

DEVELOPMENT OPPORTUNITY

66, 68 & 70 POWDER MILL ROAD

IN THE HEART OF MAYNARD - MA



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Powder Mill | Development Opportunity

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Powder Mill | Investment Summary

Introducing a unique development opportunity in the heart of Maynard, Massachusetts. Spanning over 2.26 acres, the properties at 66, 68, and 70 Powder Mill Road offer an unparalleled chance to shape a thriving neighborhood along the scenic Assabet River.

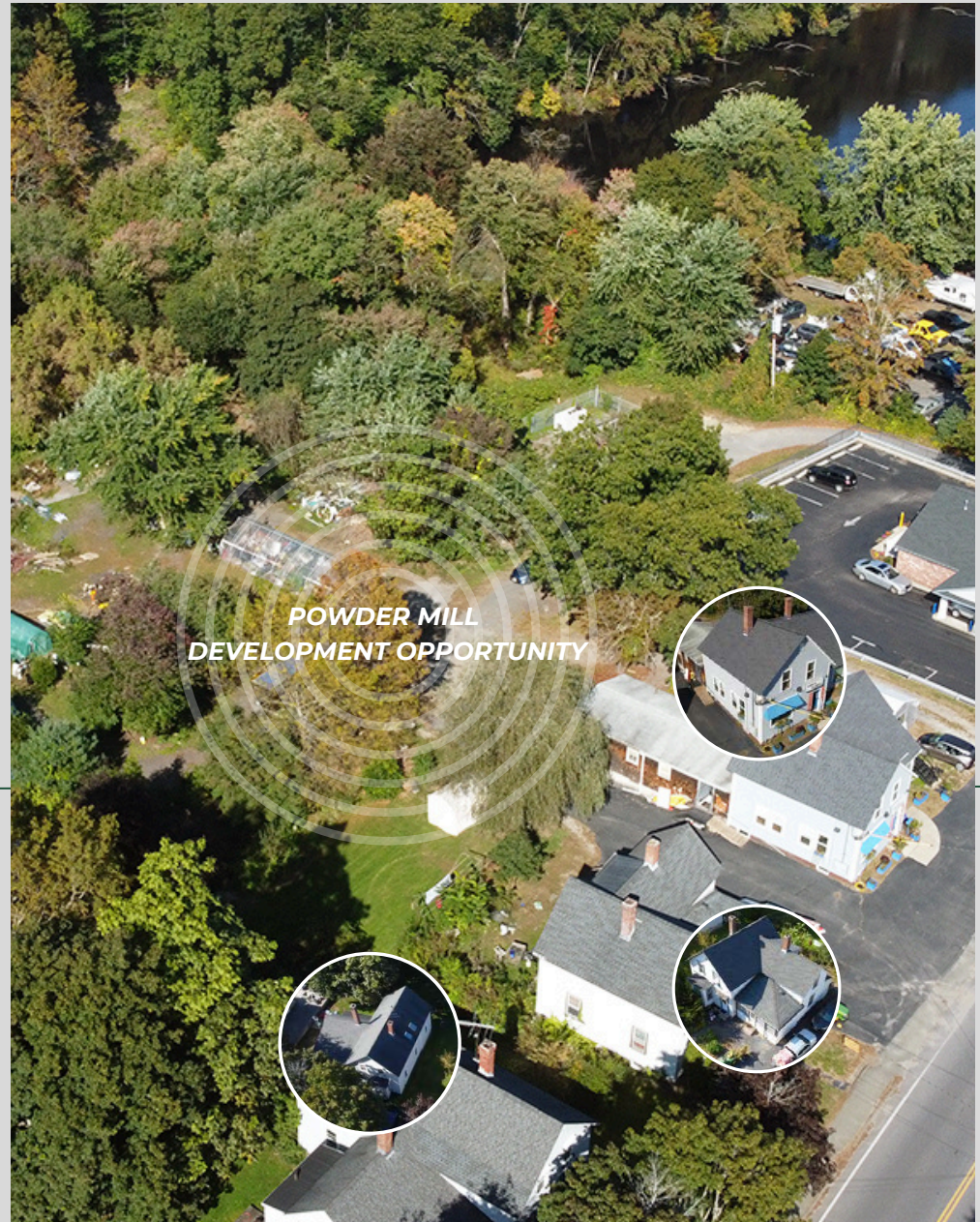
These three contiguous lots, currently hosting multifamily and retail spaces, are ideally positioned within Maynard's anticipated overlay district. This setting presents a dynamic platform for mixed-use projects, blending residential, retail, restaurant, office, or a number of other uses.

Located strategically within Middlesex County, these properties are not just in a locale that's evolving - they are at the heart of its growth. The overlay district's increased flexibility in zoning opens doors for a diverse range of developments, potentially including hotels and other unique ventures under special permits.

This versatility makes 66, 68, and 70 Powder Mill Road not just a prime spot for development, but a multifaceted investment opportunity in a community that's on the rise.

2.26 Acres

An unparalleled
chance to shape a
thriving neighborhood
along the scenic
Assabet River.



Powder Mill | Location Summary

The property is located in Maynard, MA, a charming town known for its historic downtown area and vibrant arts scene.

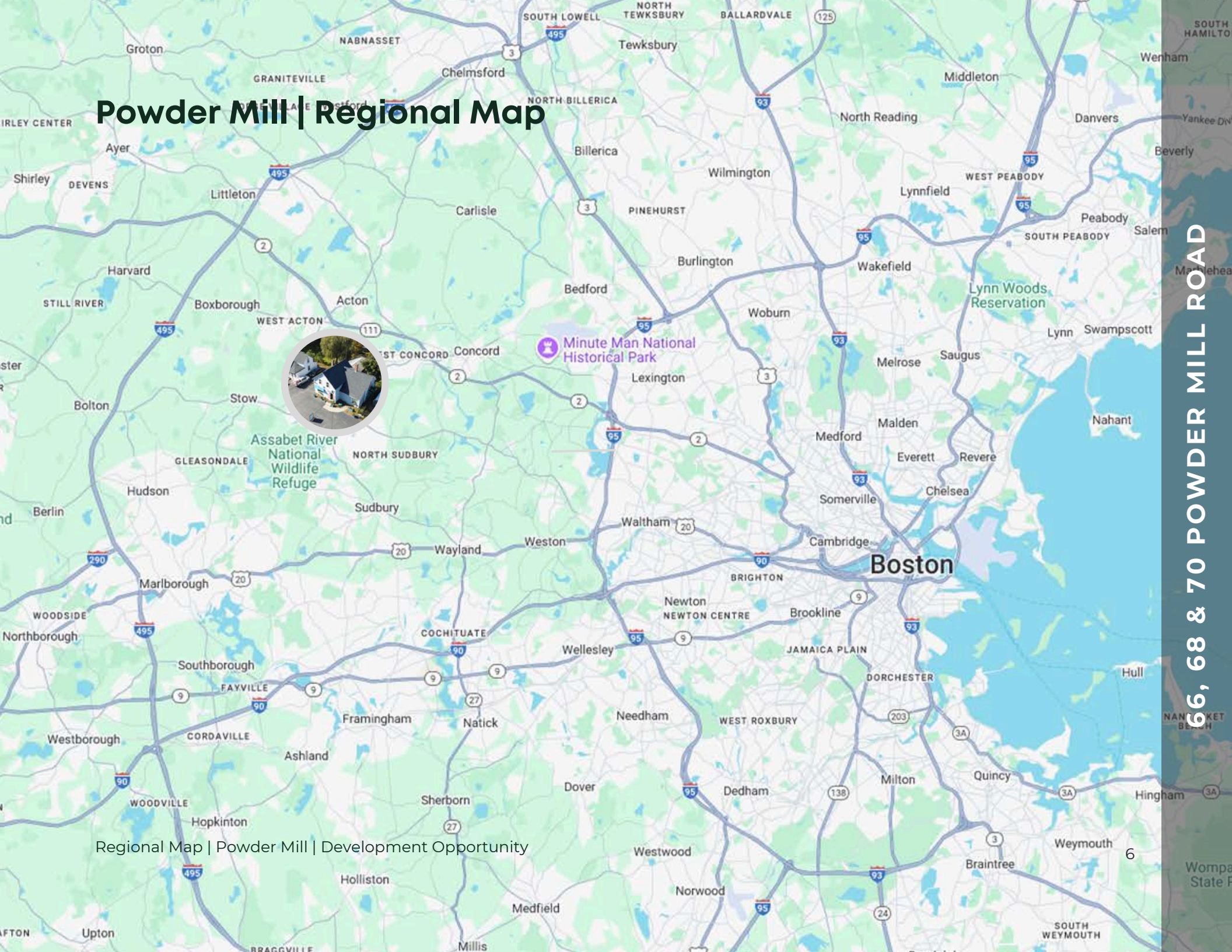
The town offers a variety of recreational opportunities, with nearby parks such as Maynard Memorial Park and Assabet River Rail Trail for outdoor activities.

The property's proximity to major highways such as Routes 117 and 27 provides convenient access to neighboring towns and cities, making it an attractive location for businesses seeking visibility and accessibility.



66, 68 & 70 POWDER MILL ROAD

Powder Mill | Regional Map



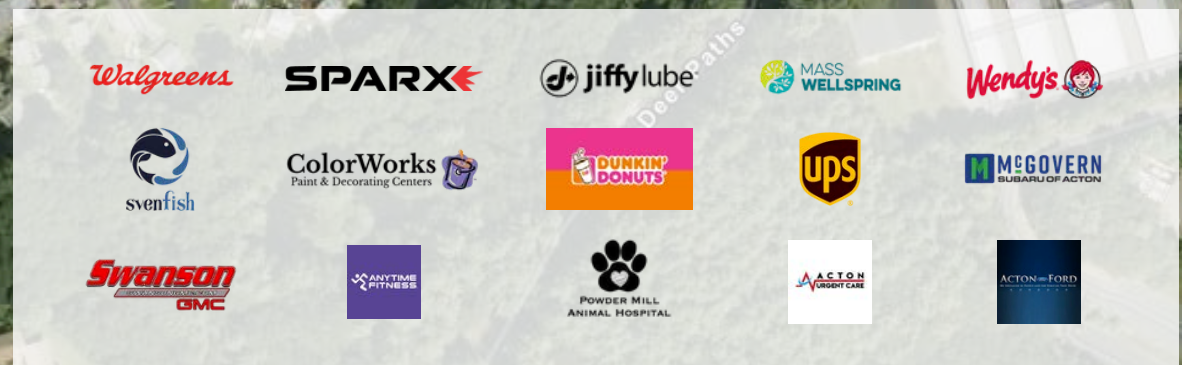
Regional Map | Powder Mill | Development Opportunity

66, 68 & 70 POWDER MILL ROAD

Powder Mill | Aerial Map

POWDER MILL DEVELOPMENT
MAYNARD, MA . 01754

THE APARTMENTS AT
POWDER MILL
230-UNIT LUXURY RESIDENTIAL
APARTMENT COMMUNITY UNDER
CONSTRUCTION



66, 68 & 70 POWDER MILL ROAD

Strategic Location

Located strategically within Middlesex County, these properties are not just in a locale that's evolving - they are at the heart of its growth. The overlay district's increased flexibility in zoning opens doors for a diverse range of developments, potentially including hotels and other unique ventures under special permits.



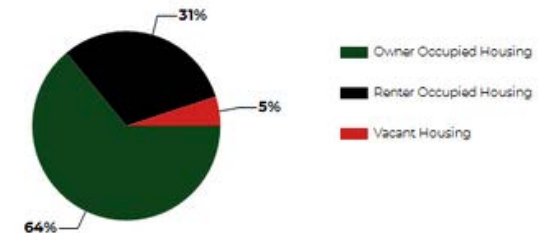
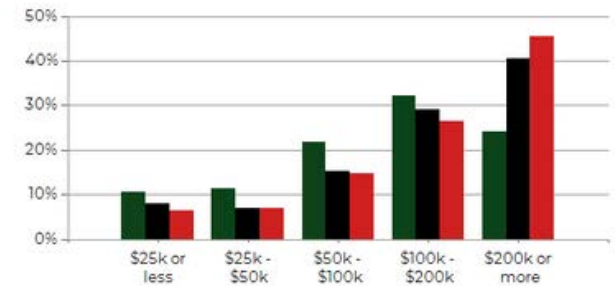
Powder Mill | Demographics

POPULATION

		1 MILE	3 MILE	5 MILE
2000	Population	7,702	30,375	62,356
2024	Population	7,613	31,055	64,595
2024-2029:	Population: Growth Rate	8,111	33,069	67,343
		7,963	32,586	66,399
		-1.85%	-1.45%	-1.40%

2024 HOUSEHOLD INCOME

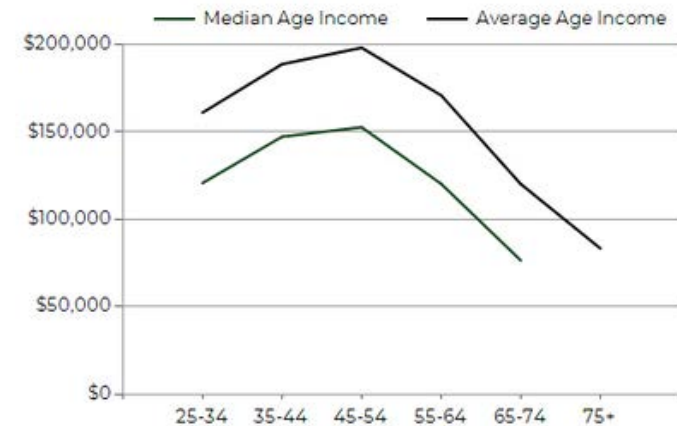
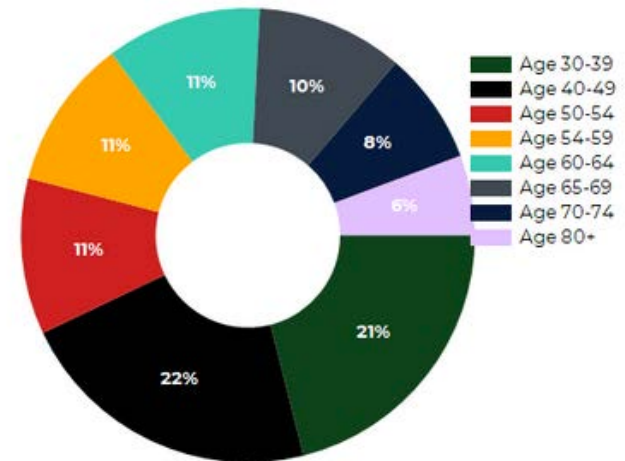
	1 MILE	3 MILE	5 MILE
less than \$15,000	197	563	913
\$15,000-\$24,999	176	464	675
\$25,000-\$34,999	141	381	596
\$35,000-\$49,999	257	514	1,170
\$50,000-\$74,999	382	1,027	2,067
\$75,000-\$99,999	385	929	1,601
\$100,000-\$149,999	676	1,860	3,244
\$150,000-\$199,999	462	1,860	3,413
\$200,000 or greater	854	5,169	11,426
Median HH Income	\$112,563	\$164,152	\$180,336
Average HH Income	\$157,434	\$223,857	\$242,682



Powder Mill | Demographics

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	508	1,504	2,762
2024 Population Age 35-39	595	1,939	3,695
2024 Population Age 40-44	611	2,523	5,052
2024 Population Age 45-49	533	2,362	4,859
2024 Population Age 50-54	583	2,577	5,261
2024 Population Age 55-59	560	2,563	5,198
2024 Population Age 60-64	580	2,421	4,948
2024 Population Age 65-69	547	1,939	4,020
2024 Population Age 70-74	420	1,498	3,247
2024 Population Age 75-79	298	1,160	2,551
2024 Population Age 80-84	175	736	1,568
2024 Population Age 85+	135	731	1,605
2024 Population Age 18+	6,509	25,813	52,643
2024 Median Age	43	44	45
2029 Median Age	44	45	46

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$120,743	\$154,249	\$162,079
Average Household Income 25-34	\$161,069	\$207,898	\$222,212
Median Household Income 35-44	\$147,325	\$192,236	\$200,001
Average Household Income 35-44	\$188,886	\$254,831	\$271,917
Median Household Income 45-54	\$152,787	\$200,001	\$200,001
Average Household Income 45-54	\$198,314	\$284,831	\$305,636
Median Household Income 55-64	\$120,312	\$199,297	\$200,001
Average Household Income 55-64	\$170,992	\$258,071	\$282,091
Median Household Income 65-74	\$76,451	\$109,116	\$119,218
Average Household Income 65-74	\$120,165	\$172,225	\$192,025
Average Household Income 75+	\$83,313	\$108,666	\$127,526



Population

Maynard, MA is a part of the greater Boston metropolitan area and boasts a diverse and growing population. As of 2025, Maynard had a **population of approximately 10,746**.

The neighboring town of **Acton**, located just minutes away, has a **population of approximately 23,846**. Both communities offer a strong customer base for retail and dining establishments.



Powder Mill | The Property



The Property | Powder Mill | Development Opportunity



66, 68 & 70 POWDER MILL ROAD

Powder Mill | Overlay District Advantages

GREATER DENSITY

Developers have the opportunity to maximize land use efficiency with greater density allowances, ensuring optimal utilization of the property.

MIXED-USE DEVELOPMENT

As-of-right permissions for mixed-use development provide flexibility and capitalize on current market trends that favor vibrant, walkable communities.

Retail and Commercial Space: The overlay district allows for the creation of retail spaces, restaurants, and offices, catering to the growing demand for local services.

HOUSING

With a focus on mixed-use, residential units can be integrated seamlessly, providing housing options in a sought-after location.

SPECIAL PERMIT POTENTIAL

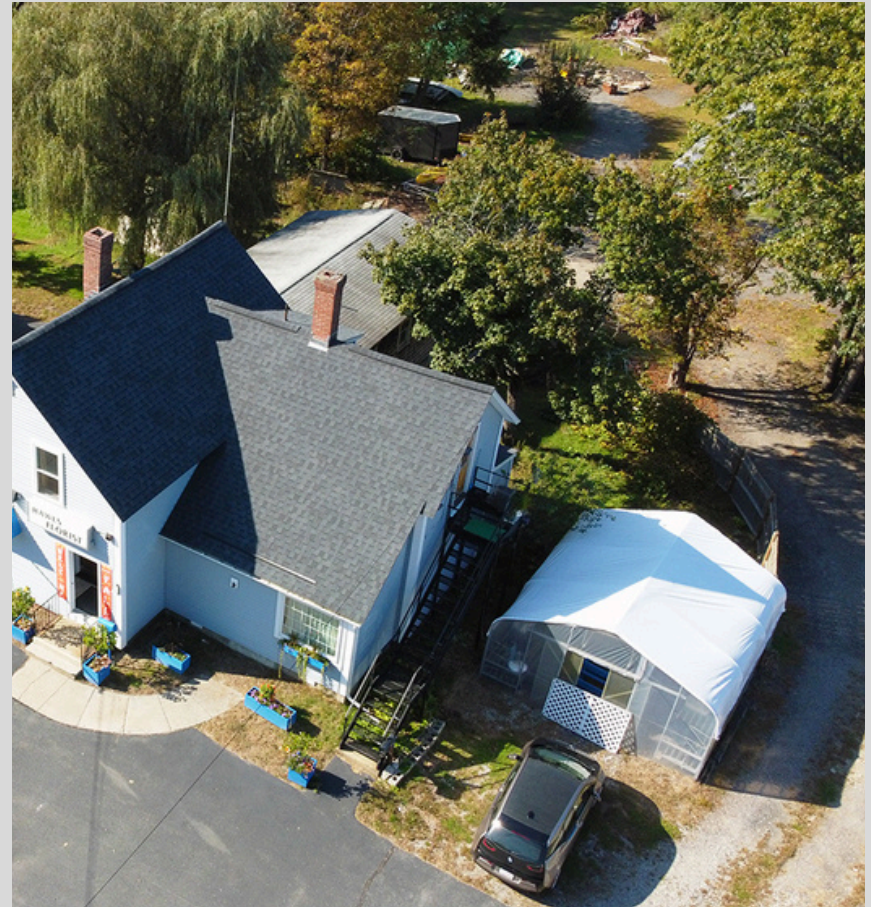
Developers have the option to apply for special permits to accommodate hotels and other unique uses, expanding the range of possibilities.

HIGH TRAFFIC EXPOSURE

With a substantial daily traffic count of 9,491 vehicles per day on Powder Mill Road, businesses located here can expect excellent visibility and accessibility.

Overlay District Advantages

Greater Density
Mixed-Use Development
Retail and Commercial Space
Housing
Special Permit Potential



An aerial photograph of a town, likely in New England, showing a mix of residential and commercial buildings, dense green trees, and a winding river. A road, identified as Powder Mill Road in the text, runs through the center of the town. The image is used as a background for a presentation slide.

High Traffic Exposure

With a substantial daily traffic count of 9,491 vehicles per day on Powder Mill Road, businesses located here can expect excellent visibility and accessibility.

Powder Mill | Riverfront Access

One of the most remarkable features of these properties is their location along the banks of the Assabet River.

The Assabet River not only adds to the natural beauty of the site but is also an integral part of the town's initiative to create more community access to the river.

This presents a unique opportunity to incorporate riverfront amenities into the mixed-use development project, enhancing its appeal and contributing to the creation of a vibrant waterfront community.



66 POWDER MILL
ROAD
0.56 Acres of Land

68 POWDER MILL
ROAD
0.64 Acres of Land

70 POWDER MILL
ROAD
1.06 Acres of Land

Powder Mill | Development Opportunities

MIXED-USE HOUSING

Create a dynamic, live-work-play environment with a mix of residential units, retail, and commercial spaces.

RETAIL AND RESTAURANT SPACE

Cater to the local community and commuters with convenient retail and dining options.

OFFICE SPACE

Provide office space for local businesses, taking advantage of the area's commercial growth.

PERSONAL SERVICES

Explore opportunities for personal services such as fitness centers, salons, and more.

SPECIAL PERMITS

Consider the potential for special permits to introduce unique uses like hotels, conference centers, or other innovative concepts.

Development Opportunities | Powder Mill | Development Opportunity

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