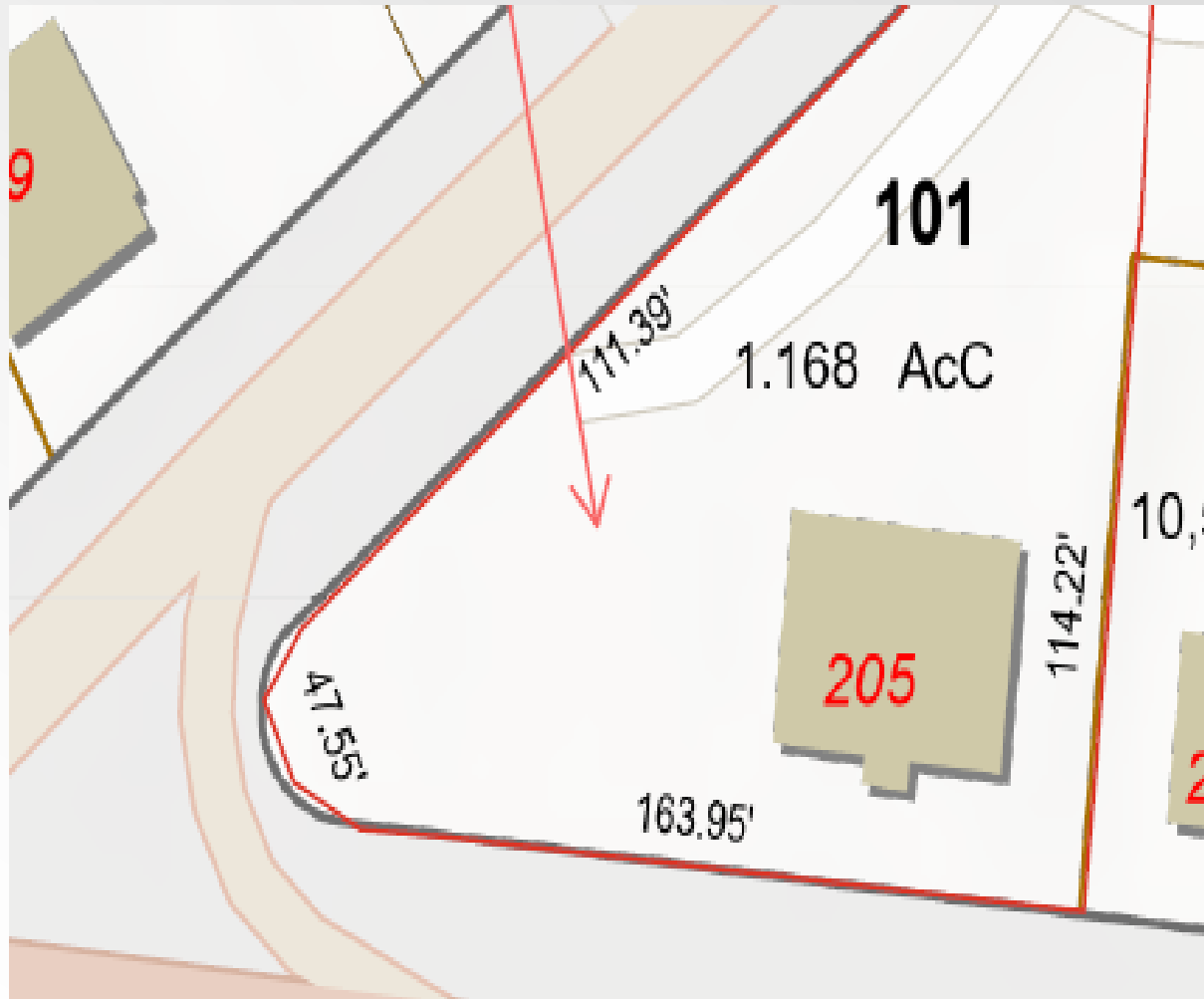


Signalized Corner - Route 140

O 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@atlanticre.com



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Route 140 - Franklin, MA

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

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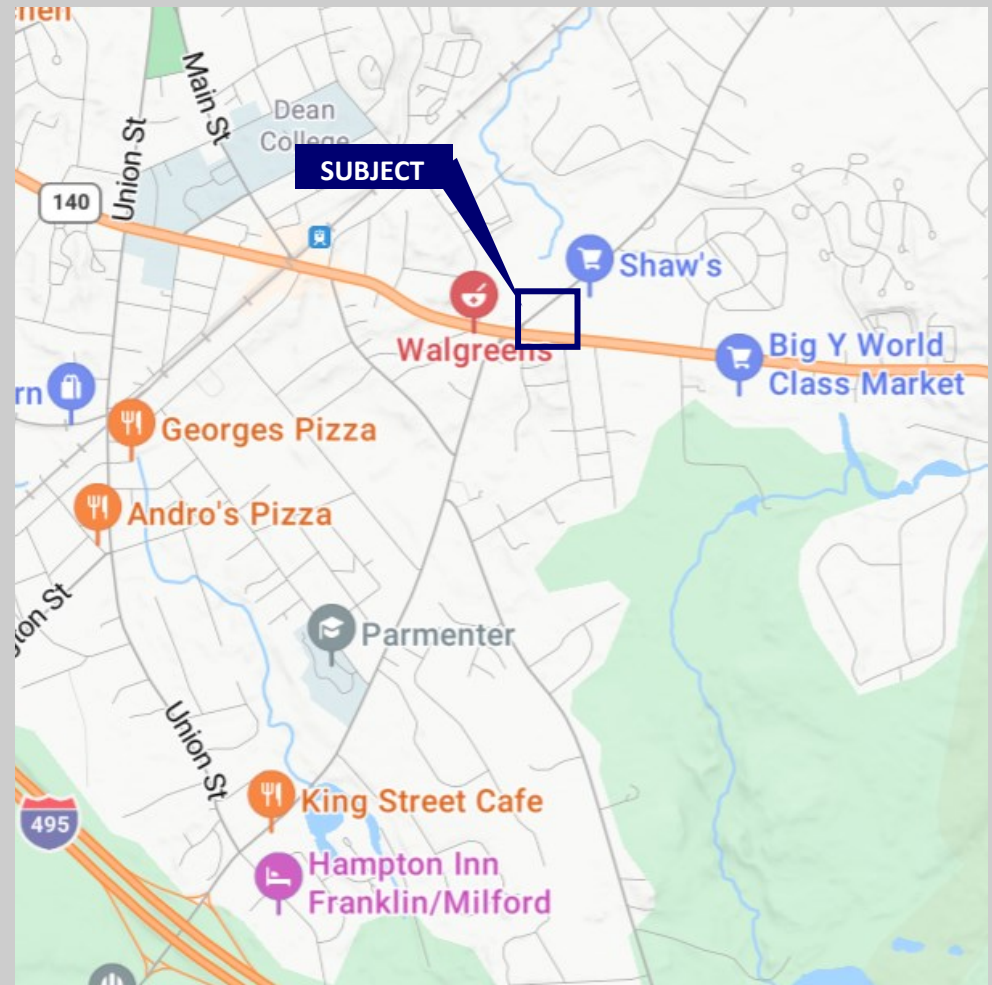
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Demographics

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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				



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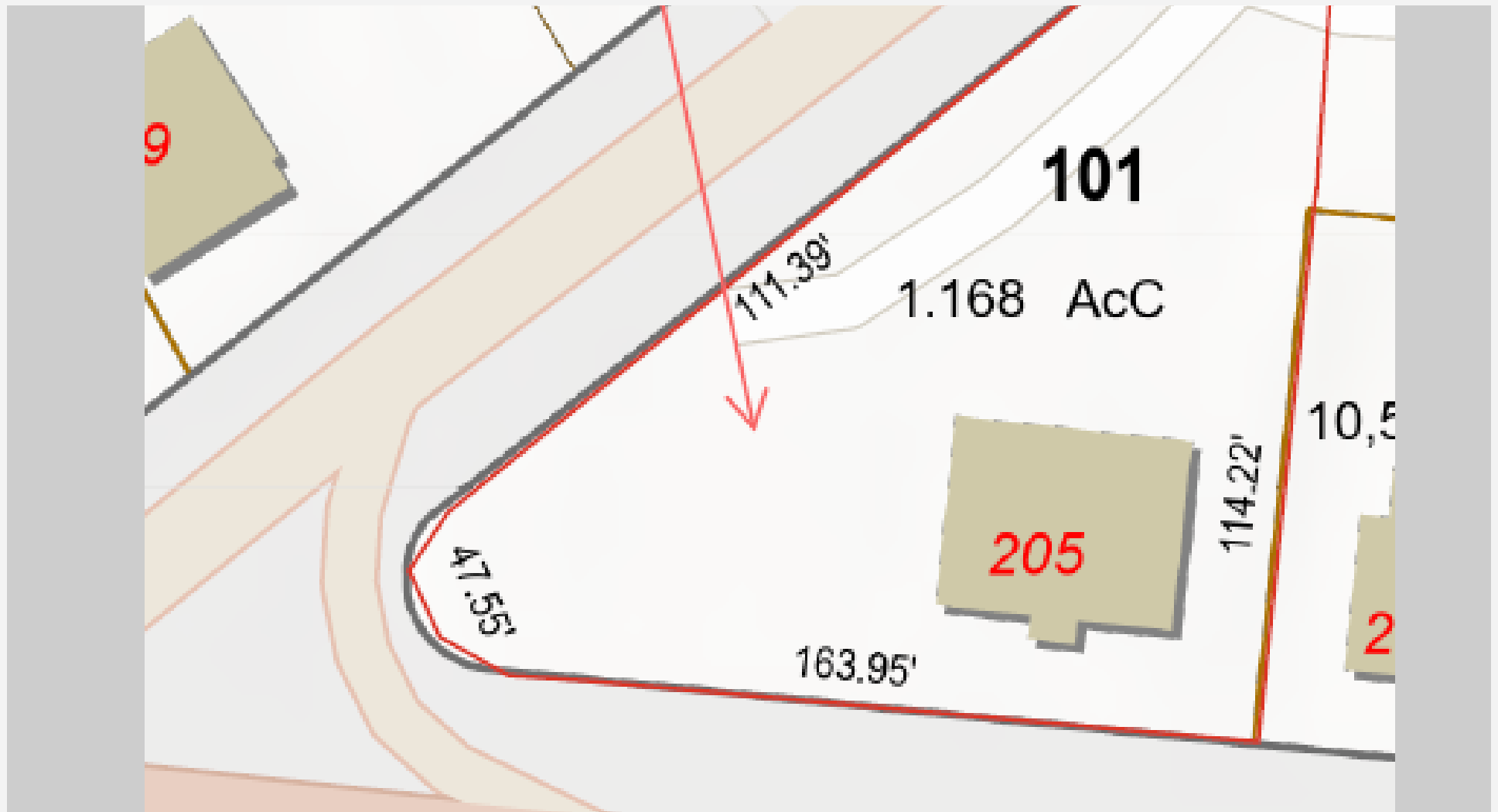
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