



aries

# PRIME PAD/DRIVE-THRU OPPORTUNITY

141 Parker St | Maynard, MA

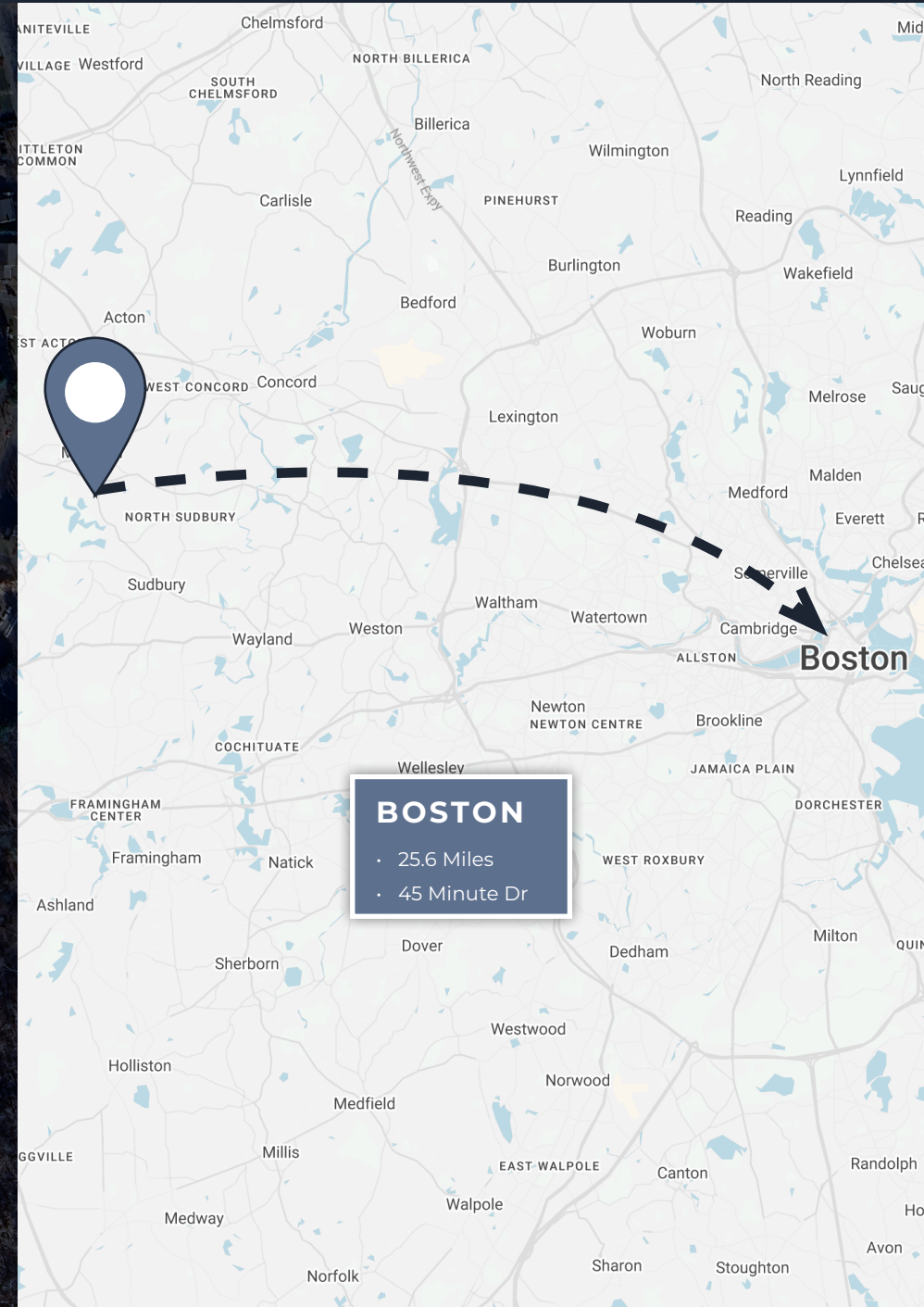
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**Aries CRE** presents an exceptional retail opportunity at 141 Parker St, a proposed  $\pm 2,500$  SF drive-thru pad located in the heart of Maynard's thriving commercial corridor. Positioned near the bustling Maynard Crossing shopping center—anchored by Market Basket and featuring national tenants like Planet Fitness—this site offers high visibility, strong foot traffic, and convenient access for both local and regional customers.

## PROPERTY HIGHLIGHTS

- **High-Traffic Location** – Situated along Parker St (Route 27) with excellent visibility and accessibility.
- **Proposed  $\pm 2,500$  SF Drive-Thru Pad** – Ideal for quick-service restaurants, coffee shops, or other drive-thru concepts.
- **Proximity to Maynard Crossing** – Steps away from a thriving retail hub with Market Basket, Planet Fitness, and a diverse mix of shops and dining options.
- **Strong Demographics** – Located in a growing suburban market with an established residential base and daytime workforce.
- **Convenient Access** – Easy ingress/egress from Parker St, connecting to key commuter routes.
- **Expansion Potential** – Opportunity to establish a strong presence in a dynamic retail market.





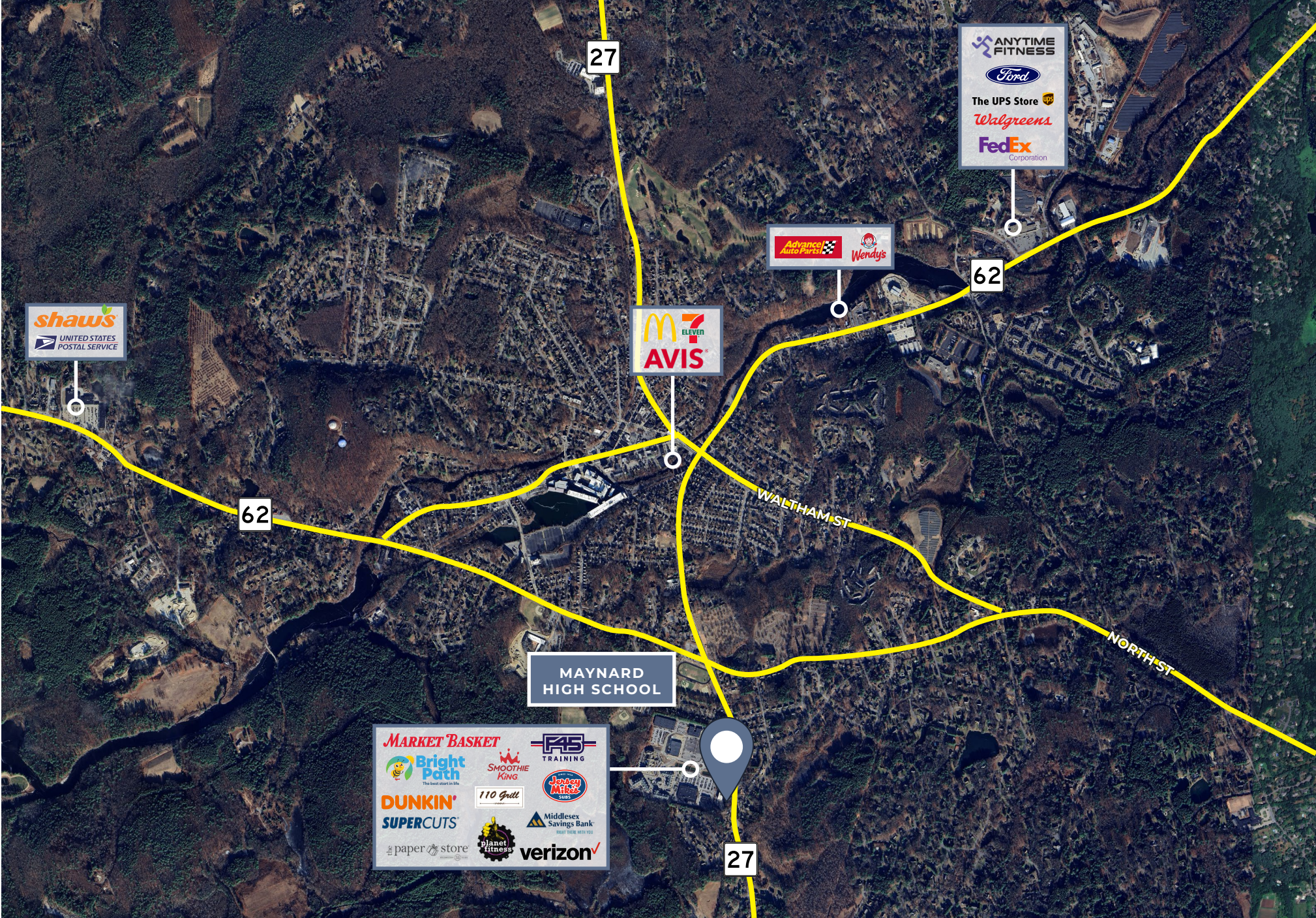






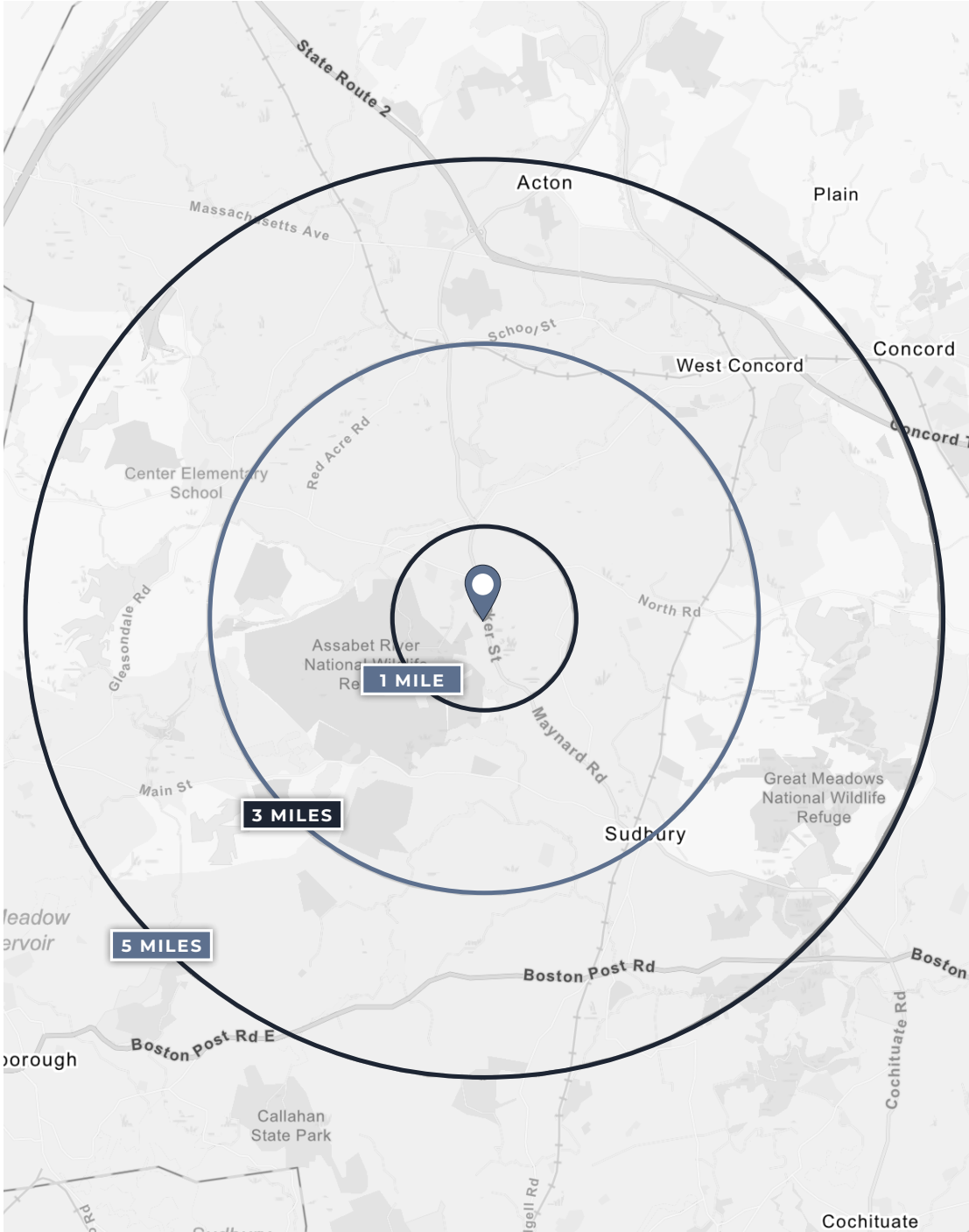


LOCAL AMENITIES





DEMOGRAPHICS



2024 SUMMARY	1 MILE	3 MILES	5 MILES
Population	5,161	28,759	66,085
Households	1,943	10,959	24,501
Families	1,353	7,944	18,119
Average Household Size	2.64	2.62	2.64
Owner Occupied Housing Units	1,419	8,668	19,948
Renter Occupied Housing Units	524	2,291	4,553
Median Age	42.6	43.4	44.8
Median Household Income	\$159,798	\$173,738	\$183,080
Average Household Income	\$224,661	\$235,506	\$244,403



Maynard, Massachusetts, is a charming New England town that seamlessly blends rich history, a thriving arts scene, and a strong sense of community. Nestled in Middlesex County, just 22 miles west of Boston, Maynard offers a welcoming small-town atmosphere with easy access to the cultural and economic opportunities of the greater Boston area.

One of Maynard's defining features is its historic downtown, where brick-lined streets are home to a variety of locally owned shops, cozy cafés, and diverse restaurants. The town's centerpiece, the Assabet River, adds to the picturesque setting and provides scenic spots for walking and relaxation. The historic Mill & Main complex, once the site of the iconic Assabet Woolen Mill, has been repurposed into a vibrant commercial hub, housing businesses, startups, and creative enterprises.

Maynard is known for its strong commitment to the arts and local culture. The town boasts a lively arts scene, with events like the Maynard ArtWalk and performances at the Acme Theater Company, which showcase local talent and bring the community together. The Fine Arts Theatre Place, a historic cinema in the heart of downtown, continues to be a beloved destination for moviegoers.

Outdoor enthusiasts will appreciate Maynard's access to nature, with the Assabet River National Wildlife Refuge offering miles of scenic trails for hiking, bird-watching, and photography. The nearby Assabet River Rail Trail provides a great route for biking and walking, connecting Maynard with neighboring communities and offering a peaceful escape into nature.

Maynard also prides itself on its excellent public schools, a strong local business community, and a calendar filled with events like the Maynard Fest and the town's beloved holiday parade. With its rich history, creative spirit, and friendly community, Maynard is a hidden gem in Massachusetts—offering small-town charm with big-city convenience.

