

FOR SALE

OFFICE BUILDING



399 OLD COLONY ROAD

399 OLD COLONY RD, NORTON, MA 02766

For More Information

DAVE ELLIS

781.919.0800 x701
dave@ellisrealtyadvisors.com



399 OLD COLONY ROAD



OFFERING SUMMARY

Sale Price:	Call Broker
Building Size:	7,600 SF
Available SF:	7,600 SF
Lot Size:	2.09 Acres
Number of Units:	1
Price / SF:	-
Year Built:	1999

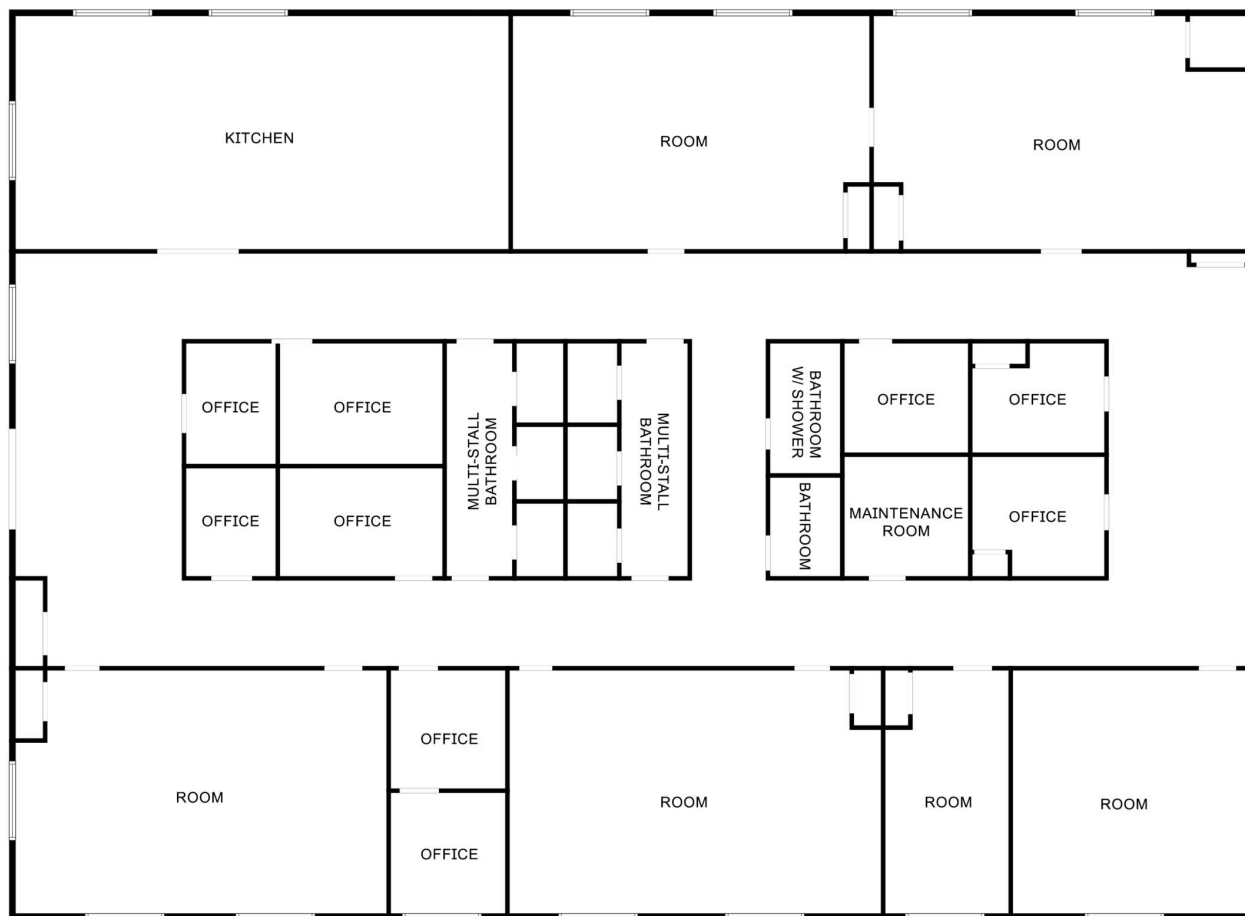
PROPERTY OVERVIEW

Most recently used as an adult daycare center, 399 Old Colony Road presents an opportunity for a single-tenant medical, wellness, education or retail use. The building has several ADA compliant bathrooms, large kitchen, multiple classrooms and covered drop-off/pick-up area. Great signage opportunity on Route 123 which connects Route 95 to Route 495. Close proximity to Norton Town Center and Wheaton College.

PROPERTY HIGHLIGHTS

- Stand-alone Building
- Medical, Wellness or Educational Use
- Ample Parking
- Located on GATRA Bus Line
- Close Proximity to Route 95 and 495

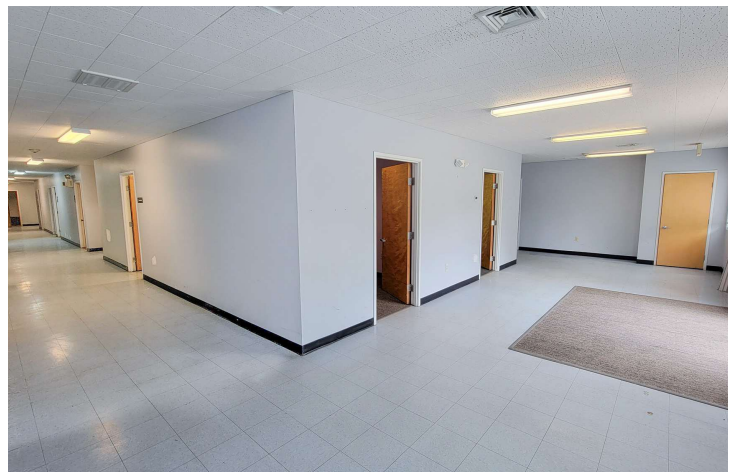
399 OLD COLONY ROAD



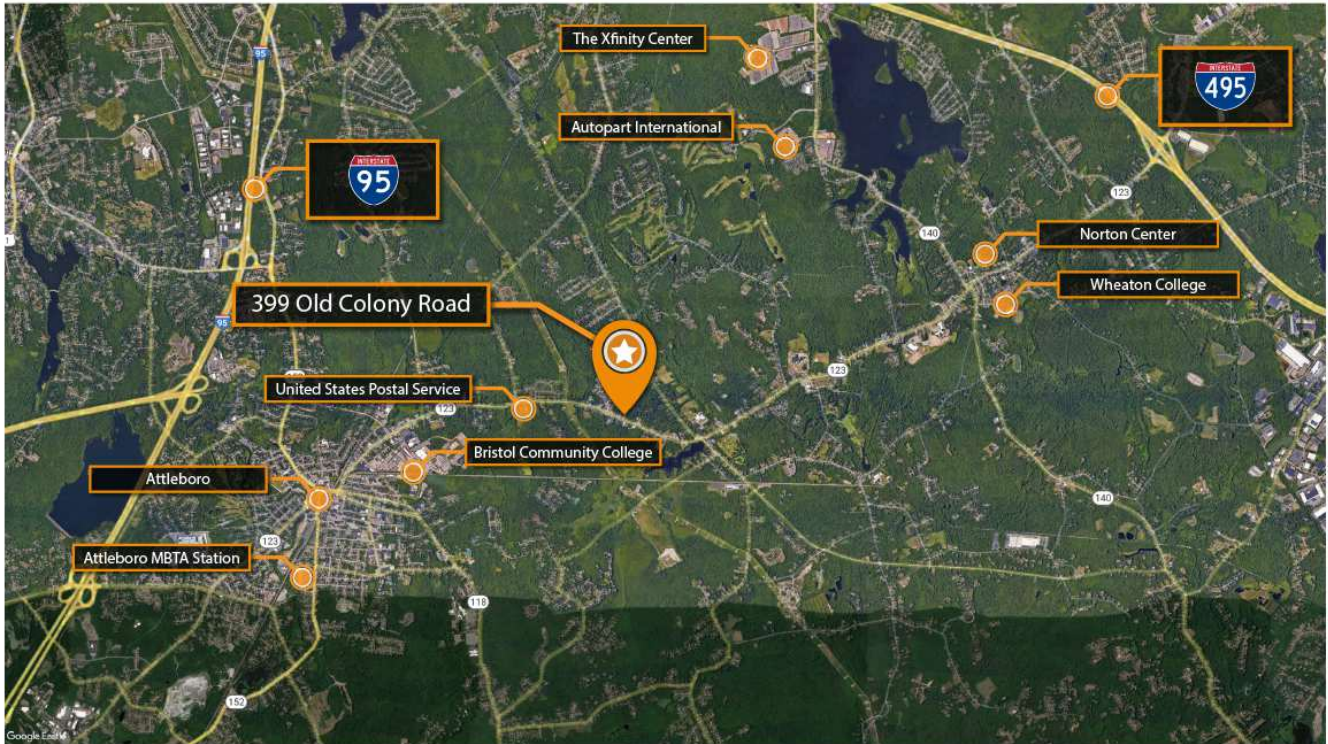
FOR MARKETING PURPOSES ONLY ALL INFORMATION SHOULD BE INDEPENDENTLY VERIFIED

ADDITIONAL PHOTOS

399 OLD COLONY ROAD



399 OLD COLONY ROAD

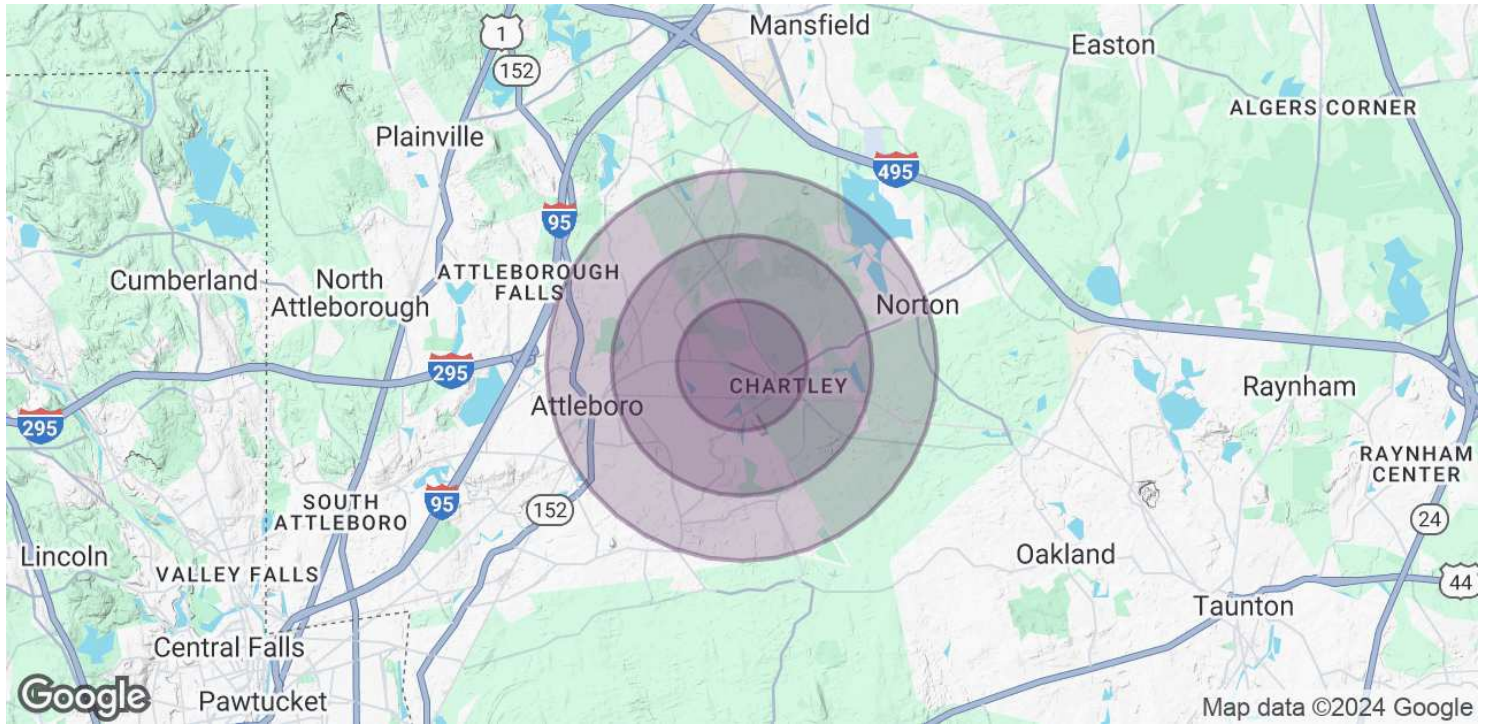


Logistical Details

 ----- 9 Minute Drive Via MA-123 E

 ----- 9 Minute Drive Via MA-123 W & N Main St

399 OLD COLONY ROAD



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,121	12,267	31,993
Average Age	45.7	44.1	41.1
Average Age (Male)	44.3	42.7	39.7
Average Age (Female)	45.8	44.4	43.1

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,115	4,693	13,390
# of Persons per HH	2.8	2.6	2.4
Average HH Income	\$134,716	\$113,243	\$95,122
Average House Value	\$359,649	\$336,858	\$312,153

2020 American Community Survey (ACS)



DAVE ELLIS

781.919.0800 x701
dave@ellisrealtyadvisors.com