

**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY



COMMERCIAL DIVISIONSM

South Main Street

Clinton, MA 01510

Exclusively Represented By:

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OFFERING MEMORANDUM

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FOR SALE

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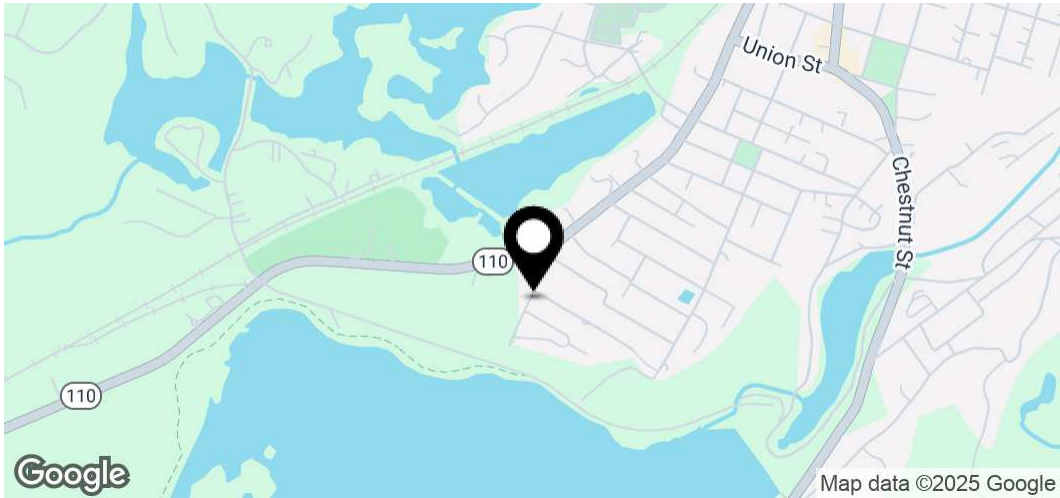
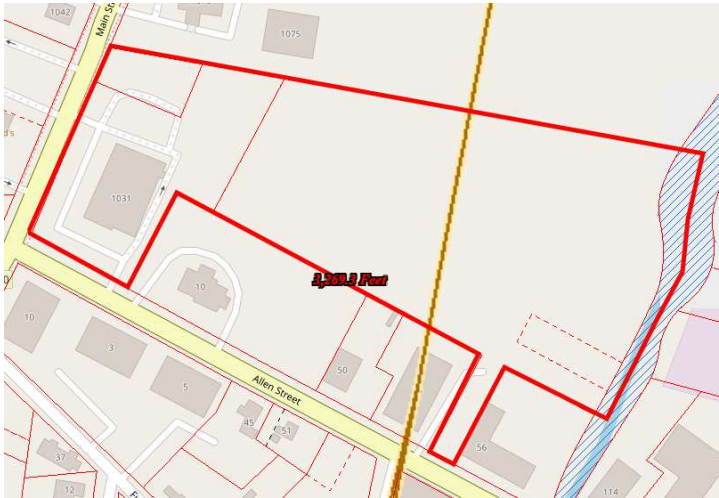


Property Information

Section 1

Executive Summary

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Offering Summary

Price	Negotiable based on terms
Occupancy	Vacant
NOI	\$0.00
GSF	10,000 SF
# of Floors	1
Site Size	8 Acres +/-
Parking Spaces / Ratio	95 / 9.5:1
Year Built	1997

Location Overview

A thriving retail potential nestled within the heart of Clinton, MA. Situated along the vibrant South Main Street, the area offers an ideal landscape for retail investment, catering to an array of consumer needs. With convenient access to major highways and a myriad of dining and retail establishments, the location presents an alluring opportunity for retail investors aiming to tap into the region's dynamic growth and commercial vibrancy.

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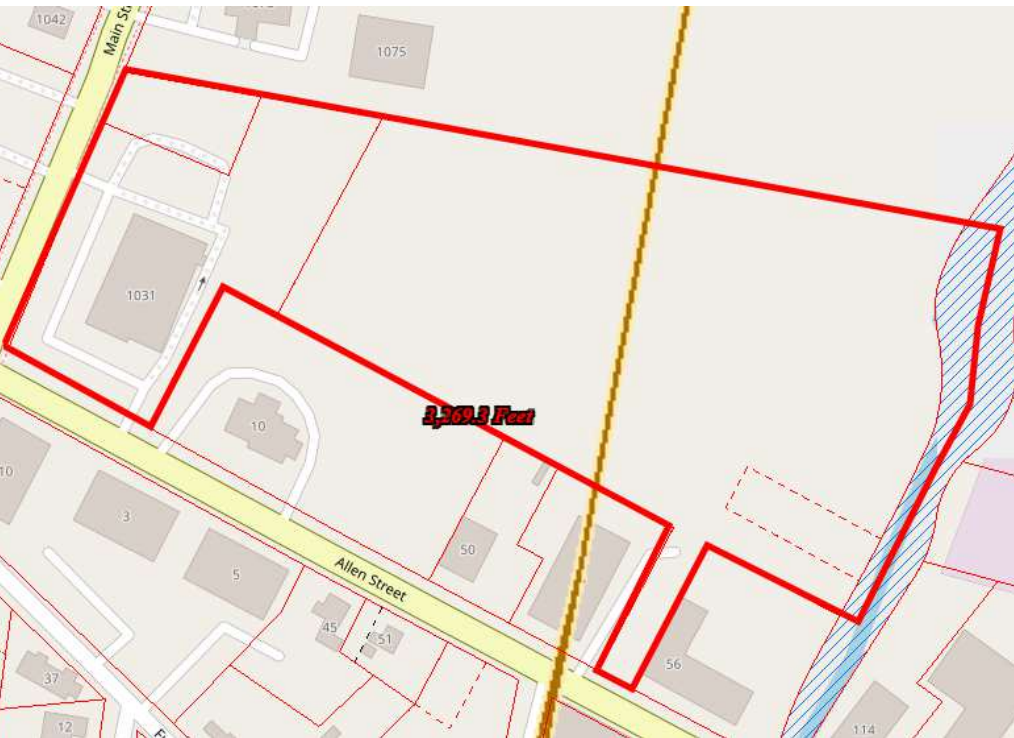
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Property Description

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Property Description

Introducing a prime investment opportunity in the heart of Clinton, MA. This remarkable 10,000 SF commercial building situated on 8+ Acres, constructed in 1997, offers extensive possibilities for office and office building investors. Zoned for commercial use, the property presents an optimal canvas for realizing diverse business objectives. With its strategic positioning in the dynamic Clinton area, this property provides a solid foundation for leveraging the region's economic potential. seize this chance to acquire a substantial asset tailor-made for harnessing the robust commercial prospects that abound in the area.

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Complete Highlights

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Property Highlights

- 10,000 SF commercial building
- Constructed in 1997
- Zoned for commercial use (COM)
- Prime location in Clinton area
- +/- 8 acres of land
- High visibility
- Corner Lot
- Prime Retail Area

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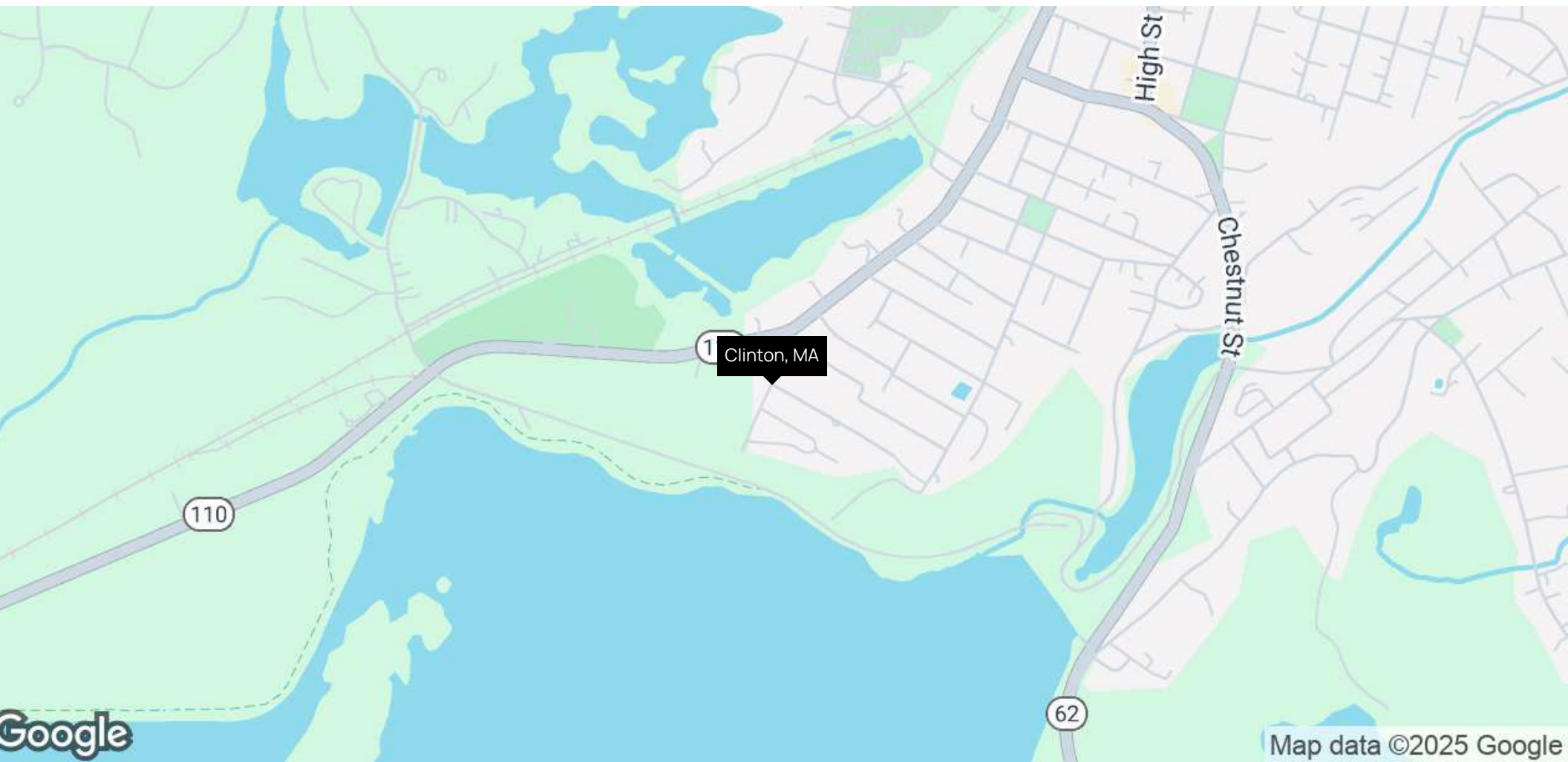


Location Information

Section 2

Regional Map

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Aerial Map

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Site Plans

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Demographics

Section 3

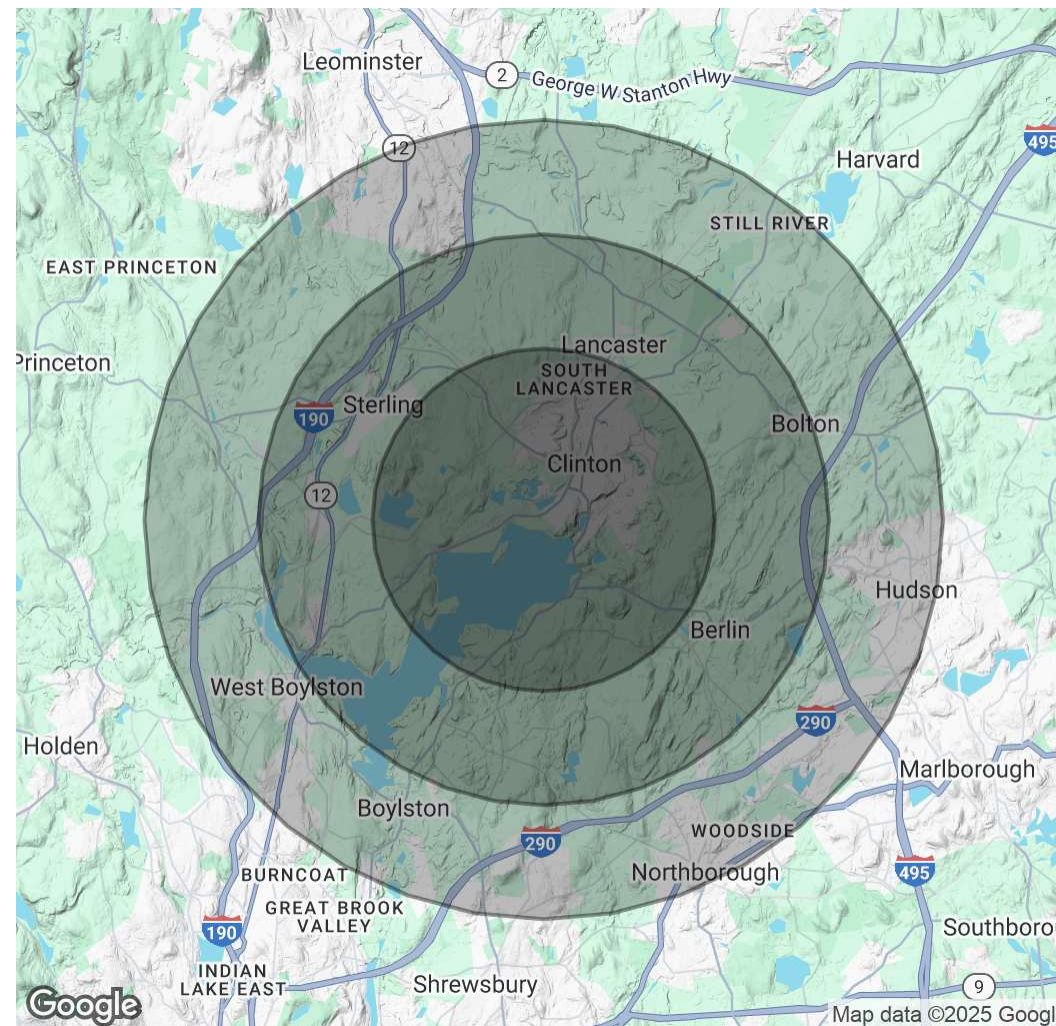
Demographics Map & Report

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Population	3 Miles	5 Miles	7 Miles
Total Population	22,525	38,060	89,108
Average Age	42	43	43
Average Age (Male)	41	42	42
Average Age (Female)	43	44	44

Households & Income	3 Miles	5 Miles	7 Miles
Total Households	9,320	14,997	34,531
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$121,825	\$143,394	\$156,081
Average House Value	\$492,061	\$555,719	\$561,736

Demographics data derived from AlphaMap



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