



Main & Park Hill

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Millbury, Massachusetts 01527

Property Highlights

- 15.61 Acres of land
- Combined Frontage: 475 feet +/-
- Close proximity to Mass Pike
- Has access to Water, Sewer, and Gas
- Potential for Retail, Hotel, R&D, or Multifamily development
- Adjacent to Rt 146 and Rt 122A
- Across from the Shops at Blackstone Valley
- Rt 146 overlay zone

Offering Summary

Sale Price:	\$2,950,000
Available SF:	N/A
Lot Size:	15.61 Acres

Demographics 1 Mile 3 Miles 5 Miles

Total Households	989	17,695	69,648
Total Population	2,262	42,586	163,994
Average HH Income	\$91,745	\$83,423	\$71,558

For More Information

Jeffrey Borus

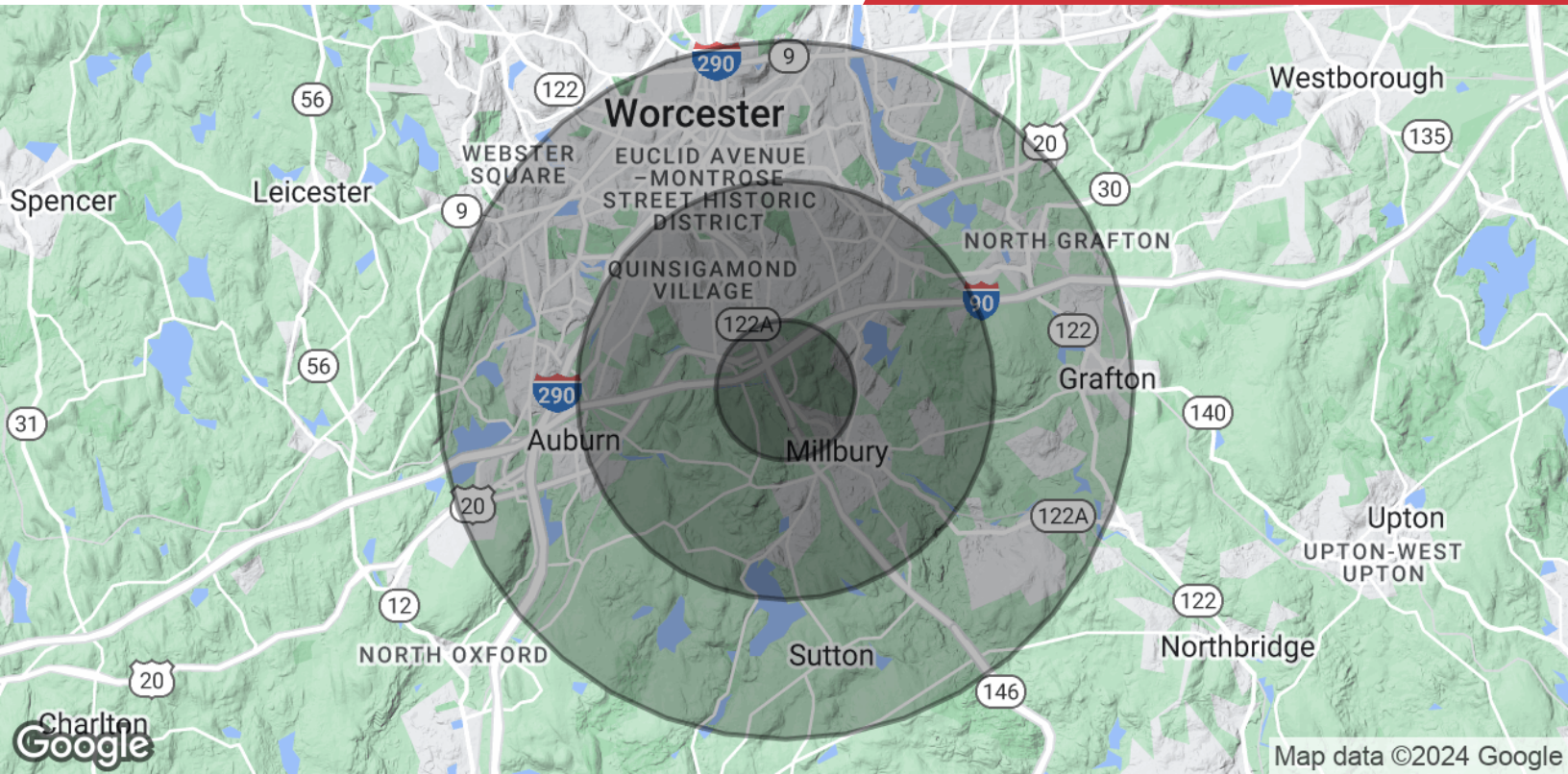
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Population

	1 Mile	3 Miles	5 Miles
Total Population	2,262	42,586	163,994
Average Age	45.6	39.1	37.8
Average Age (Male)	44.5	37.8	36.6
Average Age (Female)	48.9	41.1	38.9

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	989	17,695	69,648
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$91,745	\$83,423	\$71,558
Average House Value	\$266,643	\$261,570	\$216,522

2020 American Community Survey (ACS)



All information regarding property for sale or lease is from sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no warranty or representation to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale or lease or withdrawal without notice. Any projections and assumptions are used for convenience and example only and do not represent actual future performance. You and your trusted advisors should independently verify all information and projections.

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