



# COMMERCIAL PAD SITE OPPORTUNITY

350 EAST MAIN STREET PLAZA  
MILFORD, MA 01757

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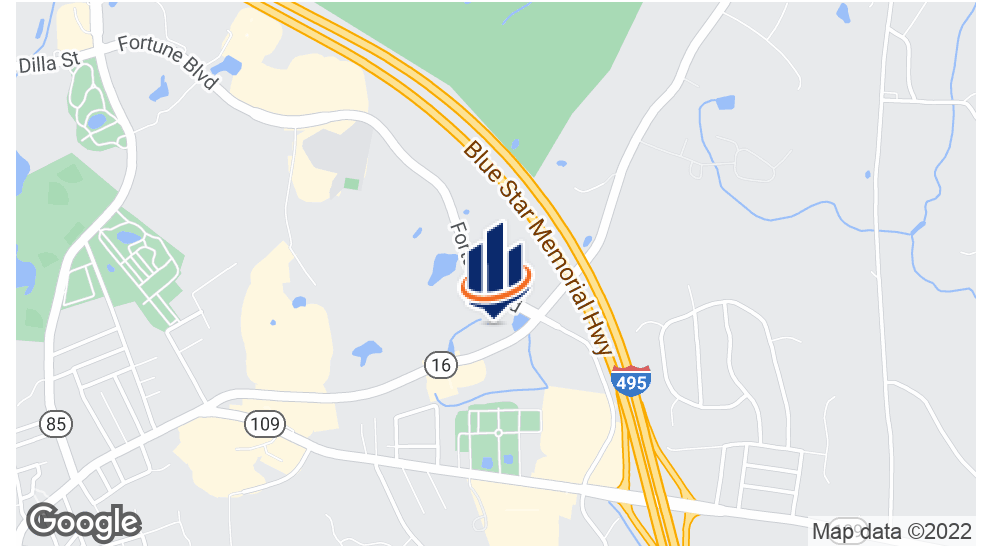
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**SITE**



# Property Summary



## OFFERING SUMMARY

Building Size:	Up to 5,313 SF
Available SF:	1,400 - 5,313 SF
Year Built:	TBD
Space Type:	Retail, office, recreation, bank, ATM, medical, restaurant and more.
Zoning:	Highway Industrial (IB) & Highway & Neighborhood Industrial (IC)
Traffic Count:	14,648 ADT

## PROPERTY OVERVIEW

Built to suit opportunity of up to 5,313 square feet. Can accommodate a variety of uses including retail, office, recreation, banks, ATM, medical, restaurant and more. Concept plans and renderings available. Grease trap and holding tank already installed on site for restaurant possibility. All utilities including town water, town sewer, gas and electric all in place.

Superior location due to its proximity to 6 hotel chains, major corporations and access to Route 495. The plaza is located at a lighted intersection at the corner of Route 16 and Fortune Boulevard (a major commercial center). East Main Plaza is located between the I-495 interchanges 19 and 20.

## PROPERTY HIGHLIGHTS

- Existing tenants in the center include Dunkin Donuts, Goldfish Swim School, The Learning Experience and more.
- Hotels within 1 mile of the plaza include: DoubleTree by Hilton, Marriott Courtyard, Holiday Inn, Quality Inn, Fairfield Inn and Suites and LaQuinta Inn.
- Neighboring companies and retailers include: Target, Best Buy, Lowe's, Staples, TGI Fridays, Stop & Shop, TJ Maxx, Home Goods, daycare centers, medical offices, banks, and nearly 4 million square feet of industrial, R&D and office space.



# Area Retailer Map





# Aerial Map

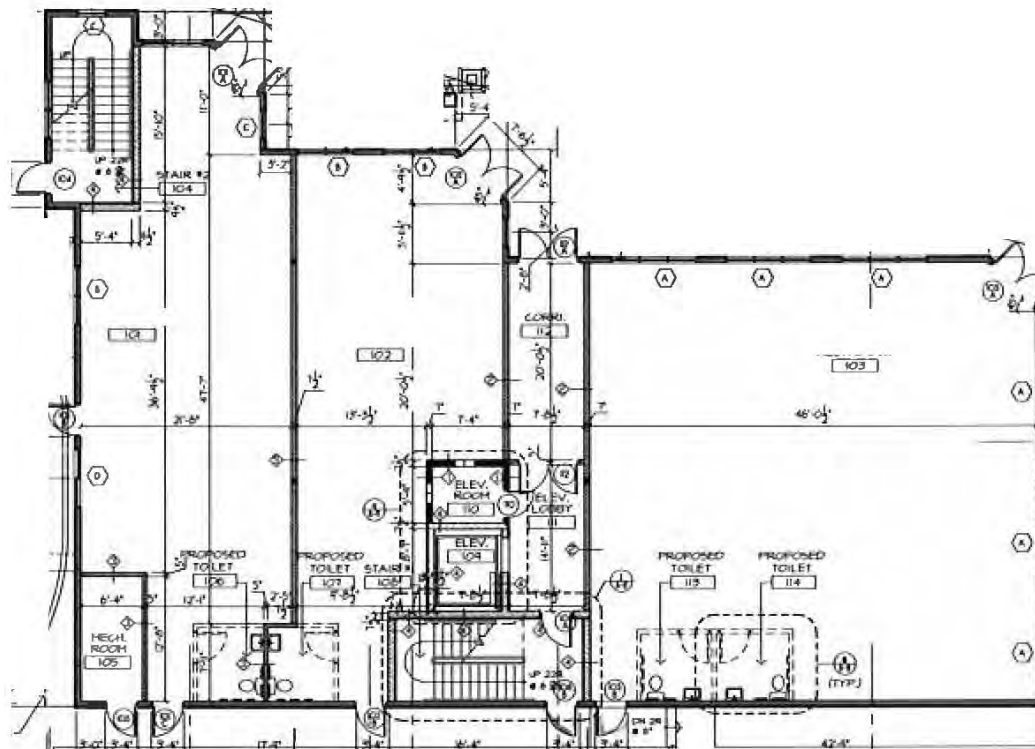




# Concept Site Plan



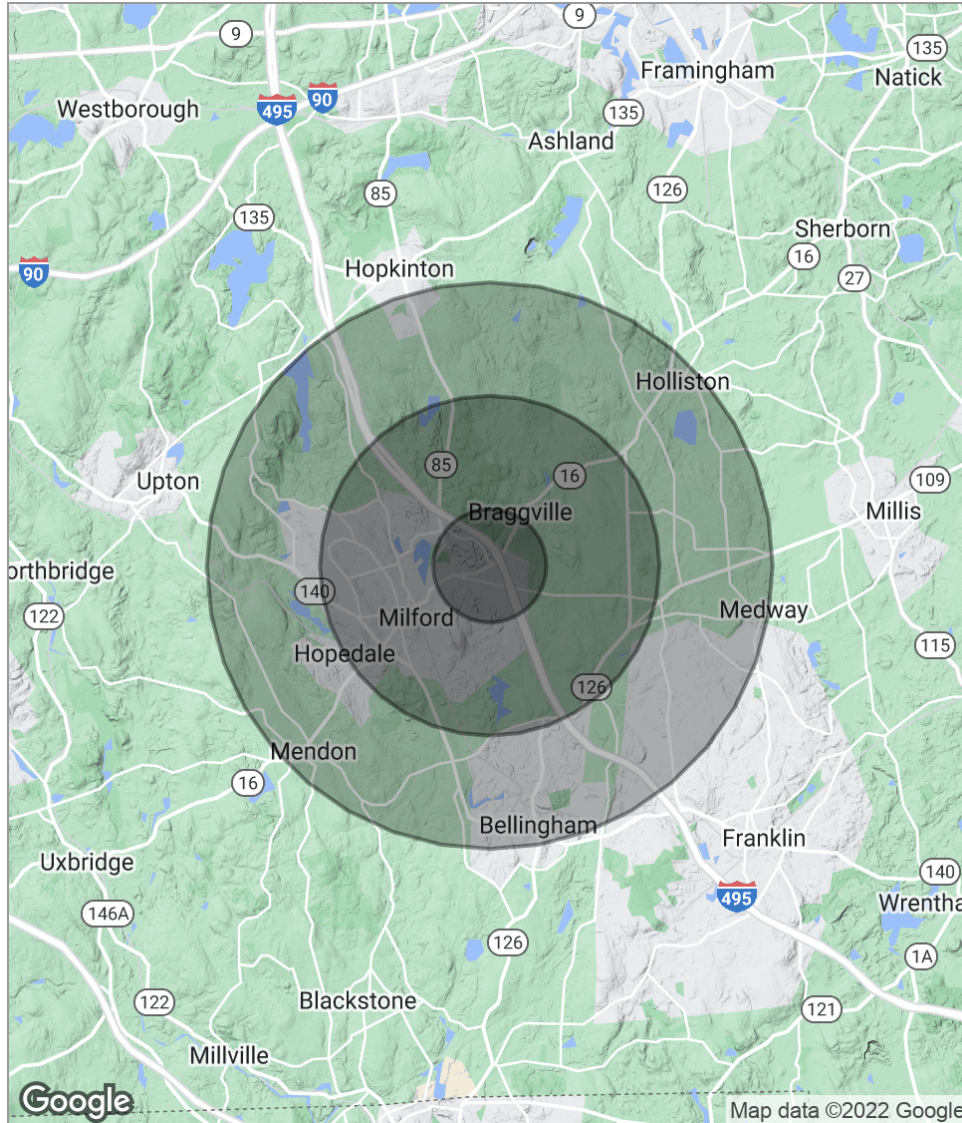
# Concept Floor Plan



350 East Main Street Plaza [Route 16] Pad Site - Concept Plan Only. May not be to scale and for illustration purposes only.



# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,793	35,334	81,994
Median age	38.7	38.2	39.0
Median age (Male)	37.6	36.7	37.7
Median age (Female)	40.0	39.3	39.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,459	13,122	29,587
# of persons per HH	2.6	2.7	2.8
Average HH income	\$80,823	\$86,542	\$101,308
Average house value	\$363,680	\$372,992	\$382,320

\* Demographic data derived from 2020 ACS - US Census

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