

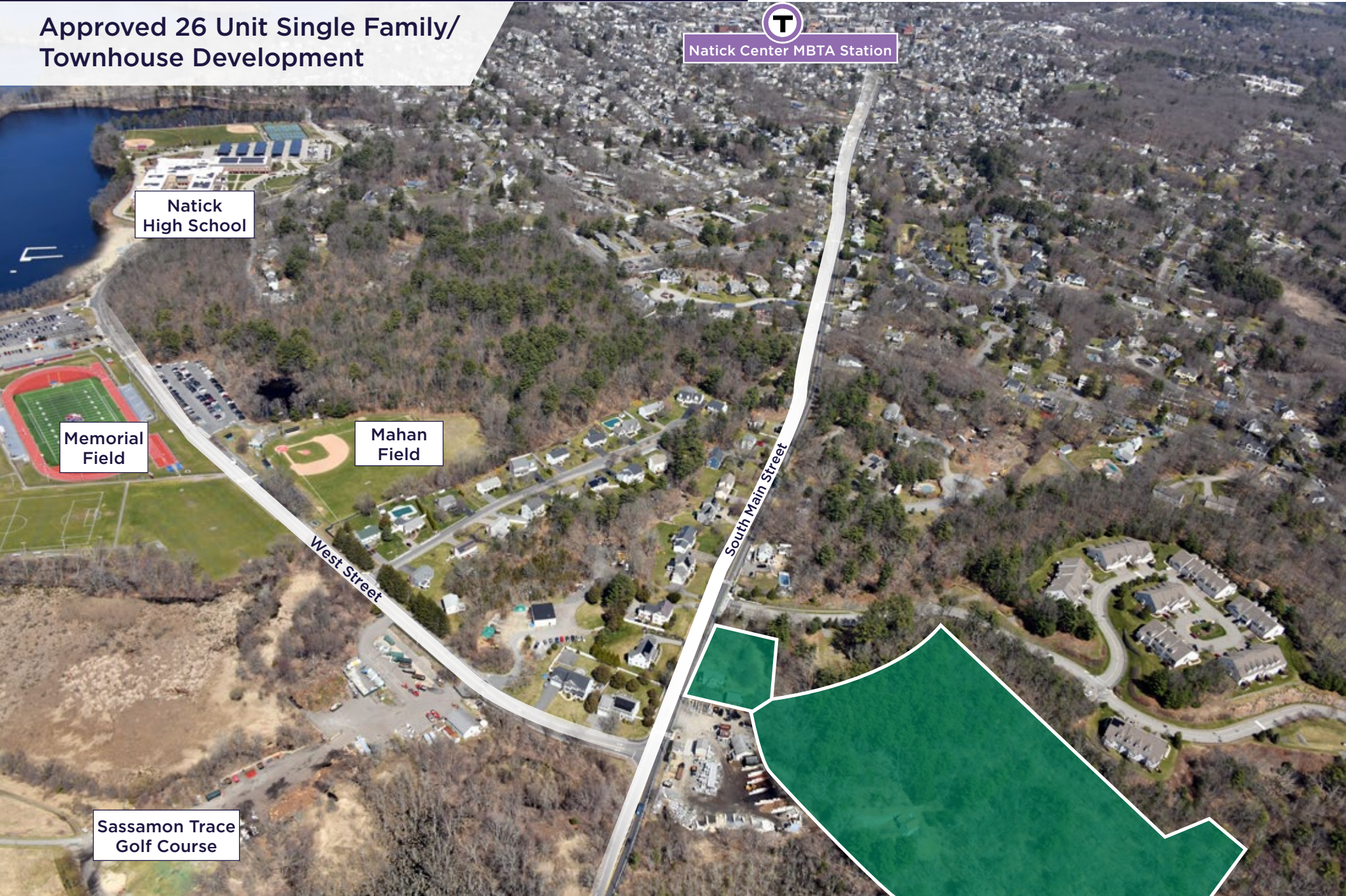
RESIDENCES AT SOUTH MAIN STREET

Natick, MA
26 Units

NEW ENGLAND MULTIFAMILY
ADVISORY GROUP



Approved 26 Unit Single Family/
Townhouse Development



Natick
High School

Memorial
Field

Mahan
Field

Sassamon Trace
Golf Course


Natick Center MBTA Station

West Street

South Main Street

INVESTMENT SUMMARY

Cushman & Wakefield Multifamily Advisory Group is pleased to present the opportunity to acquire The Residences at South Main Street located in Natick, Massachusetts. This 7.28-acre site is approved for 26-unit single family/townhouse development.

The property is situated in the vibrant suburban town of Natick, located approximately 15 miles west of downtown Boston. Residents are served by several major highways (I90, Mass Pike, and Route 9) and the Natick MBTA Station which provides direct access to Boston. Natick is also home to one of the largest retail centers in the region – the Natick Mall. The town offers an ideal balance of suburban charm and urban amenities with close proximity to career opportunities in Boston.

Process & Pricing

The Residences at South Main Street is offered on an “as-is” basis and without a formal asking price. Upon receipt of a signed Confidentiality Agreement, qualified investors will be provided with access to due diligence materials via the Cushman & Wakefield website. Once investors have the opportunity to review the offering materials and tour the property, Cushman & Wakefield will schedule a “Call for Offers.”

*For more information on the property and to sign the Confidentiality Agreement, please visit:
<https://multifamily.cushwake.com/Listings/SouthMainStreet>*



26 Units



7.28 ACRES



Transit Oriented

NATICK MBTA STATION

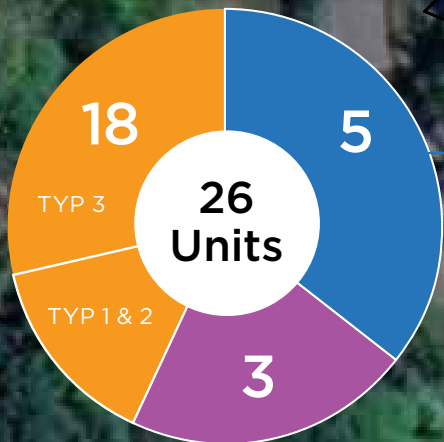


Natick, MA

216-218 SOUTH MAIN STREET
NATICK, MA 01760

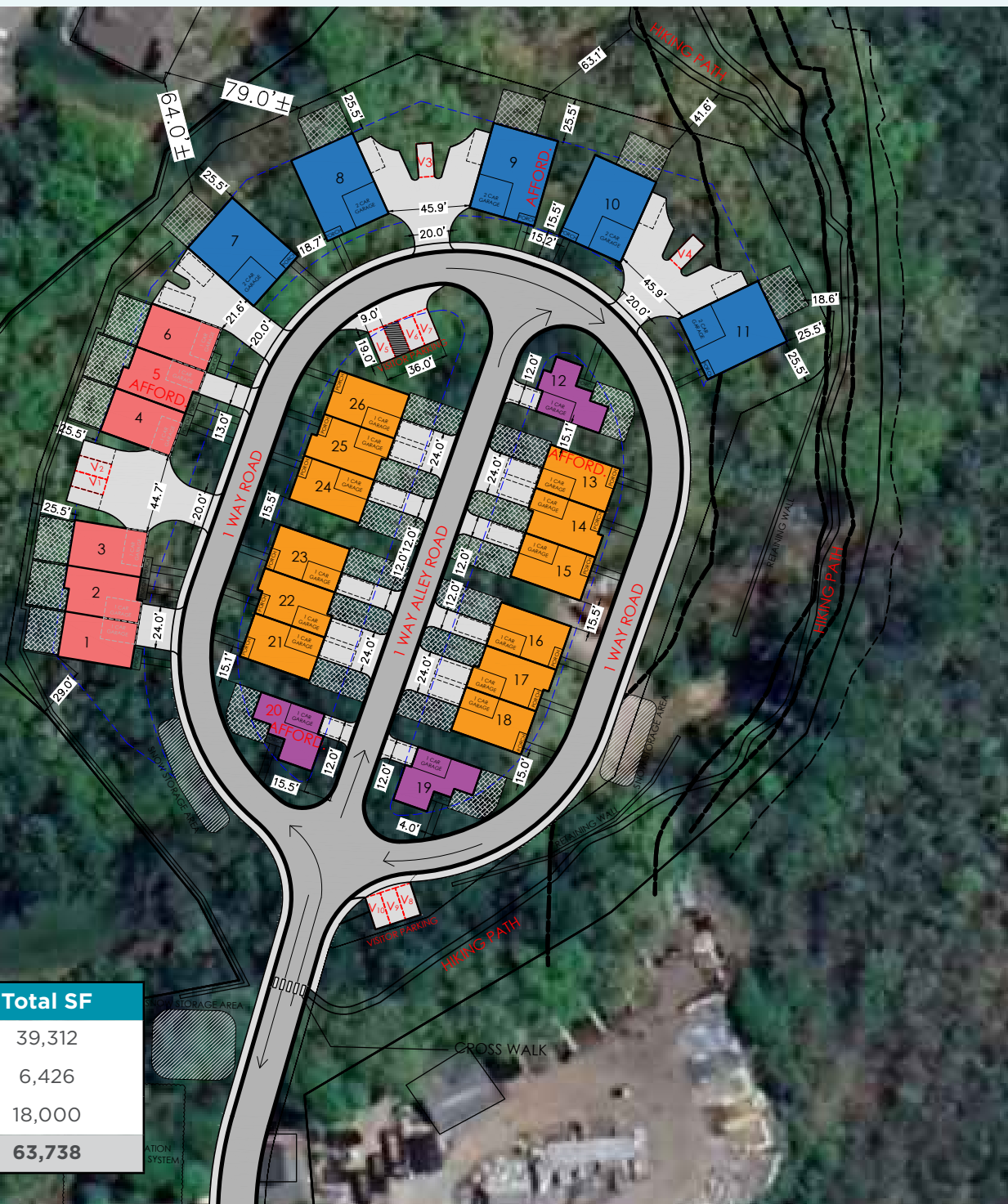
SITE PLAN

UNIT MIX



AFFORDABLE UNITS: 4 UNITS

| Housing Type | Count | SF | Total SF |
|------------------------|-----------|--------------|---------------|
| Town House Unit | 18 | 2,184 | 39,312 |
| Small Single Family | 3 | 2,142 | 6,426 |
| Large Single Family | 5 | 3,600 | 18,000 |
| Total / Average | 26 | 2,451 | 63,738 |



INVESTMENT HIGHLIGHTS



1 APPROVED DEVELOPMENT

The Residences at South Main offer an approved 26 unit development

2 TRANSIT ORIENTED LOCATION

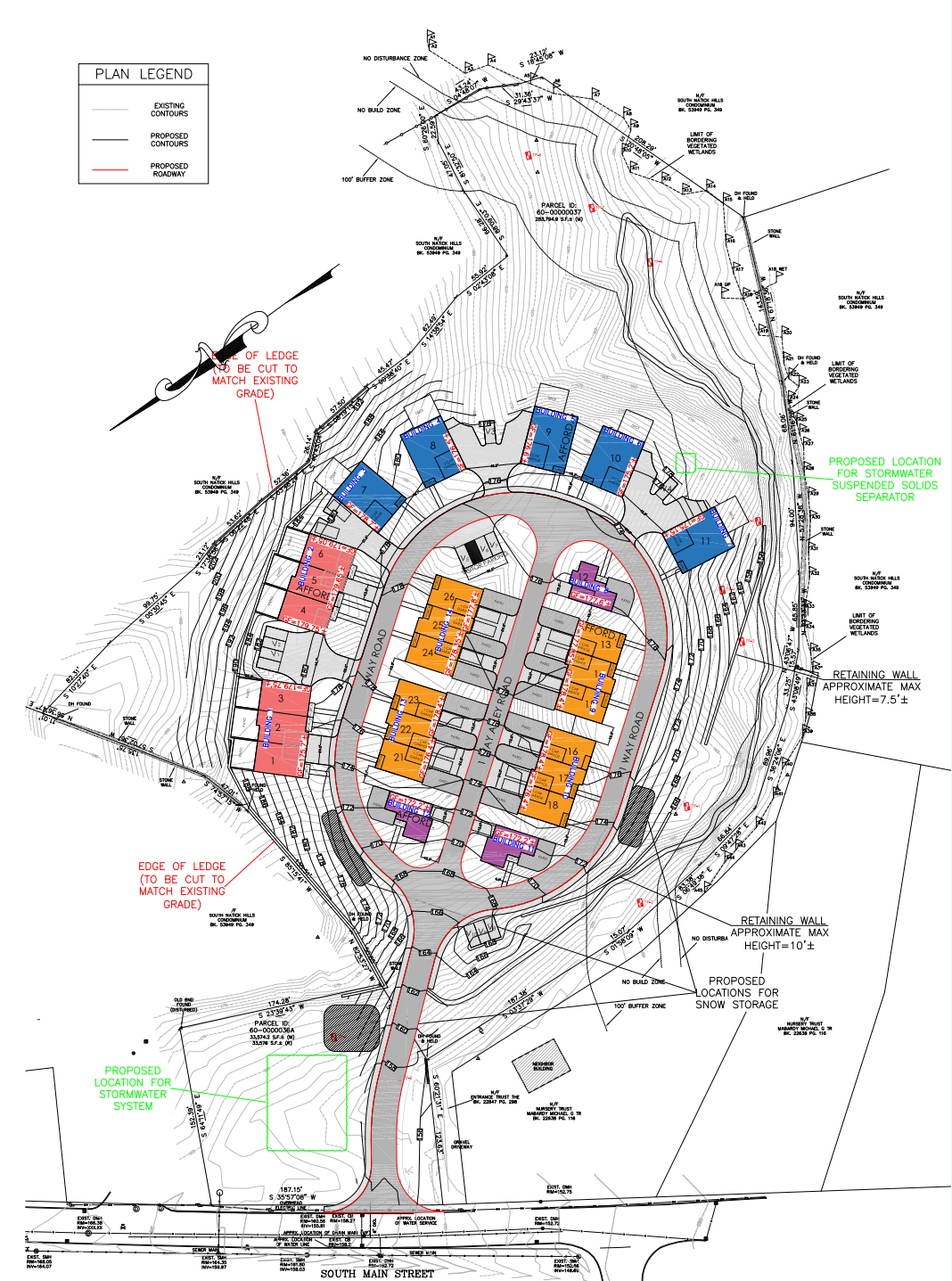
The Residences at South Main Street is located less than a mile and a half from the Natick Center MBTA Station which is served by the Framingham/Worcester line of the Commuter Rail. Natick is also served by several major highways including Interstate 90/Mass Pike and Route 9, making it extremely convenient for commuters.

3 STRONG HOUSING MARKET

The housing market In Natick has seen consistent growth, particularly in the last few years. Homes in Natick offer a good value when compared to Boston proper, especially for those seeking more space and a family-friendly environment. The average home price is \$852,647, up 4.5% from last year and the median household income was \$134,91 in 2023. The town is known for its strong school system and good public transportation access which both drive demand for housing.

4 EXCELLENT LOCAL AMENITIES

The town of Natick is home to one of the largest retail centers in the region, including the Natick Mall and Shoppers World. The Natick Mall boasts a wide variety of retail, entertainment and dining options including Nordstrom, Puttshack, Lego, Zara, Starbucks, and The Cheesecake Factory. These shopping hubs attract both residents and visitors, providing a strong economic base that supports the local multifamily rental market.



ADVISORS
CHRISTOPHER SOWER

EXECUTIVE MANAGING DIRECTOR

+1 617 816 5257

Chris.Sower@cushwake.com

BRUCE LUSA

SENIOR DIRECTOR

+1 617 448 6308

Bruce.Lusa@cushwake.com

ANDREW HERALD

DIRECTOR

+1 978 302 9601

Andrew.Herald@cushwake.com

MARY VANNATTA

BROKERAGE SPECIALIST

+1 617 204 4108

Mary.Vannatta@cushwake.com

RYAN MOWERY

SENIOR FINANCIAL ANALYST

+1 617 219 6471

Ryan.Mowery@cushwake.com

AN NGUYEN

FINANCIAL ANALYST

+1 951 427 0985

An.Nguyen@cushwake.com

DEBT & EQUITY FINANCE
HEATHER BROWN

VICE CHAIRMAN

+1 202 407 8158

Heather.Brown@cushwake.com

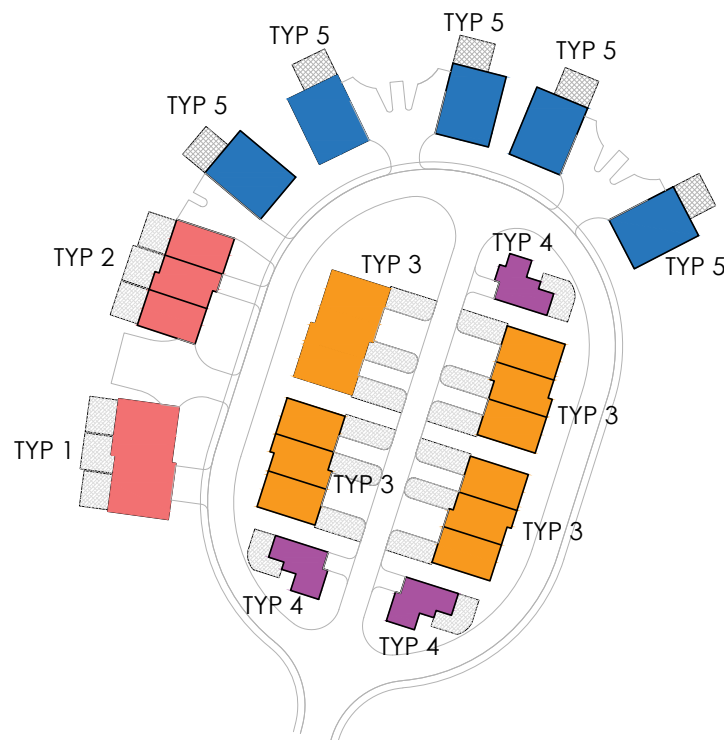
ROB BORDEN

VICE CHAIRMAN

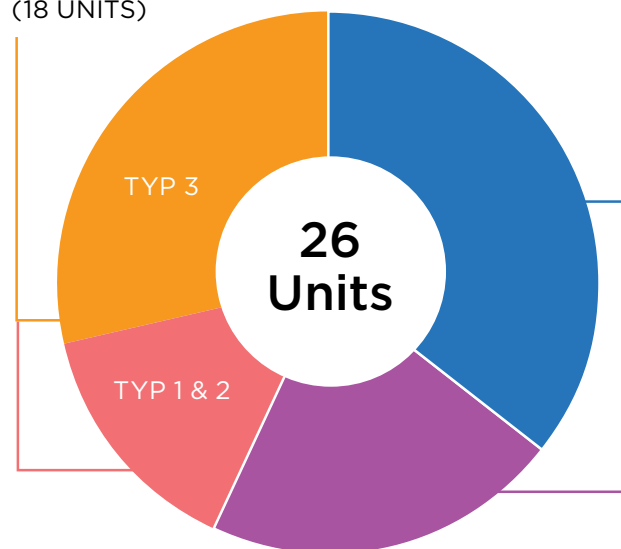
+1 857 205 8491

Rob.Borden@cushwake.com

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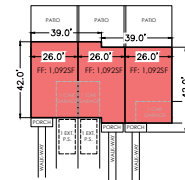


6
TOWNHOUSES
(18 UNITS)

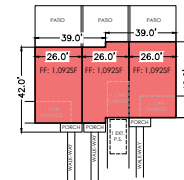


AFFORDABLE UNITS: 4 UNITS

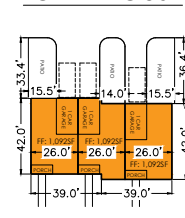
TOTAL: 26 UNITS
PROPOSED UNITS BREAKDOWN

TOWN HOUSE

TYP 1

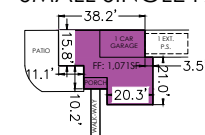
FIRST FLOOR GROSS AREA: 1,092 SF
SECOND FLOOR GROSS AREA: 1,092 SF
BASEMENT FLOOR=GARAGE
(NO GROSS LIVING AREA)
ATTIC: NO GROSS LIVING AREA
TOTAL GROSS LIVING AREA: 2,184 SF
(FOR EACH UNITS)

TOWN HOUSE

TYP 2

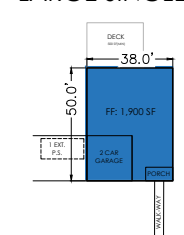
FIRST FLOOR GROSS AREA: 1,092 SF
SECOND FLOOR GROSS AREA: 1,092 SF
BASEMENT FLOOR=GARAGE
(NO GROSS LIVING AREA)
ATTIC: NO GROSS LIVING AREA
TOTAL GROSS LIVING AREA: 2,184 SF
(FOR EACH UNITS)

TOWN HOUSE

TYP 3 x 4

FIRST FLOOR GROSS AREA: 1,092 SF
(INCLUDING FF GARAGE)
SECOND FLOOR GROSS AREA: 1,092 SF
BASEMENT FLOOR=NO GROSS LIVING AREA
ATTIC: NO GROSS LIVING AREA
TOTAL GROSS LIVING AREA: 2,184 SF
(FOR EACH UNITS)

SMALL SINGLE FAM

TYP 4 x 3

FIRST FLOOR GROSS AREA: 1,071 SF
(INCLUDING FF GARAGE)
SECOND FLOOR GROSS AREA: 1,071 SF
BASEMENT FLOOR=NO GROSS LIVING AREA
ATTIC: NO GROSS LIVING AREA
TOTAL GROSS LIVING AREA: 2,142 SF

LARGE SINGLE FAM

TYP 5 x 5

FIRST FLOOR GROSS AREA: 1,900 SF
(INCLUDING FF GARAGE)
SECOND FLOOR GROSS AREA: 1,900 SF
BASEMENT FLOOR=NO GROSS LIVING AREA
ATTIC: NO GROSS LIVING AREA
TOTAL GROSS LIVING AREA: 3,800 SF