

LEASE

66 Main Street

66 MAIN STREET

Hopkinton, MA 01748

PRESENTED BY:

MARILYN SANTIAGO

O: 508.271.9230

marilyn.santiago@svn.com



PROPERTY DETAILS & HIGHLIGHTS

PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Free Standing Building
BUILDING SIZE	1,754 SF
LOT SIZE	0.316 Acres
BUILDING CLASS	B
YEAR BUILT	1979
YEAR LAST RENOVATED	2016
NUMBER OF FLOORS	1
PARKING SPACES	13
LEASE RATE	Please call for full details

SVN® Parsons Commercial Group - Boston is excited to present an exceptional leasing opportunity for a freestanding commercial building at 66 Main Street, Hopkinton, MA. This 1,754± SF property, formerly occupied by Santander Bank, features its own private parking lot and convenient drive-thru access.

Strategically positioned on Route 135 (Main Street), near the intersection to Route 85, this property enjoys high visibility with an average daily traffic count of approximately 15,000± vehicles. The Downtown Business District location adds further appeal, benefiting from recent infrastructure enhancements, including new bike lanes and significant streetscape improvements that enhance its aesthetics.

Within the Downtown Business District, this property offers easy access to

MARILYN SANTIAGO

O: 508.271.9230

marilyn.santiago@svn.com



66 Main Street Hopkinton - Front View From Main Street

- Superior Demographics: Average HH Income of \$323,407 within .5 miles of the property.
- High Traffic Counts: 15,000± ADT
- Drive-Thru: Convenient drive-thru access, allowing for efficient customer service and enhanced convenience.
- On-Site Private Parking Lot: Ample parking with 13 spaces, including 2 handicap spaces, providing ease and accessibility for customers (7.41/1,000 parking ratio).
- Two Curb Cuts: Enjoy dedicated entrance and exit lanes, ensuring smooth ingress and egress for customers.
- Prominent Pylon Signage: Increase your visibility and attract attention with a pylon sign, maximizing exposure for your business.

ADDITIONAL PHOTOS



MARILYN SANTIAGO

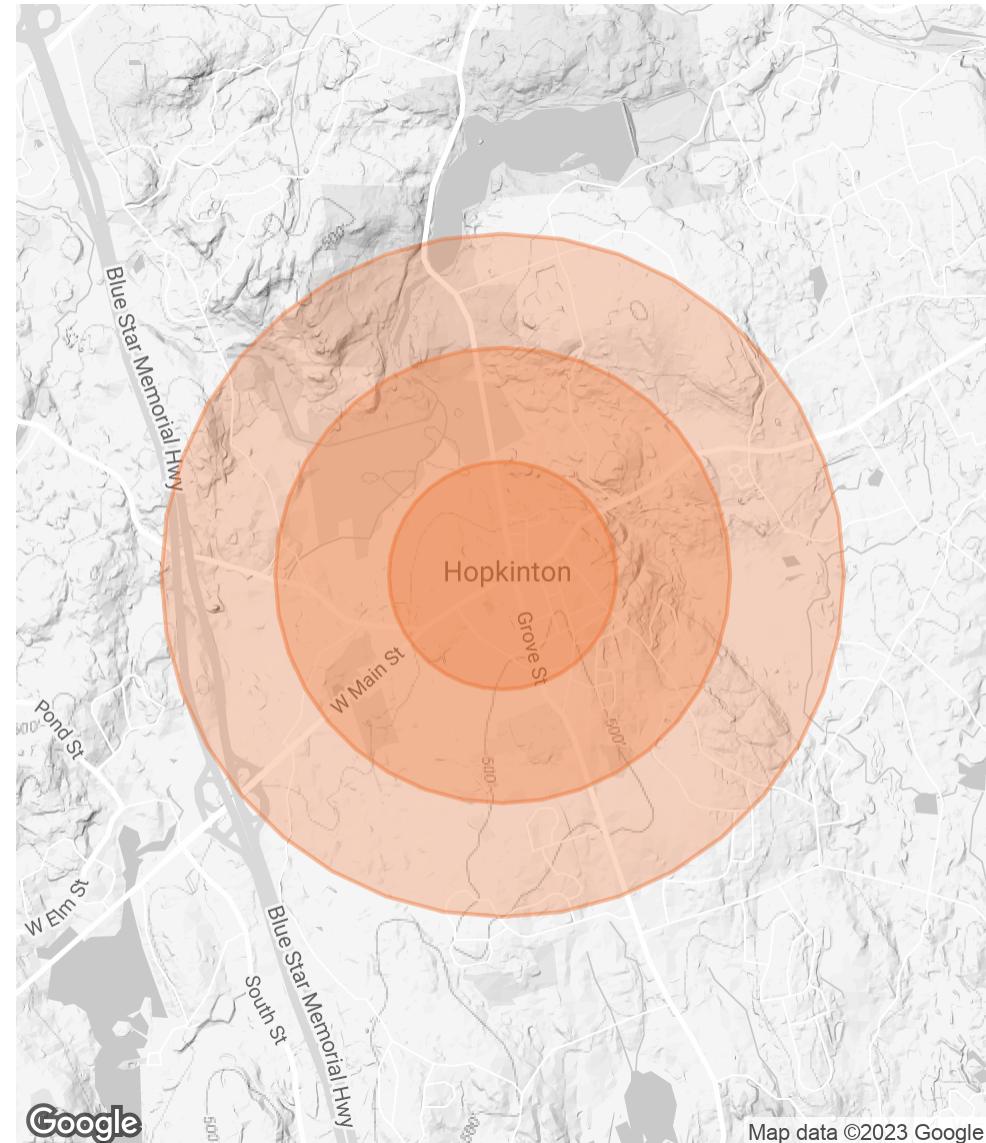
O: 508.271.9230

marilyn.santiago@svn.com

DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	1,336	3,984	6,549
AVERAGE AGE	43.9	43.7	42.4
AVERAGE AGE (MALE)	50.2	48.7	45.6
AVERAGE AGE (FEMALE)	38.0	39.0	39.4
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	452	1,415	2,492
# OF PERSONS PER HH	3.0	2.8	2.6
AVERAGE HH INCOME	\$323,407	\$286,698	\$237,159
AVERAGE HOUSE VALUE	\$594,208	\$588,714	\$586,671

* Demographic data derived from 2020 ACS - US Census



MARILYN SANTIAGO

O: 508.271.9230

marilyn.santiago@svn.com

DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

MARILYN SANTIAGO

O: 508.271.9230

marilyn.santiago@svn.com