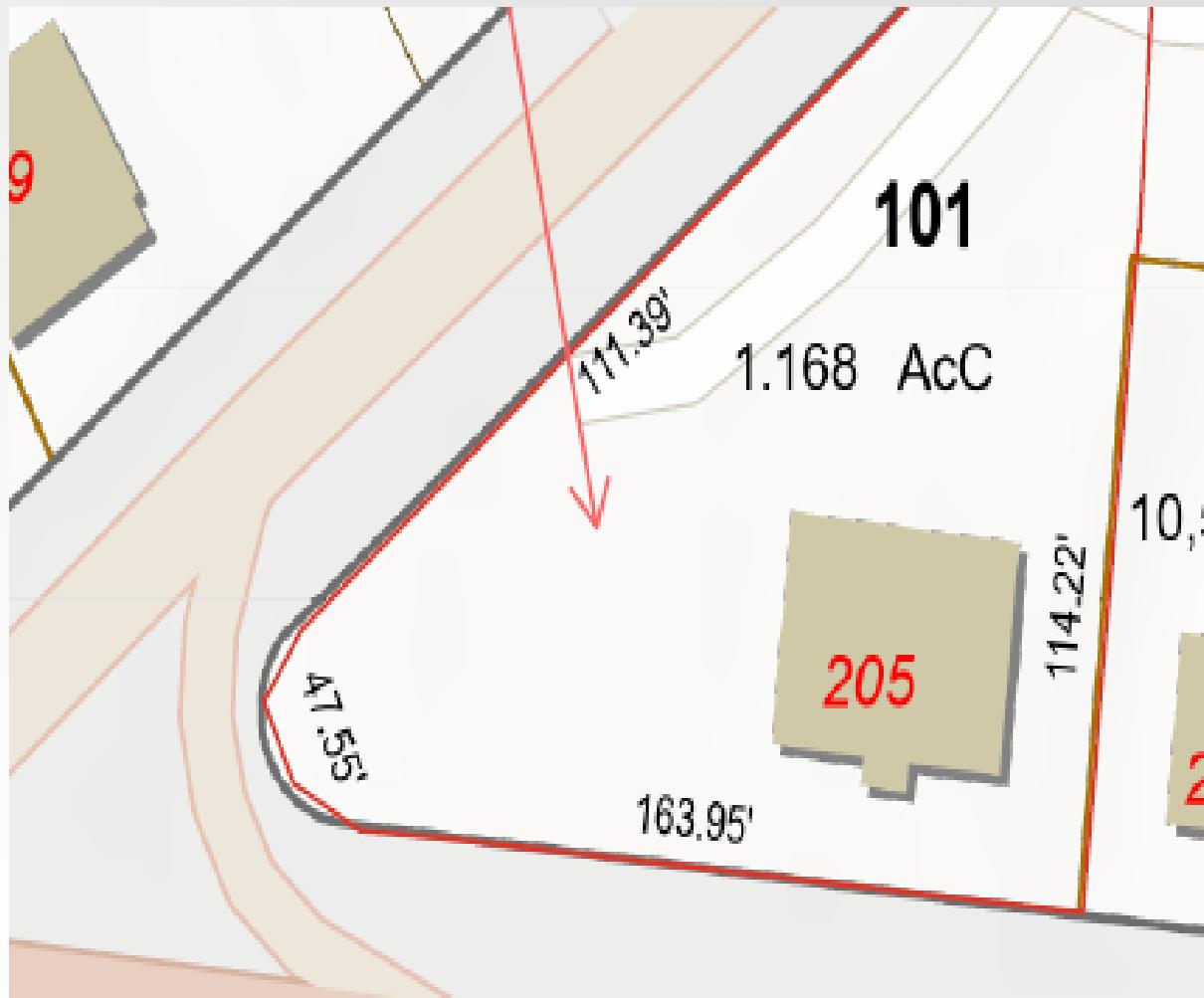


Signalized Corner - Route 140

0 Chestnut Street & E. Central St, Franklin, MA

781.551.8888



LAND LEASE
\$120,000 NNN

±30,000 SF of Land at a Signalized Intersection



For more information or to schedule a tour, Contact:

Mark Kearins

781-551-8888 x1

mk@atlanticcre.com



Atlantic Commercial
Real Estate, LLC

Atlantic Commercial Real Estate, LLC

Office: 781.551.8888

123 Washington Street, Suite 7

Fax: 781.551.8880

Foxborough, MA 02035

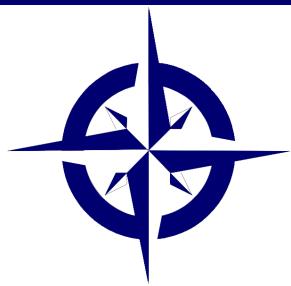
atlanticcre.com

On all sales, the exclusive broker is an agent of the seller and not the buyer. In addition, no warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals. Copyright © 2013 Atlantic Commercial Real Estate, LLC

Route 140 - Franklin, MA

20-30,000 + SF of land at Signalized intersec.

781.551.8888



Atlantic Commercial
Real Estate, LLC

Office: 781.551.8888

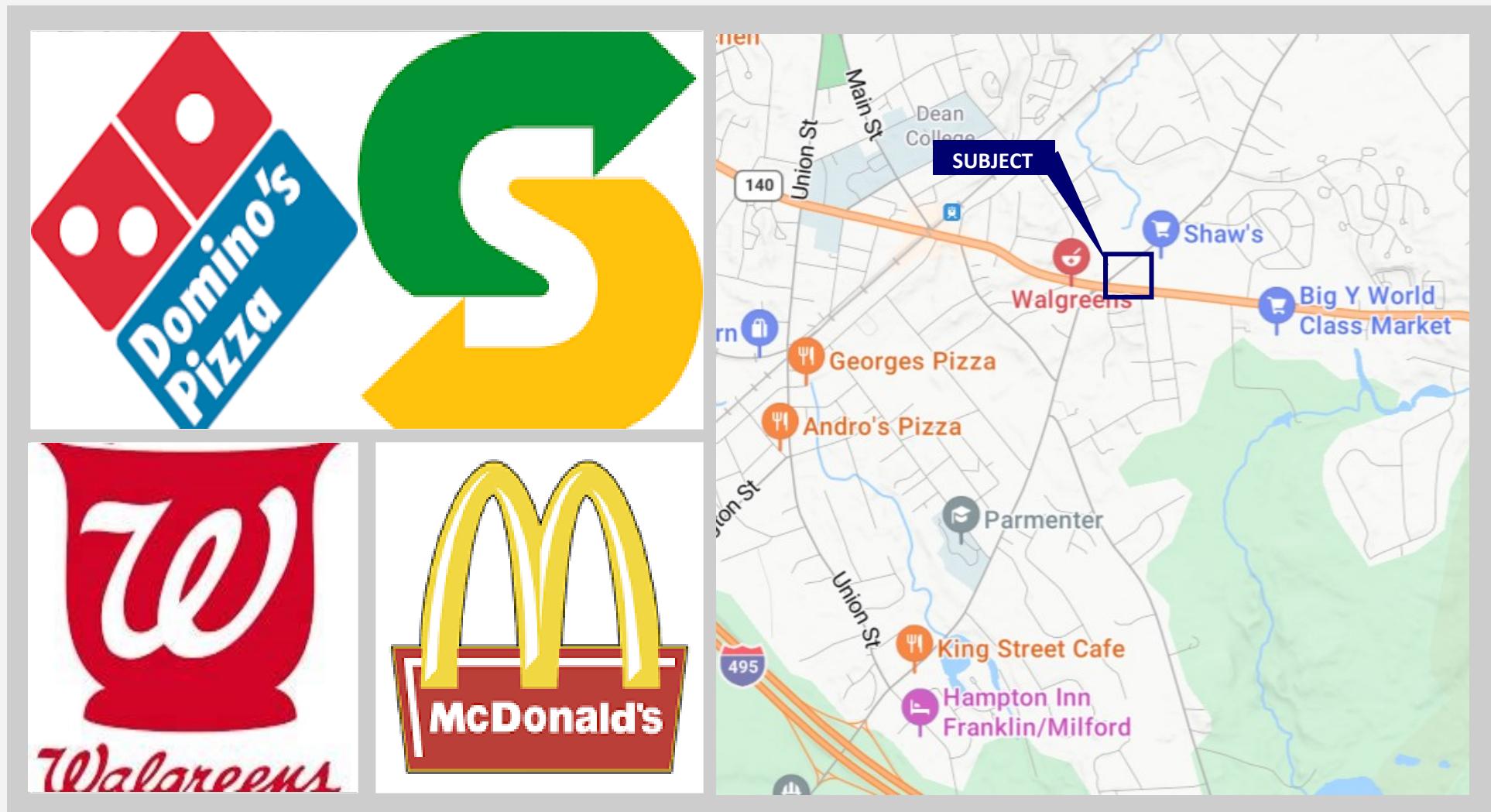
Fax: 781.551.8880

atlanticcre.com

Copyright © 2013 Atlantic Commercial Real Estate, LLC

Fast Food, Bank, Kiosk

781.551.8888



Atlantic Commercial
Real Estate, LLC

Atlantic Commercial Real Estate, LLC

Office: 781.551.8888

Fax: 781.551.8880

atlanticcre.com

Copyright © 2013 Atlantic Commercial Real Estate, LLC

Demographics

781.551.8888

205 E Central St, Franklin, MA 02038						
Radius	1 Mile		3 Mile		5 Mile	
2024 Households by HH Income	3,633		11,822		25,541	
<\$25,000	600	16.52%	1,158	9.80%	2,415	9.46%
\$25,000 - \$50,000	345	9.50%	962	8.14%	2,179	8.53%
\$50,000 - \$75,000	387	10.65%	1,063	8.99%	2,205	8.63%
\$75,000 - \$100,000	456	12.55%	1,257	10.63%	2,555	10.00%
\$100,000 - \$125,000	383	10.54%	1,147	9.70%	2,389	9.35%
\$125,000 - \$150,000	321	8.84%	970	8.21%	2,219	8.69%
\$150,000 - \$200,000	423	11.64%	1,997	16.89%	4,425	17.33%
\$200,000+	718	19.76%	3,268	27.64%	7,154	28.01%
2024 Avg Household Income	\$128,825		\$156,808		\$158,348	
2024 Med Household Income	\$101,860		\$133,350		\$136,576	
2024 Occupied Housing	3,633		11,821		25,540	
Owner Occupied	2,225	61.24%	9,031	76.40%	20,642	80.82%
Renter Occupied	1,408	38.76%	2,790	23.60%	4,898	19.18%
2020 Housing Units	3,898		12,575		27,046	
1 Unit	2,386	61.21%	9,346	74.32%	21,712	80.28%
2 - 4 Units	750	19.24%	1,157	9.20%	1,887	6.98%
5 - 19 Units	388	9.95%	968	7.70%	1,742	6.44%
20+ Units	374	9.59%	1,104	8.78%	1,705	6.30%
2024 Housing Value	2,225		9,032		20,641	
<\$100,000	18	0.81%	110	1.22%	293	1.42%
\$100,000 - \$200,000	36	1.62%	133	1.47%	249	1.21%
\$200,000 - \$300,000	87	3.91%	366	4.05%	1,283	6.22%
\$300,000 - \$400,000	458	20.58%	1,166	12.91%	3,114	15.09%
\$400,000 - \$500,000	562	25.26%	2,415	26.74%	4,784	23.18%
\$500,000 - \$1,000,000	1,035	46.52%	4,705	52.09%	10,536	51.04%
\$1,000,000+	29	1.30%	137	1.52%	382	1.85%
2024 Median Home Value	\$491,369		\$534,644		\$528,355	



Atlantic Commercial
Real Estate, LLC

Atlantic Commercial Real Estate, LLC

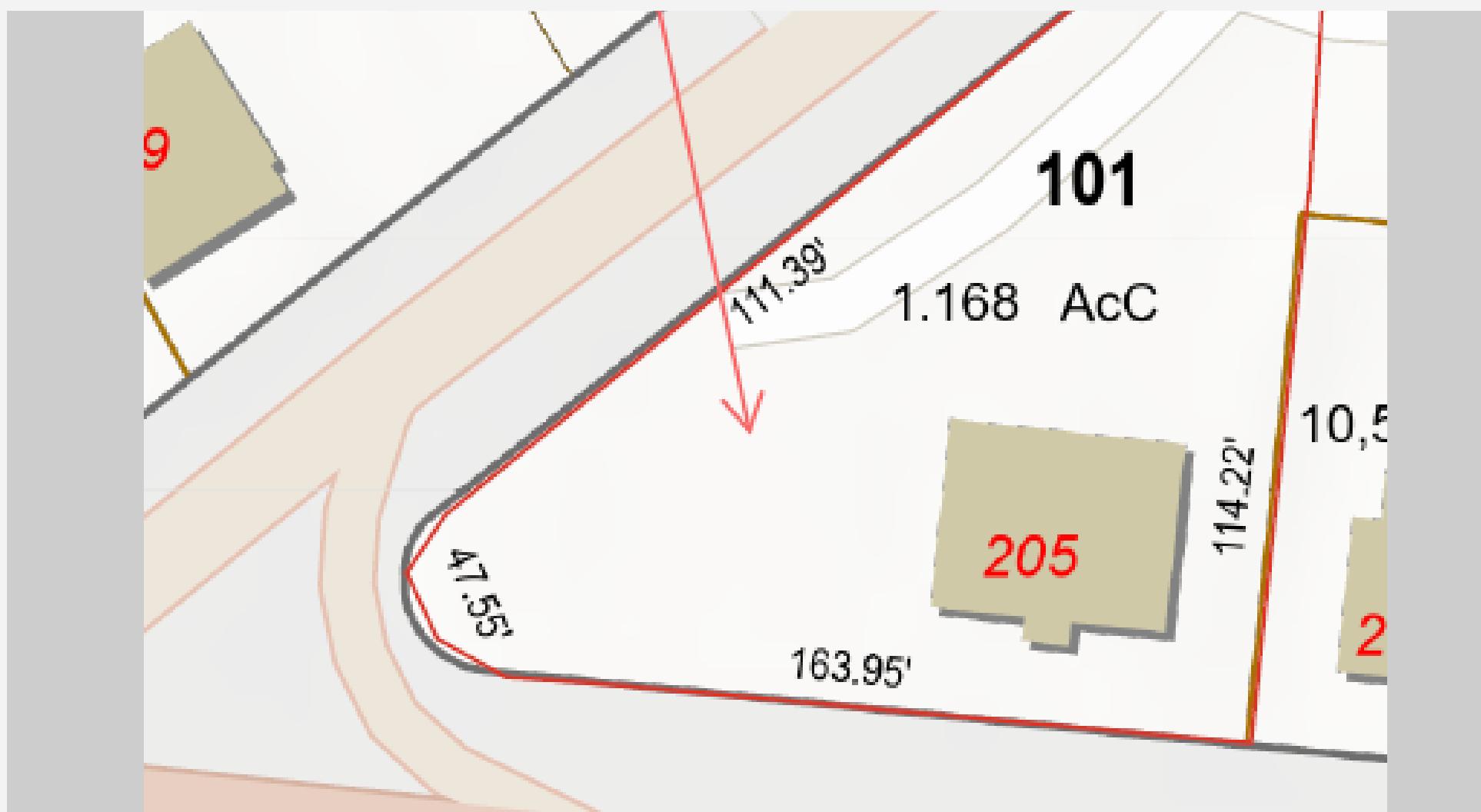
Office: 781.551.8888

Fax: 781.551.8880

atlanticcre.com

Site Plan

781.551.8888



Atlantic Commercial
Real Estate, LLC

Atlantic Commercial Real Estate, LLC

Office: 781.551.8888

Fax: 781.551.8880

atlanticcre.com

Copyright © 2013 Atlantic Commercial Real Estate, LLC