

47 SUGAR ROAD

BOLTON, MA

FOR SALE | 5,694 SF RETAIL BUILDING ON 11.8 AC

- Adjacent to Route 495
- 0.3 Miles to Route 117
- 0.3 Miles to Route 117

EXCLUSIVE AGENT
THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

5,694 SF +/- Freestanding Retail building on 11.8 AC +/- for Sale

ALLOWED USES BY-RIGHT

- Restaurants / cafe uses
- Daycare / Educational use
- Businesses & professional offices
- Banks / financial institutions
- Medical offices
- Residential apartment use (Special Permit)
- Retail storefronts

TRAFFIC VOLUME

- I 495: 90,536
- Rt 117: 8,399

PROPERTY SPECIFICATIONS

Building Size:	5,694 SF +/-
Lot Size:	11.8 AC +/-
Stories:	2
Ceiling Height:	10'
Utilities:	Septic
Zoning:	Commercial
Construction:	Wood frame
Parking Spaces:	45
Sale Price:	$2,100,000

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	5,511	20,860	90,163
Total Population	13,942	52,019	232,703
Average HH Income	$172,638	$154,806	$167,342

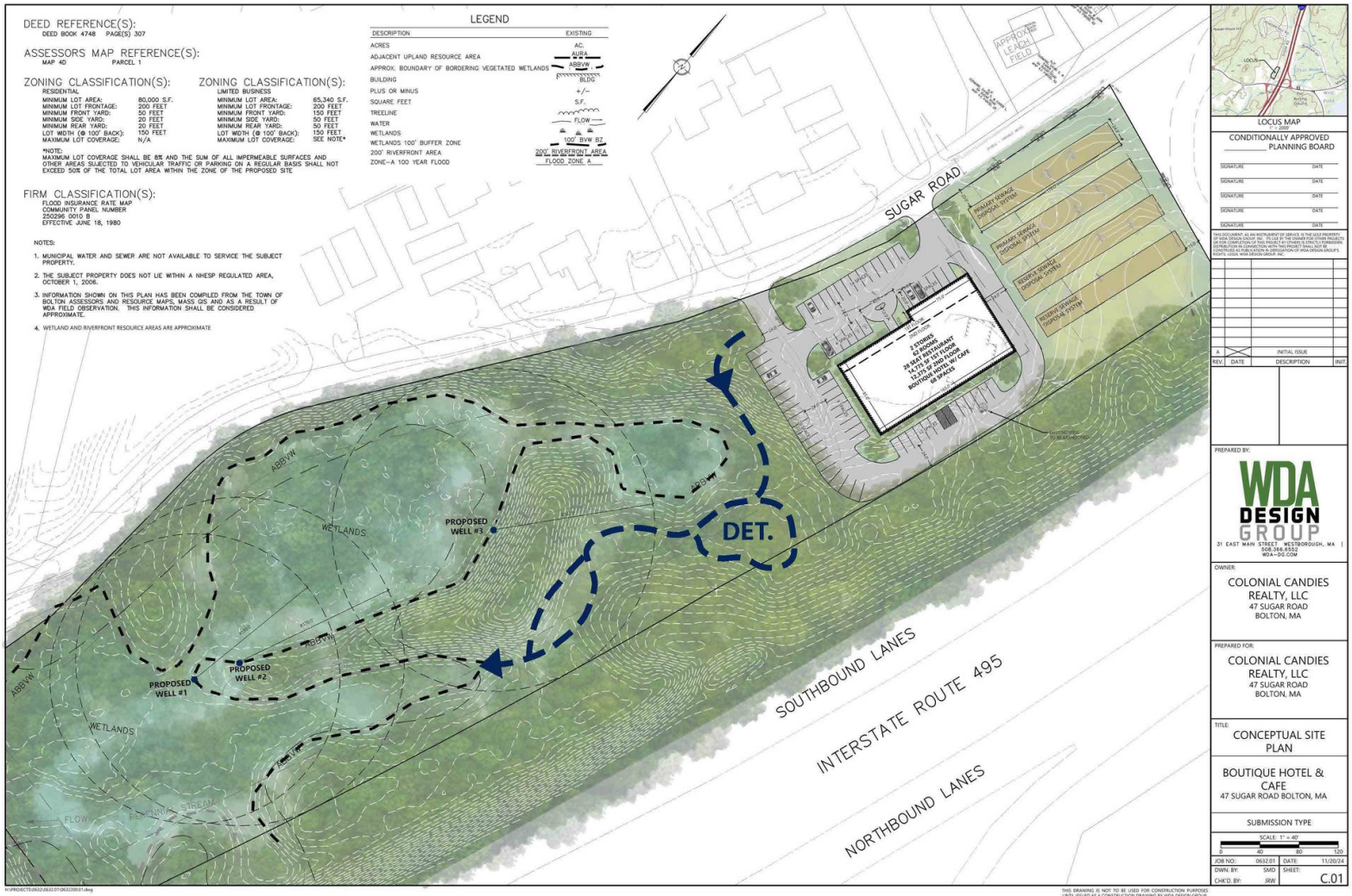

EXIT
FIRE

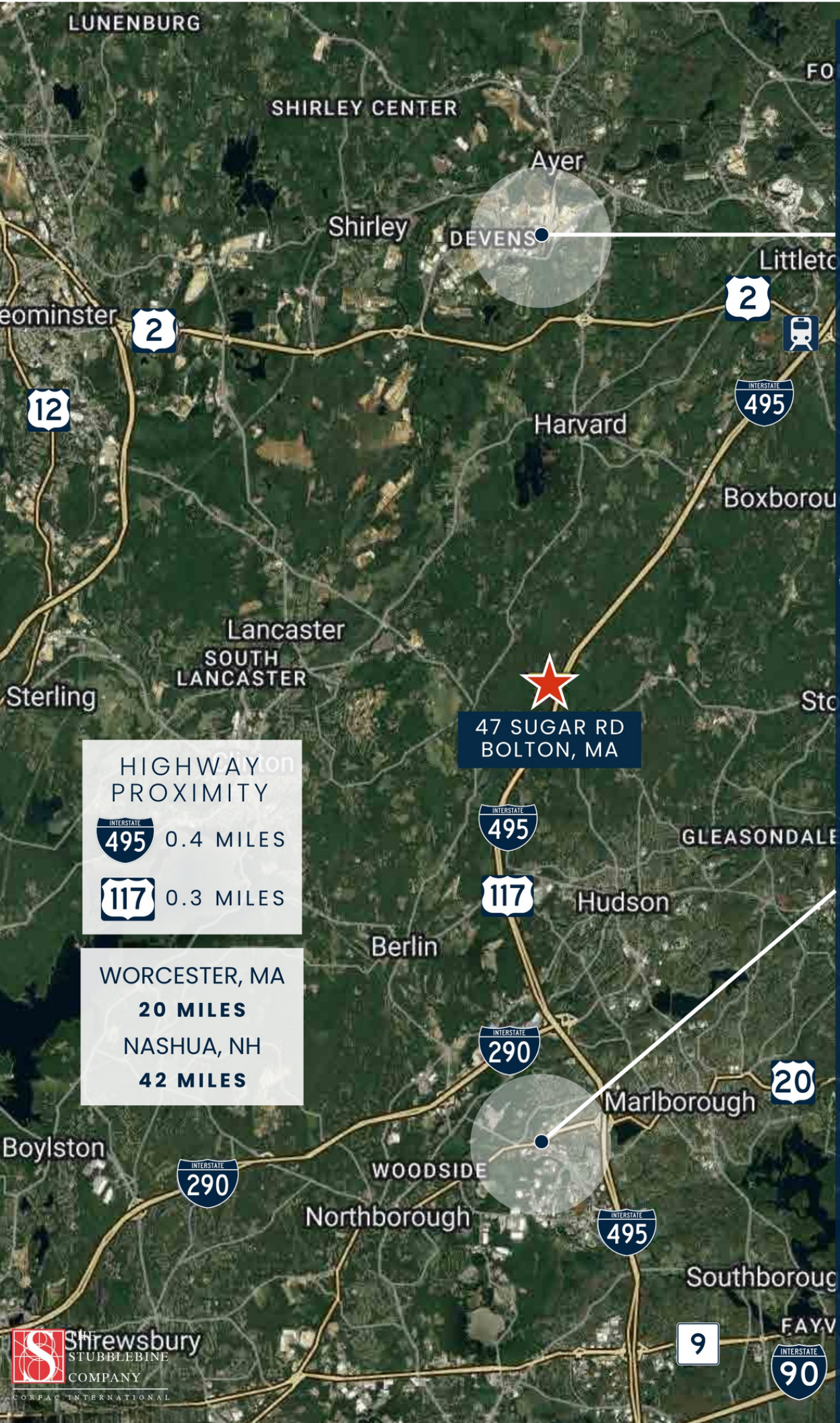

EXIT




117
INTERSTATE
495

CONCEPT PLAN





DUNKIN'
TACO BELL
Wendy's
shaw's
Slater's
DOLLAR TREE
MARKET BASKET
BOLTON BEAN
integrative ANIMAL HEALTH center
SUBWAY
Mobil
Chick-fil-A
MOOYAH
BURGERS · FRIES · SHAKES
T.J.maxx
KFC
Walmart

Shrewsbury
STUBBLEBINE
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