

103 BOSTON PROVIDENCE HIGHWAY

WALPOLE, MASSACHUSETTS

FOR SALE



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SIZE | 2.79 Acres
24,036 SF building

SITE FACTS

- Located on Route 1 directly across from the Walpole Mall
- Less than a mile from Exit 10 off I-95 (109,788 ADT)
- Route 1 - 31,000 ADT
- 2.79 Acres
- 24,036 SF building

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	5,940	51,703	115,380
Households	2,269	20,644	44,117
Med HH Income	\$110,770	\$102,711	\$114,666
Daytime Population	8,220	48,305	108,177



NEARBY
RETAILERS

Stop & Shop

BARNES & NOBLE

shaw's

STAPLES

HOME DEPOT

Stop & Shop

Marshalls

Hannaford

KOHL'S

PET SMART

Walmart

PETCO

LA FITNESS

OLD NAVY

Big Y

**AVAILABLE
NOW**



RETAIL AERIAL



SITE
103 BOSTON
PROVIDENCE
HIGHWAY

STAPLES
Ocean State
JOB LOT

Hannaford

PETCO

CARmax

Stop & Shop

HOME DEPOT

WALPOLE MALL
PETSMART
OLD NAVY
KOHL'S
OfficeMax
BARNES & NOBLE
Party City
LA FITNESS
JO ANN

Stop & Shop

Walmart

STARBUCKS
COFFEE

VILLAGE SHOPPES
show's
Marshalls
CHICO'S
AnnTAYLOR
BSC
ATI
PHYSICAL THERAPY



WALPOLE

NORWOOD

CANTON

SHARON

NORTH ST
BROOK ST
FISHER ST
MAIN ST
WASHINGTON ST
COMMON ST

1A
1A
27
27

WASHINGTON ST
PLEASANT ST
DEAN ST
DEAN ST
WASHINGTON ST
NEVY ST
HIGH PLAIN ST
NORWOOD ST
NORWOOD ST

31,700 ADT
31,000 ADT
109,788 ADT
86,000 ADT
27,400 ADT

34,200 ADT
92,100 ADT
95
95
27
27

BEAUMONT ST
SHERMAN ST
HEPPOLE ST
LEWIS ST

OVERALL AERIAL



WESTWOOD

NORWOOD

WALPOLE

CANTO

SITE
103 BOSTON
PROVIDENCE
HIGHWAY

Roche Bros.

Mercedes

PORSCHE
Audi

FIAT

Jeep

TOYOTA

HONDA

CHEVROLET

HYUNDAI

Ferrari

EMASERATE

LANDROVER
JAGUAR

savers

shaw's
TJ-maxx

NISSAN

Cadillac

Ford

SUBARU

INFINITI

MITSUBISHI

BMW

Hannaford

STAPLES
Ocean State
JOB LOT

Mazda

BOCH USED CARS

PETCO

Stop & Shop
HOME DEPOT

CARmax

Stop & Shop

WALPOLE MALL
PET SMART
OLD NAVY
KOHL'S
OfficeMax
BARNES & NOBLE
PartyCity
LA FITNESS
JO ANN

WESTWOOD
STATION
Wegmans
LIFE TIME
Marshalls
PET SMART
Michaels
HomeGoods
NORDEIGHAM
RACK

52,800 ADT '07

40,500 ADT '08

35,600 ADT '08

34,200 ADT '07

92,100 ADT '09

31,000 ADT '08