouth, Massachusetts



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