

**SALE**

# 25 New Athol Road

**25 NEW ATHOL ROAD**

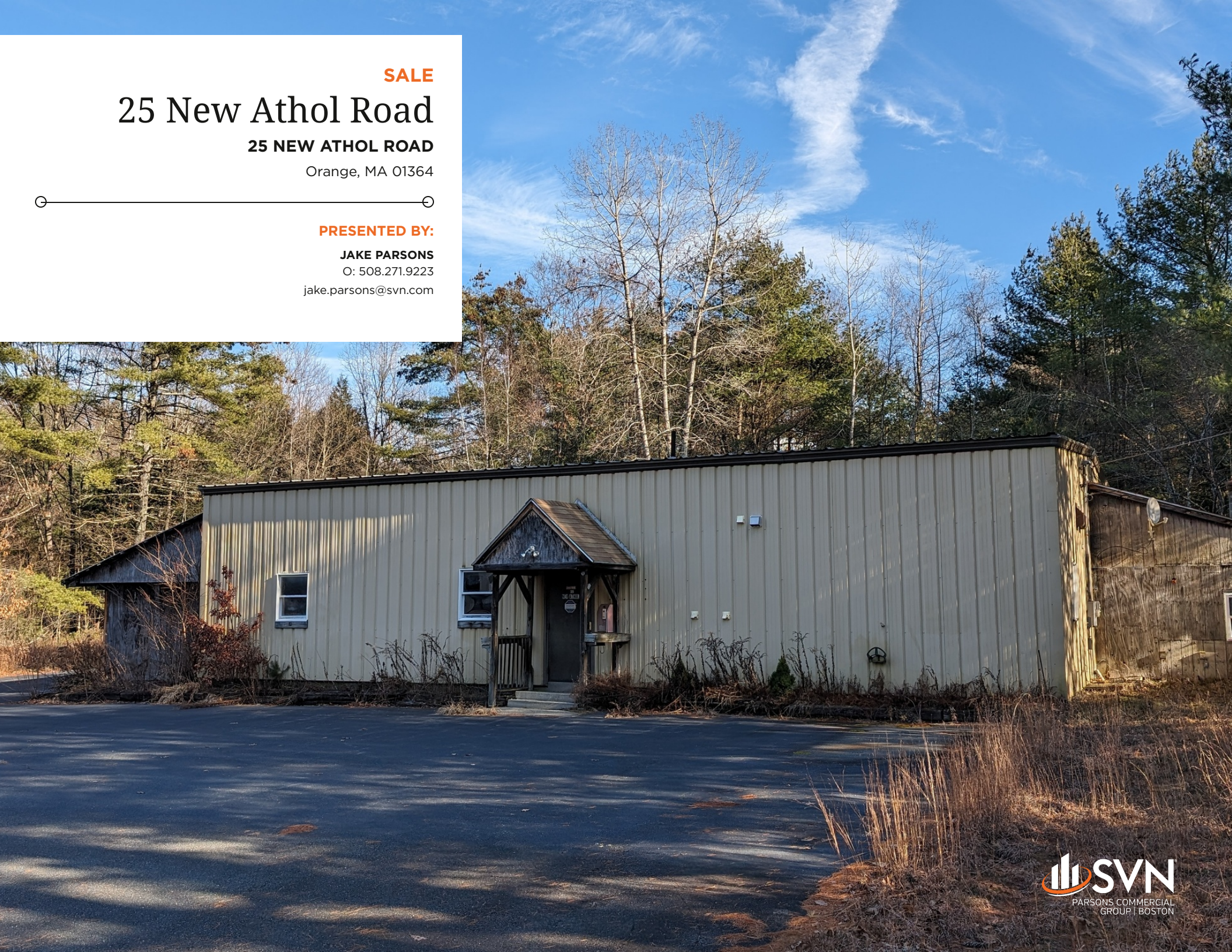
Orange, MA 01364

**PRESENTED BY:**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$450,000
<b>BUILDING SIZE:</b>	3,000 SF
<b>LOT SIZE:</b>	1.05 Acres
<b>PRICE / SF:</b>	\$150.00
<b>YEAR BUILT:</b>	1985
<b>ZONING:</b>	A

## PROPERTY OVERVIEW

- Located on Rt. 2A
- Great opportunity for an owner / user
- Good access to major highways & retail
- One (1) drive in door
- Open warehouse with no columns
- Ample Parking

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**ADDITIONAL PHOTOS**



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# DEMOGRAPHICS MAP & REPORT

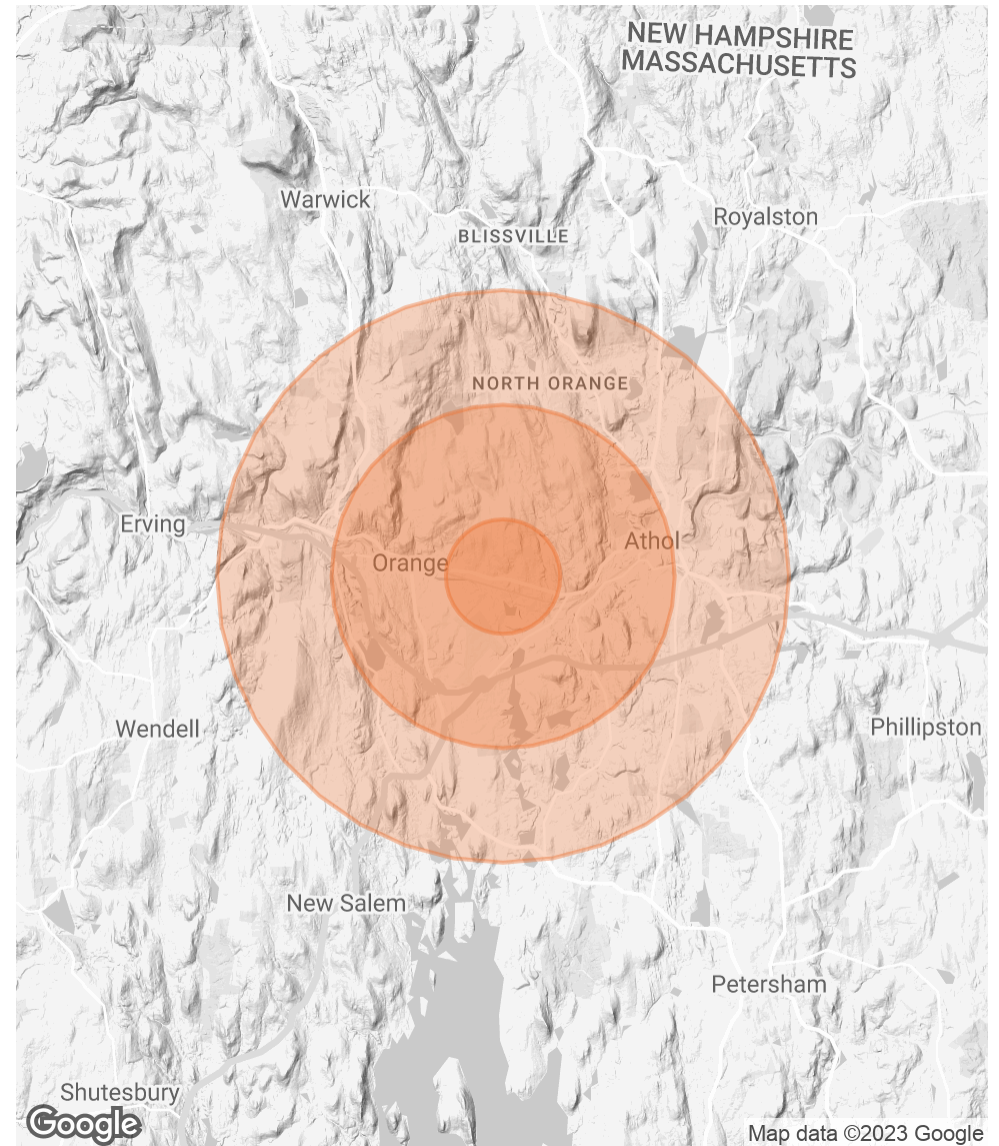
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	1,084	12,462	18,054
<b>AVERAGE AGE</b>	46.6	42.3	43.8
<b>AVERAGE AGE (MALE)</b>	45.8	42.1	43.3
<b>AVERAGE AGE (FEMALE)</b>	47.3	43.3	44.6

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	475	5,411	7,890
<b># OF PERSONS PER HH</b>	2.3	2.3	2.3
<b>AVERAGE HH INCOME</b>	\$53,029	\$59,466	\$62,652
<b>AVERAGE HOUSE VALUE</b>	\$136,897	\$208,439	\$203,363

\* Demographic data derived from 2020 ACS - US Census



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