

# 550 HARTFORD TURNPIKE

SHREWSBURY, MA



## 5.04 ACRES

INDUSTRIAL LAND FOR SALE



- LESS THAN 3 MILES FROM ROUTE 9 AND I-90
- LESS THAN 6 MILES FROM I-495 AND I-290
- IDEAL FOR A CONTRACTORS' YARD

EXCLUSIVE OFFERING



THE  
STUBBLEBINE  
COMPANY

CORFAC INTERNATIONAL



## PROPERTY SUMMARY



### PROPERTY HIGHLIGHTS

- LESS THAN 3 MILES FROM ROUTE 9 AND I-90
- LESS THAN 6 MILES FROM I-495 AND I-290
- 5.4 ACRES OF INDUSTRIAL LAND
- SIGNIFICANT FRONTAGE ON ROUTE 20
- IDEAL FOR A CONTRACTORS' YARD
- INDUSTRIAL ZONING WITH AMPLE USES

### OFFERING SUMMARY

SALE PRICE:	\$795,000
LOT SIZE:	5.04 Acres

DEMOGRAPHICS	3 MILES	5 MILES
TOTAL HOUSEHOLDS	16,934	45,132
TOTAL POPULATION	45,272	115,228
AVERAGE HH INCOME	\$97,621	\$84,882

### ZONING USES

RESEARCH LABORATORIES	PROFESSIONAL OFFICES
HOTELS	R&D
MANUFACTURING	WAREHO
DISTRIBUTION	TRUCKING TERMINALS
CONTRACTOR'S YARD	

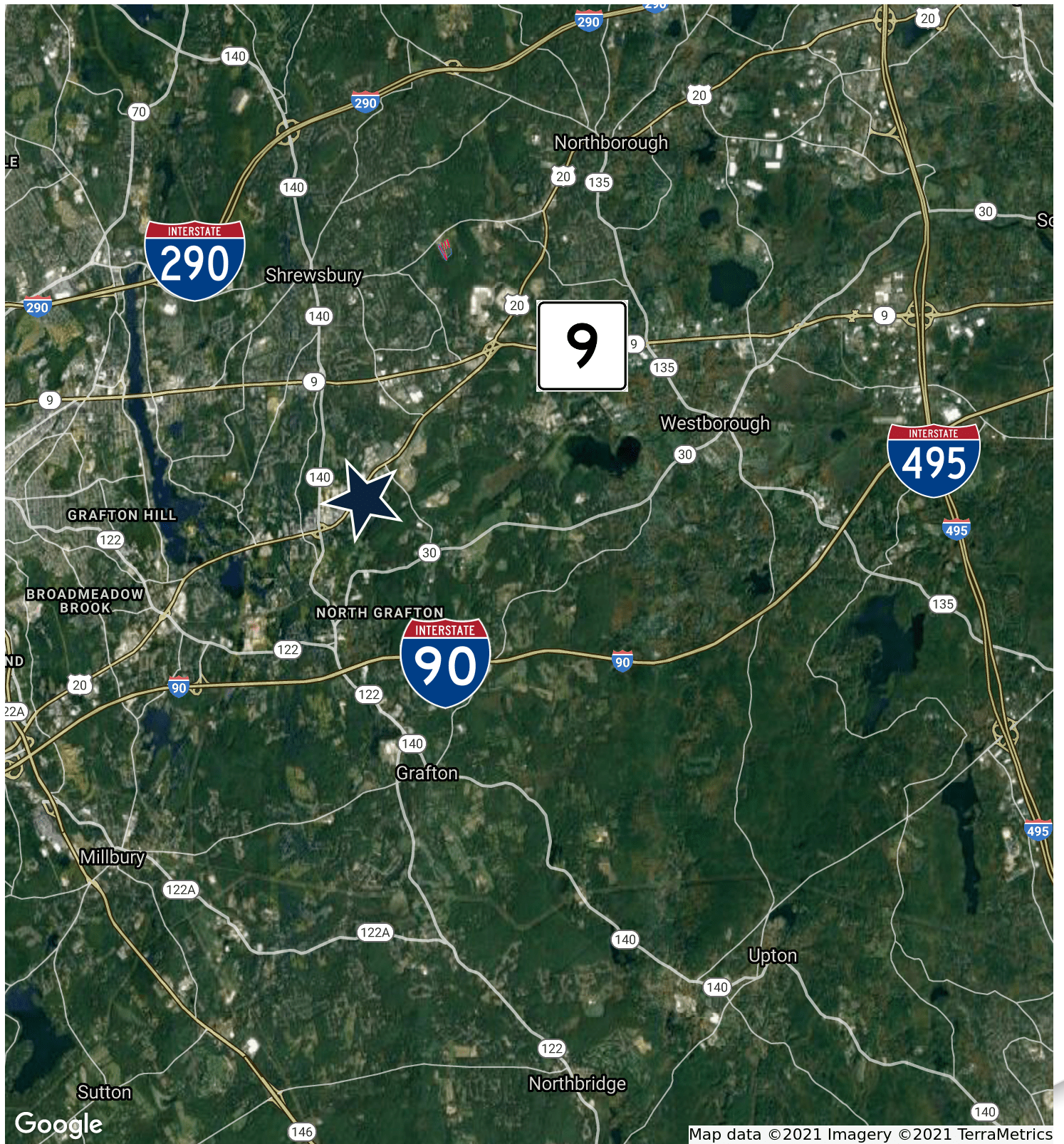
### TRAFFIC

ANNUAL AVERAGE DAILY TRAFFIC (2020)	1,520 (2-Way)
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## LOCATION MAP





# 550 HARTFORD TURNPIKE

SHREWSBURY, MA



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