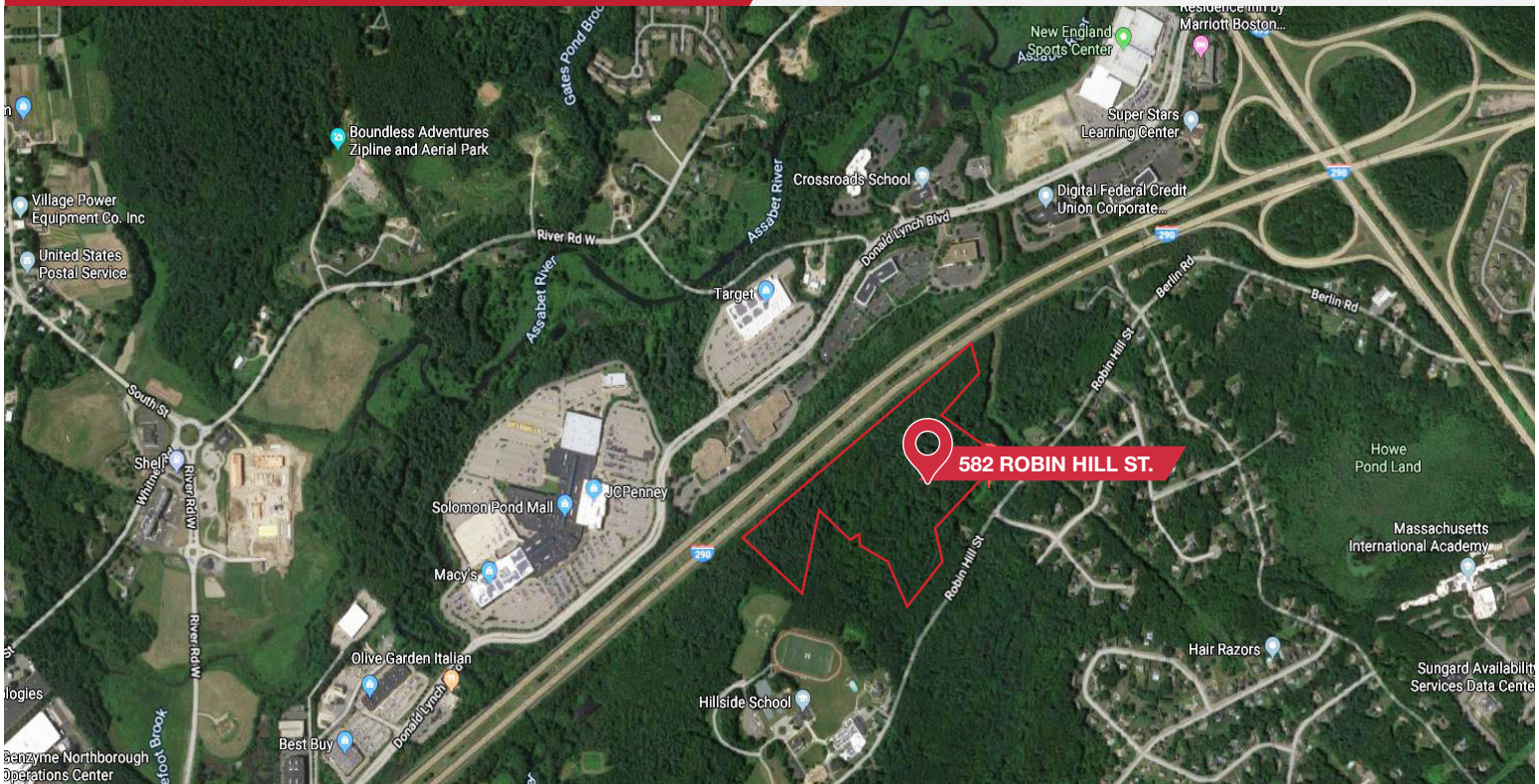


Land

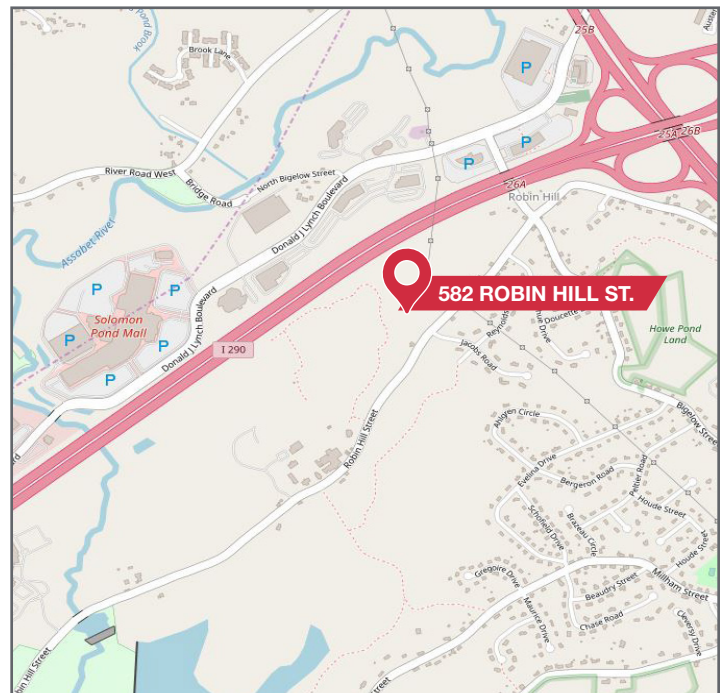
582 Robin Hill Street | Marlborough, MA

NAI Glickman Kovago & Jacobs



29+/- acres of prime development land **for sale**

- 29.14 acre lot overlooking I-290 at major interchange of I-495
- Over 1,000 ft. frontage along highway — exceptional visibility
- Subdividable into pad sites
- Zoned Limited Industrial (LI), property well suited for myriad of versatile “uses” including:
 - Office/Biotech/R&D Park
 - Retail/Restaurant development
 - Hotel/Conference facilities
 - School campus
 - Assisted Living/Senior Housing
 - Recreational uses
 - Mobile Home Park
 - Light manufacturing and Distribution
- Directly across from the Solomon Pond Mall (886,000 sf), the Solomon Office Park (500,000 sf) and the New England Sports Center (220,000 sf) — see stats page 4
- Less than 1 mile from the new 106 room Homewood Suites Hotel in Berlin and the new upscale 204 unit Rockwell Apartment Complex
- Extremely high traffic volumes — 77,000 ADT on I-290



View aerial video at <https://youtu.be/V9BTiybP3KM>

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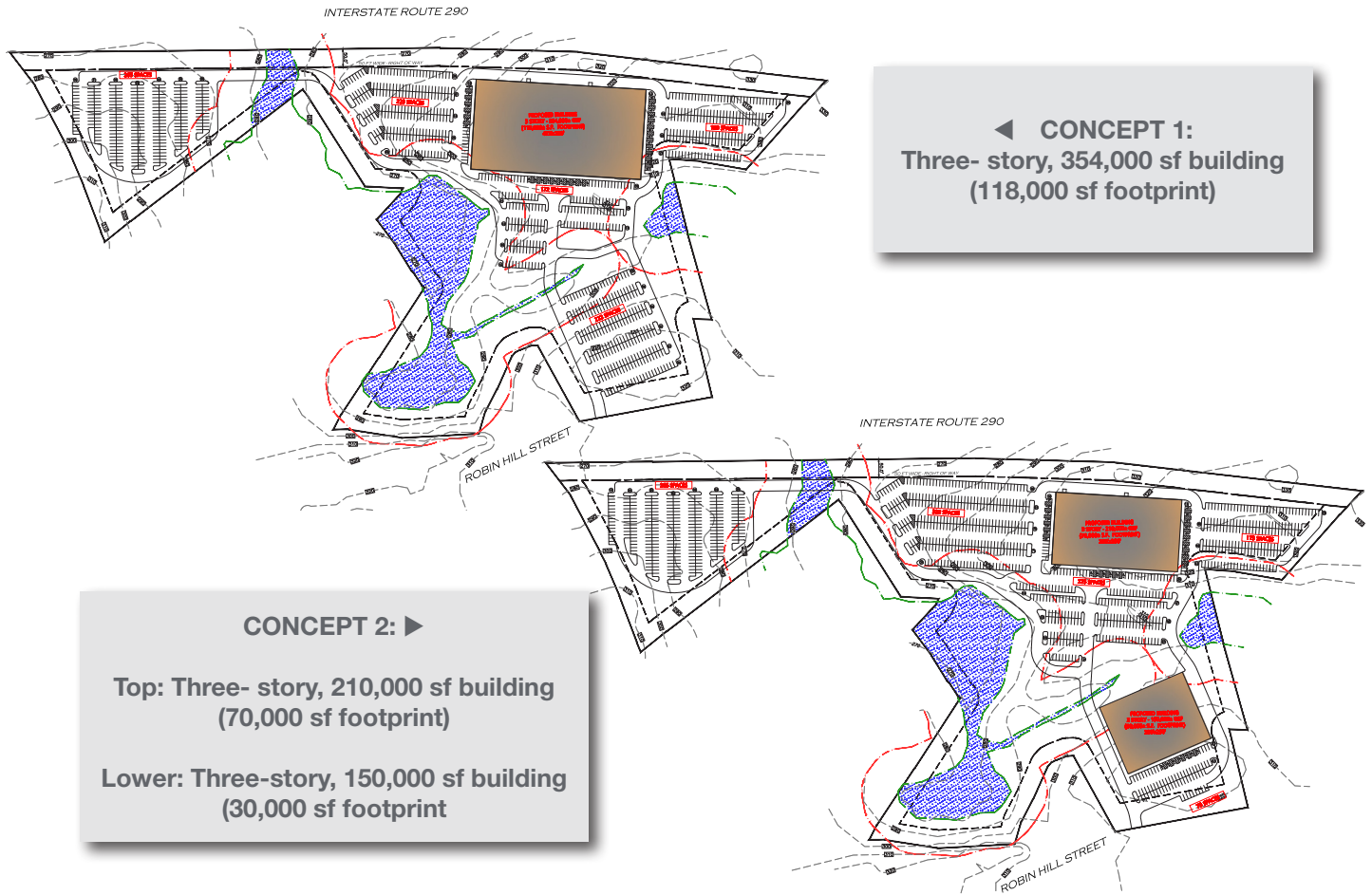
Aerial



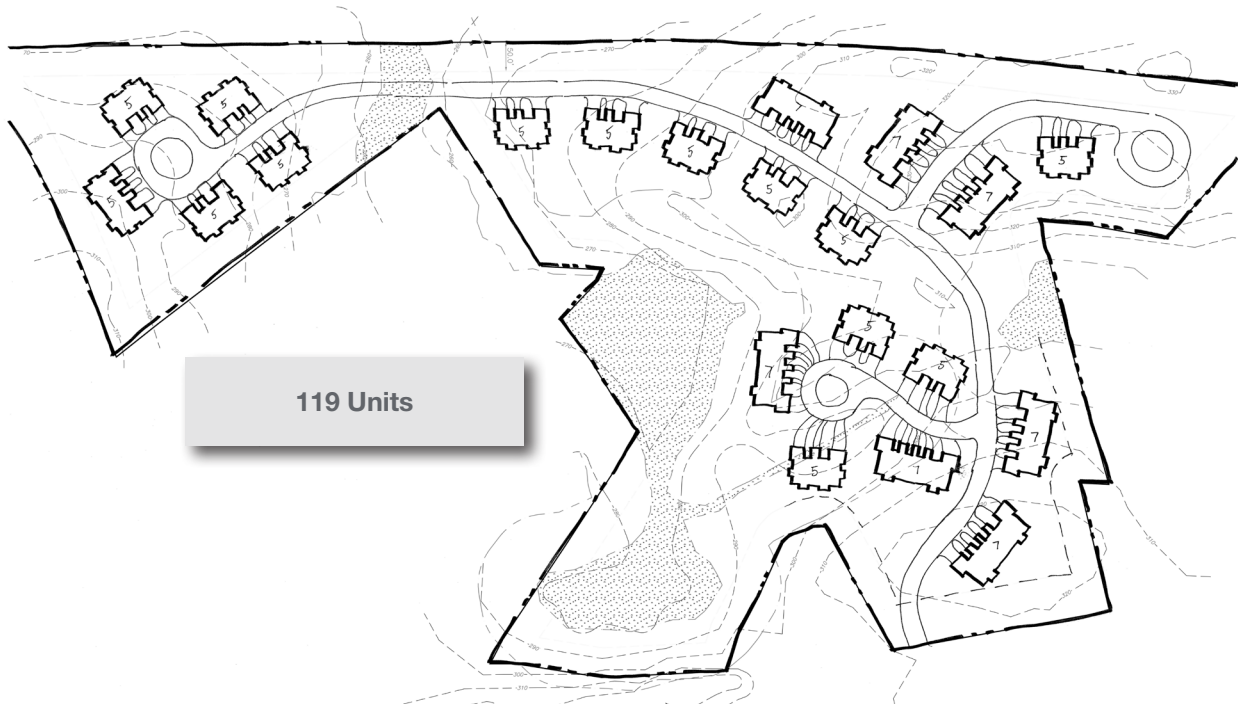
DEMOGRAPHICS	1-mile	3-mile	5-mile
Total Population	1,677	31,968	78,009
Daytime Population	6,321	56,735	99,526
No. of Households	558	12,664	30,285
Average Income	\$121,834	\$99,295	\$106,969
Median Income	\$98,778	\$75,298	\$80,588



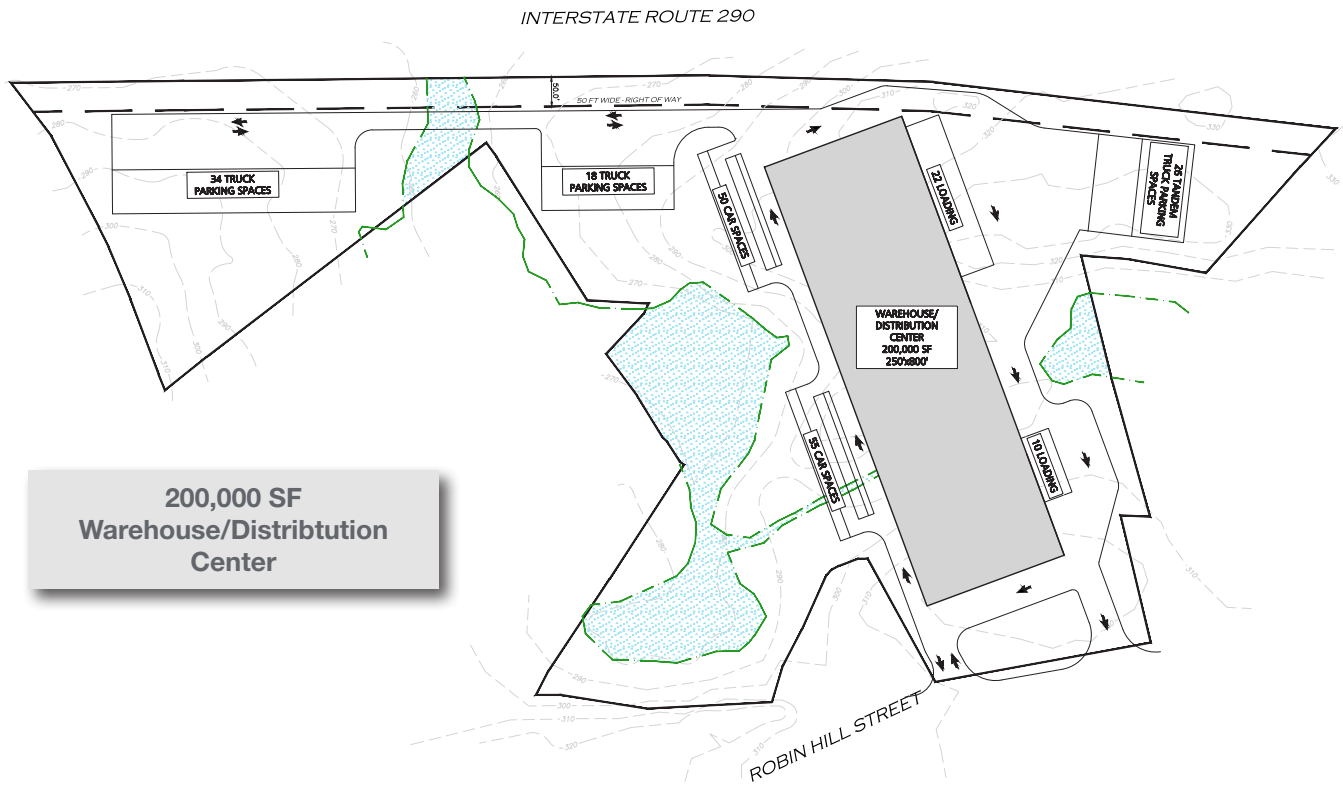
Business Park Concepts



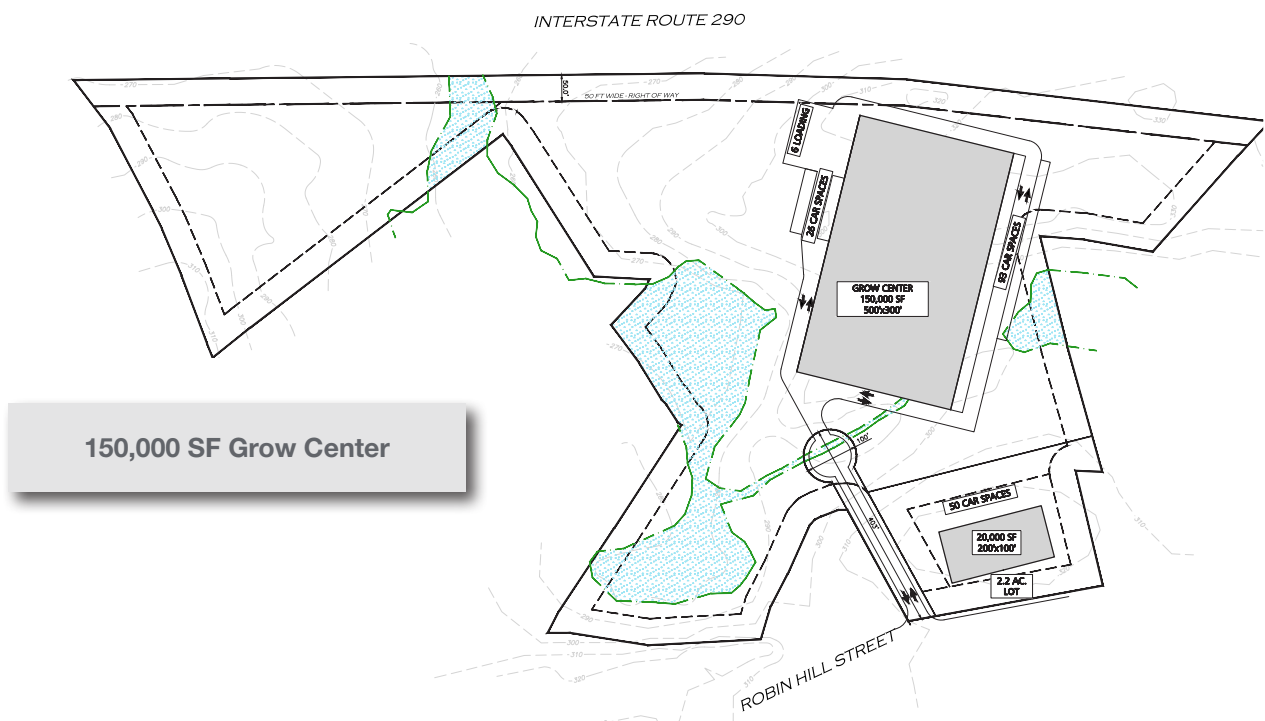
Residential Concept



Distribution Concept



Grow Facility Concept



Immediate trade area



1	2	3	4	5	6
	 SERVING THE WORCESTER AREA SINCE 1996				
I-290 Industrial	Solomon Pond Golf Center	Dunkin' Donuts	Shell Gas Station	Homewood Suites Hotel	Rockwell Apts.
7	8	9	10	11	12
Berlin Liquors	Quality Inn	Digital Federal Credit Union	Best Buy	Shops at the Pond	Olive Garden Restaurant
13	14	15	16	17	18
Regal Cinema	Solomon Pond Mall	Target	The New England Sports Center	Hillside School	Sunovion Pharmaceuticals

The site is just minutes from:

Donald Lynch Boulevard - 1.1 million sf of retail, 1.6 million sf of Class A office and R&D, two hotels and Jefferson at Wheeler Hill (a 274 unit luxury apartment complex).

Solomon Pond Mall - 886,000 sf enclosed mall with 120 stores and 15 screen movie theater

The Rockwell Apartments - Seven building, 204-unit, \$55 million residential development at 65 River Road West, Berlin

New England Sports Center - 220,000 sf indoor ice arena - the largest ice sports venue for hockey, figure skating, and public skating in North America with more than 1,000,000 visits per year.

Boundless Adventures - a five-acre eco-friendly aerial adventure park featuring nine treetop obstacle courses at 154 River Road West, Berlin

The City of Marlborough - Home to some of the largest and most-innovative life sciences and medical device companies in Massachusetts including GE Healthcare Life Sciences, Boston Scientific, Sunovion, and Hologic.

Jefferson at Wheeler Hill - 274 apartments in nine buildings off Donald Lynch Boulevard in Marlborough.