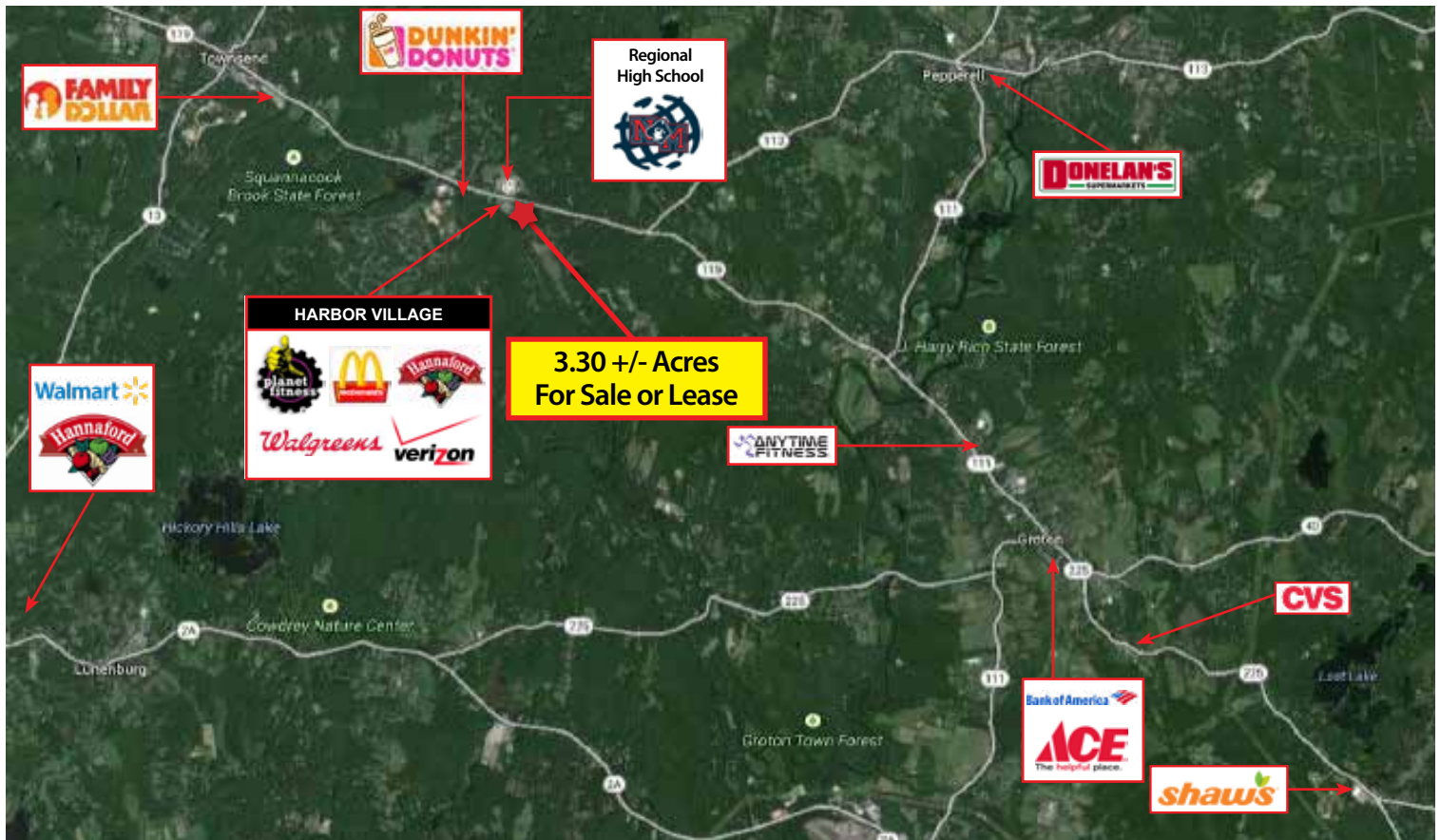


# Development Land Available For Sale or Lease

## 4 Main Street

### Townsend, MA



#### Property Information

<b>Address:</b>	4 Main Street Townsend, MA	<b>Sewer:</b>	Private Sewer (proposed)
<b>Parcel ID:</b>	Tax Map 41, Lots 2 & 3	<b>Gas:</b>	Natural Gas
<b>Available:</b>	3.30 +/- Acres	<b>Zoning:</b>	Outlying Commercial
<b>Land Area:</b>	3.30 +/- Acres	<b>Date Available:</b>	Immediately
<b>Traffic Counts:</b>	13,900 VPD	<b>Asking Price for Sale:</b>	Negotiable
<b>Frontage:</b>	261'	<b>Asking Price for Lease:</b>	Negotiable
<b>Water:</b>	Municipal Water		

#### Trade Area Demographics

	3 Mile	5 Mile	10 Mile
<b>Population:</b>	10,794	28,315	156,487
<b>Average HH Income:</b>	\$96,269	\$91,761	\$73,957



4 Main Street is comprised of two lots combined for a 3.30 +/- acre parcel of development land located on heavily traveled Main Street in Townsend, MA across from the brand new North Middlesex Regional High School on the town line of Groton and Townsend. This parcel is zoned outlying commercial and has the potential for a retail development with drive-thru. Neighboring businesses include Hannaford Supermarket, Planet Fitness, Walgreens, Dunkin Donuts, McDonald's, and many others. There are 28,315 residents with an average household income of \$91,761 within a five-mile radius. The property owner will consider a sale, land lease, or build-to-suit arrangements.

For More Information:

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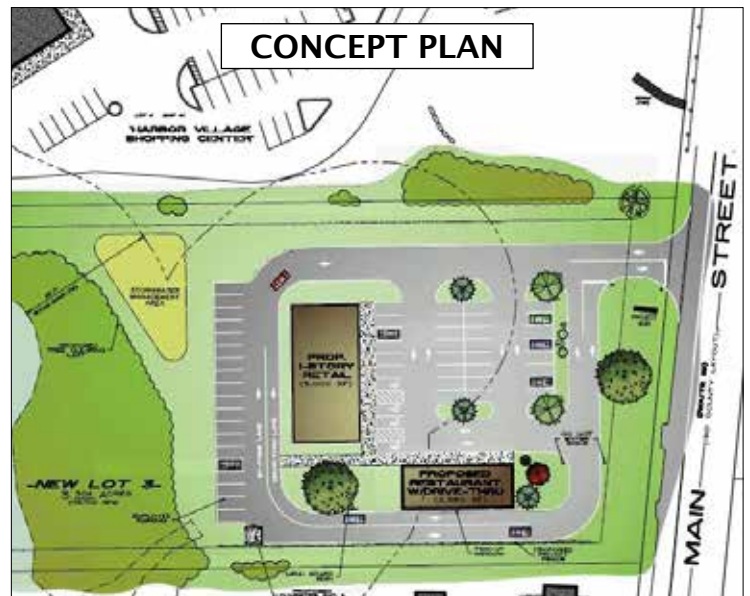
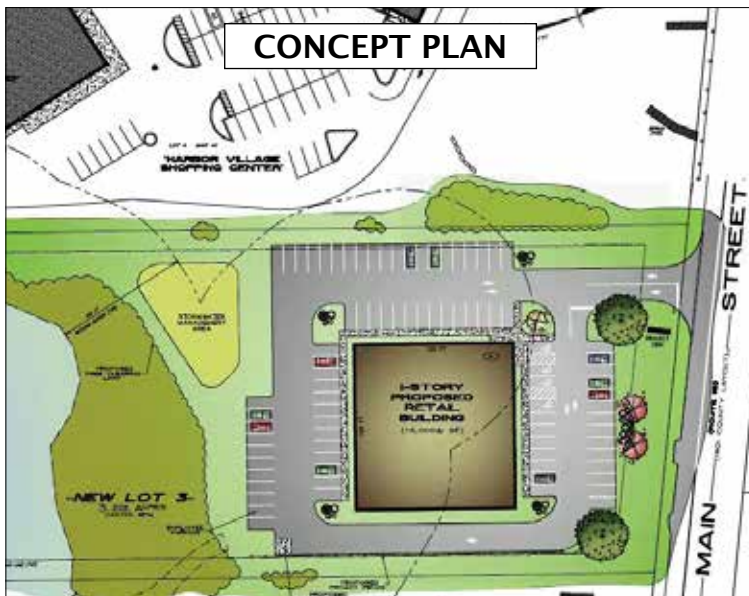
**SUMMIT** REALTY PARTNERS

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80 Hayden Avenue  
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