

New Mixed Use Development

- Pads for sale or lease
- Small shop space available
- Hotel opening proposed for summer 2021
- Fully signalized intersection construction underway
- Ideal for retail: restaurant, bank, childcare, medical office
- Prime highway visibility and accessibility on Route 495 and Route 140
- ±10 Acres
- All utilities on site
- Area Businesses & Traffic Generators include XFinity Center, Wheaton College, Mansfield Crossing, Cabot Business Park, TPC - Norton

2020 DEMOGRAPHICS	3 MILE	5 MILE	7 MILE	10 MILE
Population	30,876	69,238	149,126	294,536
Med. HH Income	\$110,442	\$113,052	\$101,415	\$98,126

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MANSFIELD



EXIT 11

68,000 ADT

NEW FULLY SIGNALIZED INTERSECTION

18,000 ADT

140



SITE

RESERVOIR OFFICE PARK

xfinity center

Xtramart
DUNKIN'

IBEW
LOCAL 104

MANSFIELD MUNICIPAL AIRPORT



MANSFIELD, MA

30 Reservoir Street

SITE AERIAL

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WRENTHAM

FOXBORO

PLAINVILLE

EASTON

MANSFIELD

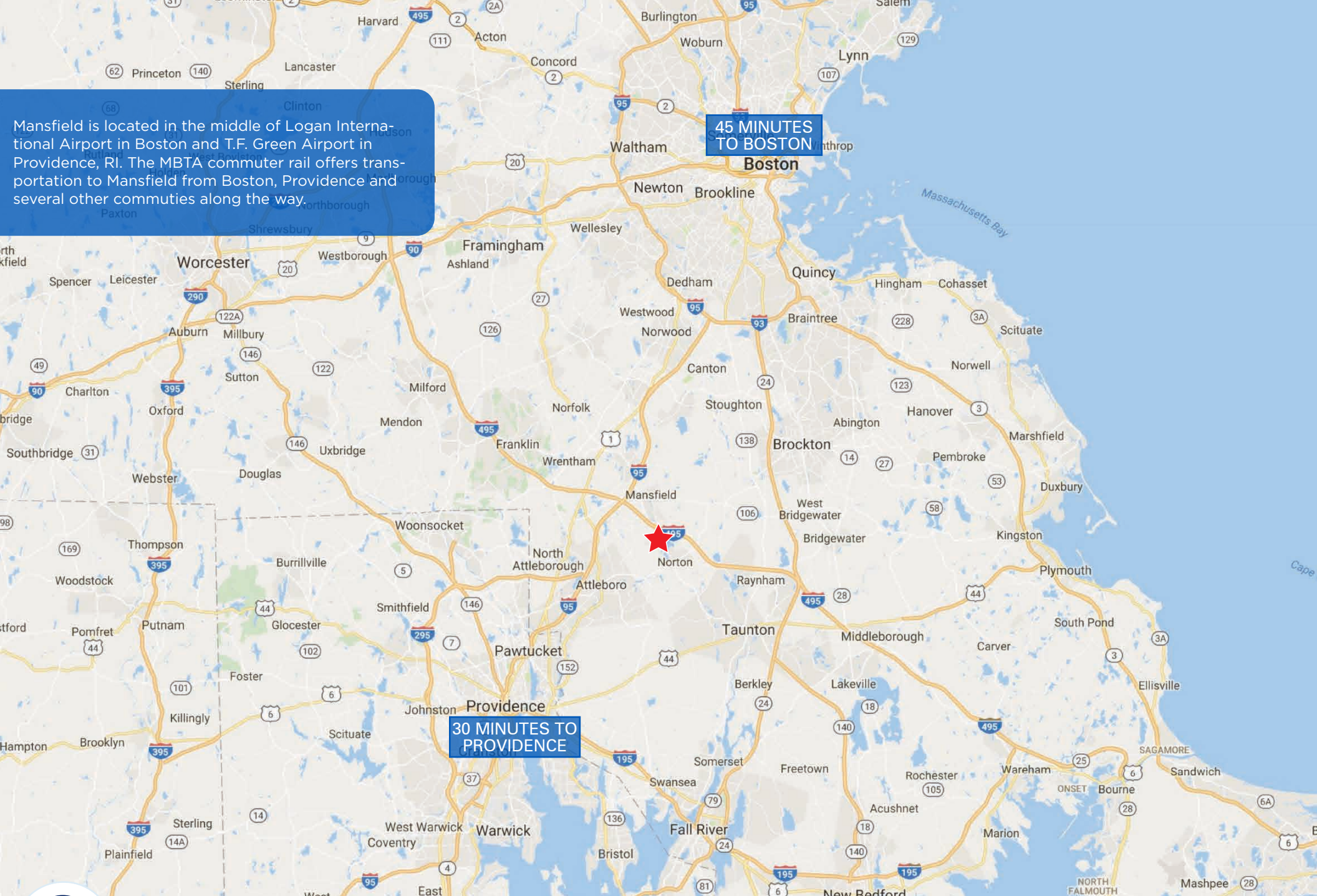
SITE



MANSFIELD, MA
30 Reservoir Street

MARKET AERIAL

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Mansfield is located in the middle of Logan International Airport in Boston and T.F. Green Airport in Providence, RI. The MBTA commuter rail offers transportation to Mansfield from Boston, Providence and several other commutes along the way.

45 MINUTES TO BOSTON

30 MINUTES TO PROVIDENCE



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