

FOR SALE

# NEW COMMERCIAL DEVELOPMENT OPPORTUNITY AT LIGHTED INTERSECTION

ROUTE 16  
114 MENDON STREET &  
HOPEDALE STREET

Hopedale, MA 01747

**PRESENTED BY:**

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Site lines approximate and for illustration purposes only.





Route 16 Hopedale Development Aerial View

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## OFFERING SUMMARY

<b>SALE PRICE:</b>	Call For Details!
<b>TOTAL LOT SIZE:</b>	0.85± Acres
<b>114 MENDON ST.</b>	0.248± Acres [10,794± SF]
<b>122 MENDON ST.</b>	0.400± Acres [17,424± SF]
<b>138 HOPEDALE ST.</b>	0.202± Acres [8,786± SF]
<b>ZONING:</b>	General Business A
<b>TRAFFIC COUNT:</b>	12,500±
<b>FRONTAGE:</b>	Mendon St.: 262'± Hopedale St.: 142'±

## PROPERTY OVERVIEW

An exciting commercial opportunity available on Route 16! Ready to become a signature location at the lighted intersection of Route 16 and Hopedale Street. The property consists of three parcels totaling 0.85± acres and all zoned GB-A (General Business-A). Site is "shovel ready." Buildings on site have been demolished and utilities (town water and sewer) are in place.

## PROPERTY HIGHLIGHTS

- Phase I Completed, Geotechnical Studies Completed, Traffic Study Completed & Sample Concept Plans & Renderings Available
- Multiple uses allowed including but not limited to retail, office and industrial and more!
- Traffic Counts - 12,500 ADT - Projected approximately 1% growth per year, due to the increase in commercial activity, zoning changes and its proximity to medical facilities and new major commercial centers.
- Superior location for any retailer looking to get into an underserved market with strong and increasing demographics.
- The site is prominently located at the entry to the Route 16 central mass corridor.
- The property is located half mile from Milford Regional Medical Center and the Dana Farber/Brigham & Women's Cancer Center.
- Situated 40 miles west of Boston, 25 miles east of Worcester and 30 miles north of Providence, Rhode Island.

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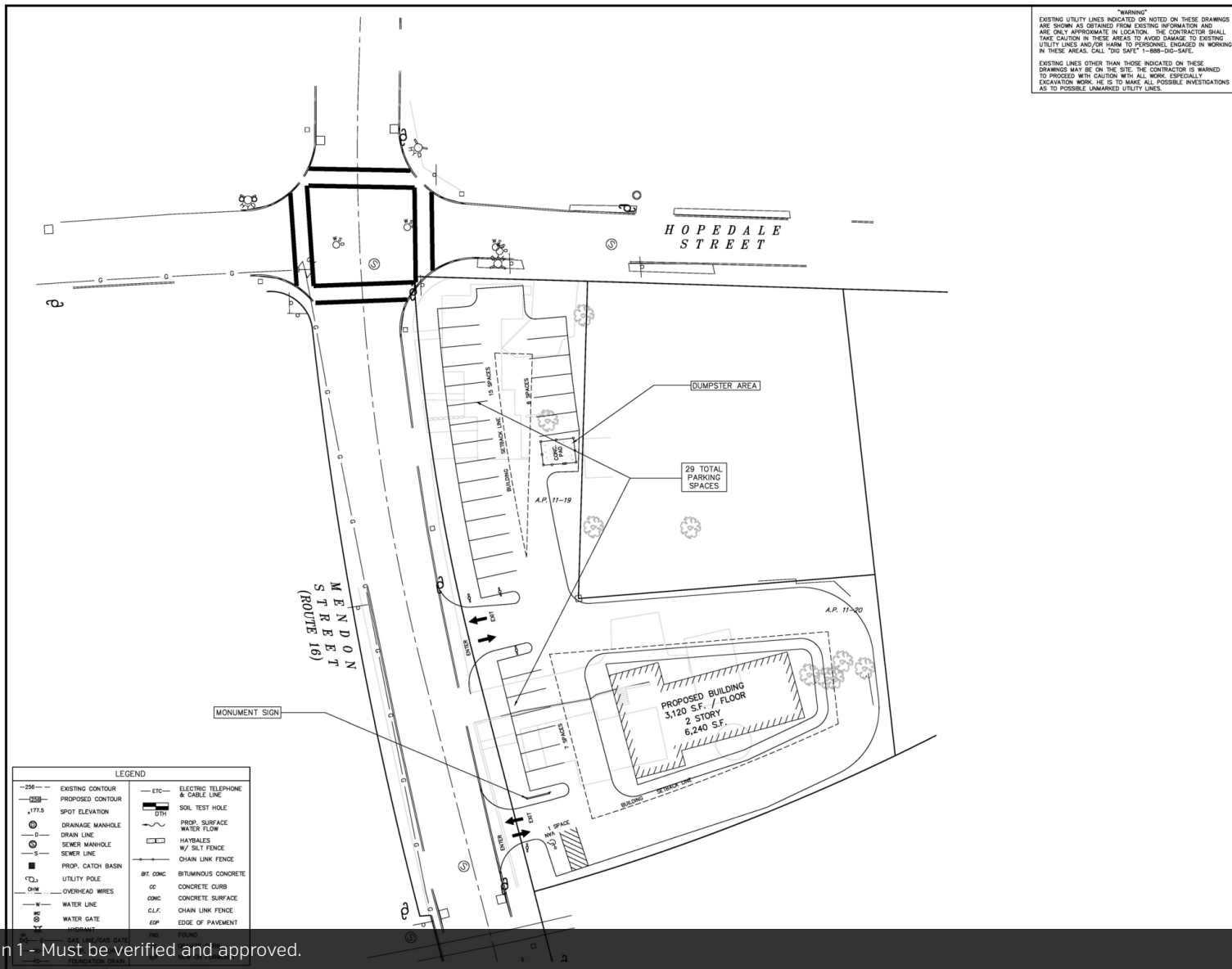
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Sample Concept Plan 1 - Must be verified and approved.

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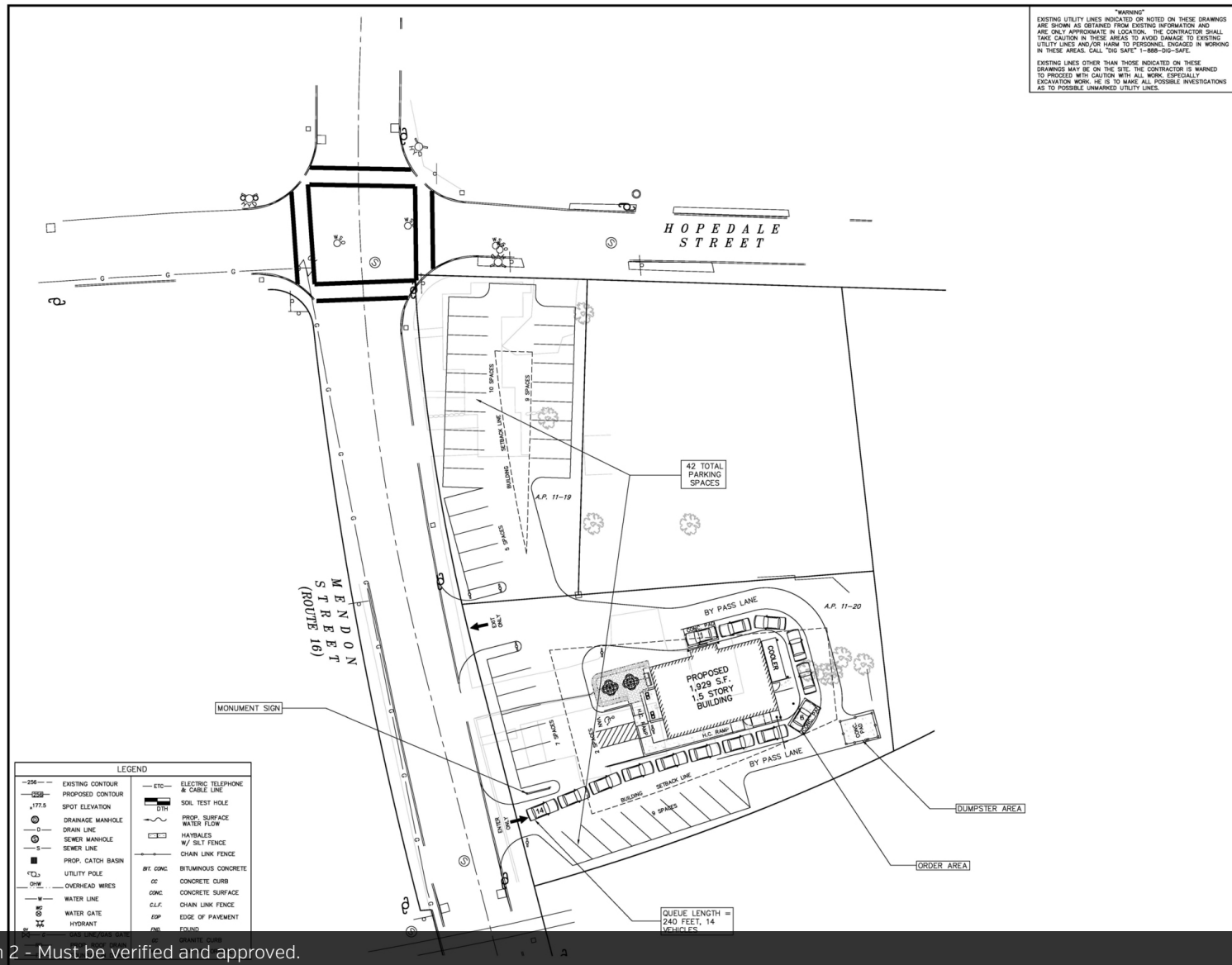
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Sample Concept Plan 2 - Must be verified and approved.

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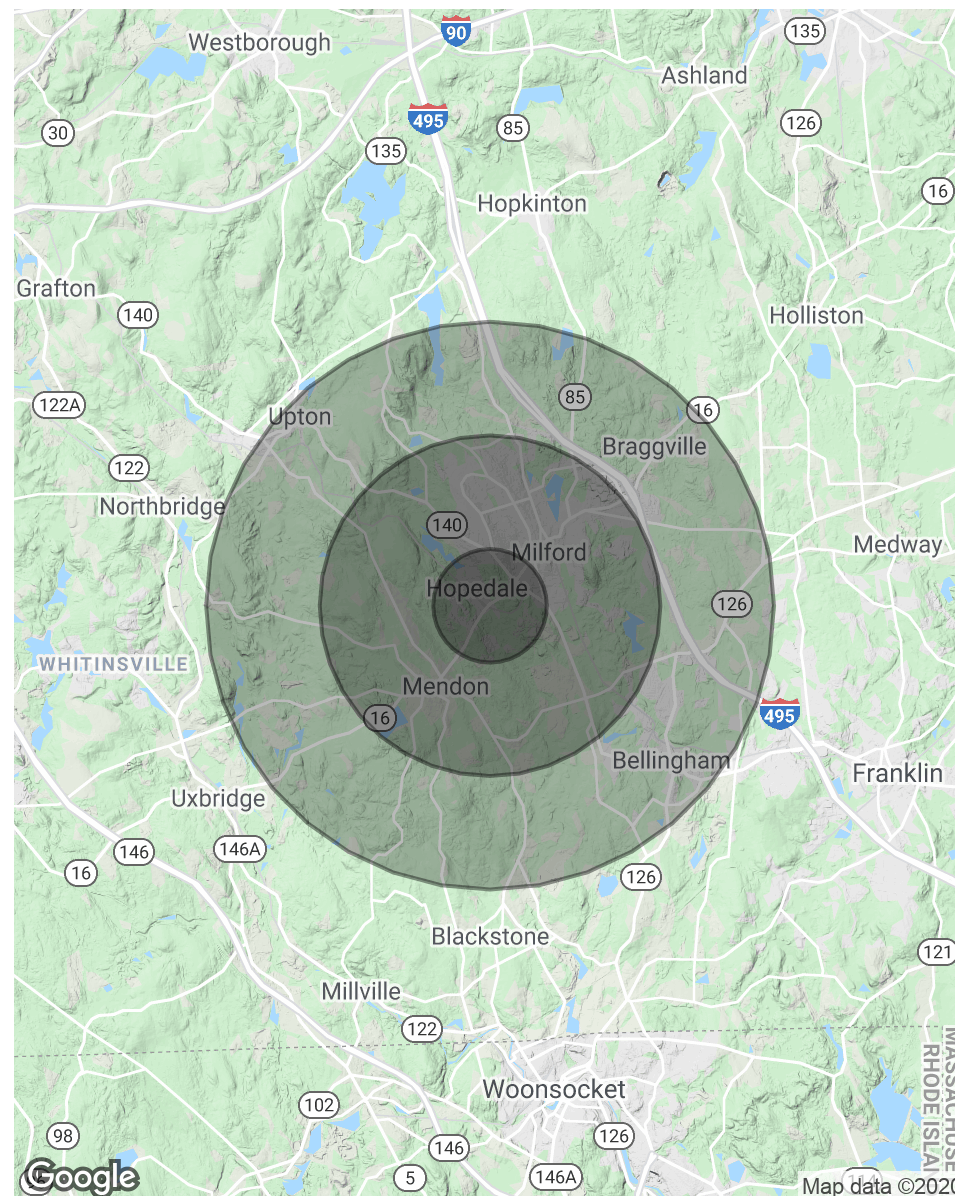
## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,542	36,473	68,305
AVERAGE AGE	37.9	38.4	38.8
AVERAGE AGE (MALE)	37.9	37.4	38.0
AVERAGE AGE (FEMALE)	37.7	39.0	39.4

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,623	13,231	24,859
# OF PERSONS PER HH	2.8	2.8	2.7
AVERAGE HH INCOME	\$89,776	\$86,002	\$92,873
AVERAGE HOUSE VALUE	\$349,306	\$350,791	\$371,603

\* Demographic data derived from 2010 US Census



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