

# 55 COPELAND DRIVE | MANSFIELD, MA

## GROUND LEASE OPPORTUNITY 2.75 ACRES TOTAL



### PROPERTY INFORMATION

- Prime Ground Lease Opportunity – 2.75 Acres of flat land
- Located in close to proximity to Walgreens, CVS, Chase Bank, Advance Auto, Wendy's, Home Depot and Shaw's
- Available Immediately
- Close Proximity to Mansfield Crossing: Best Buy, LL Bean, Kohl's, Dicks Sporting Goods, Michael's and more
- Water and Sewer is existing on site



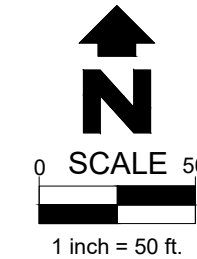
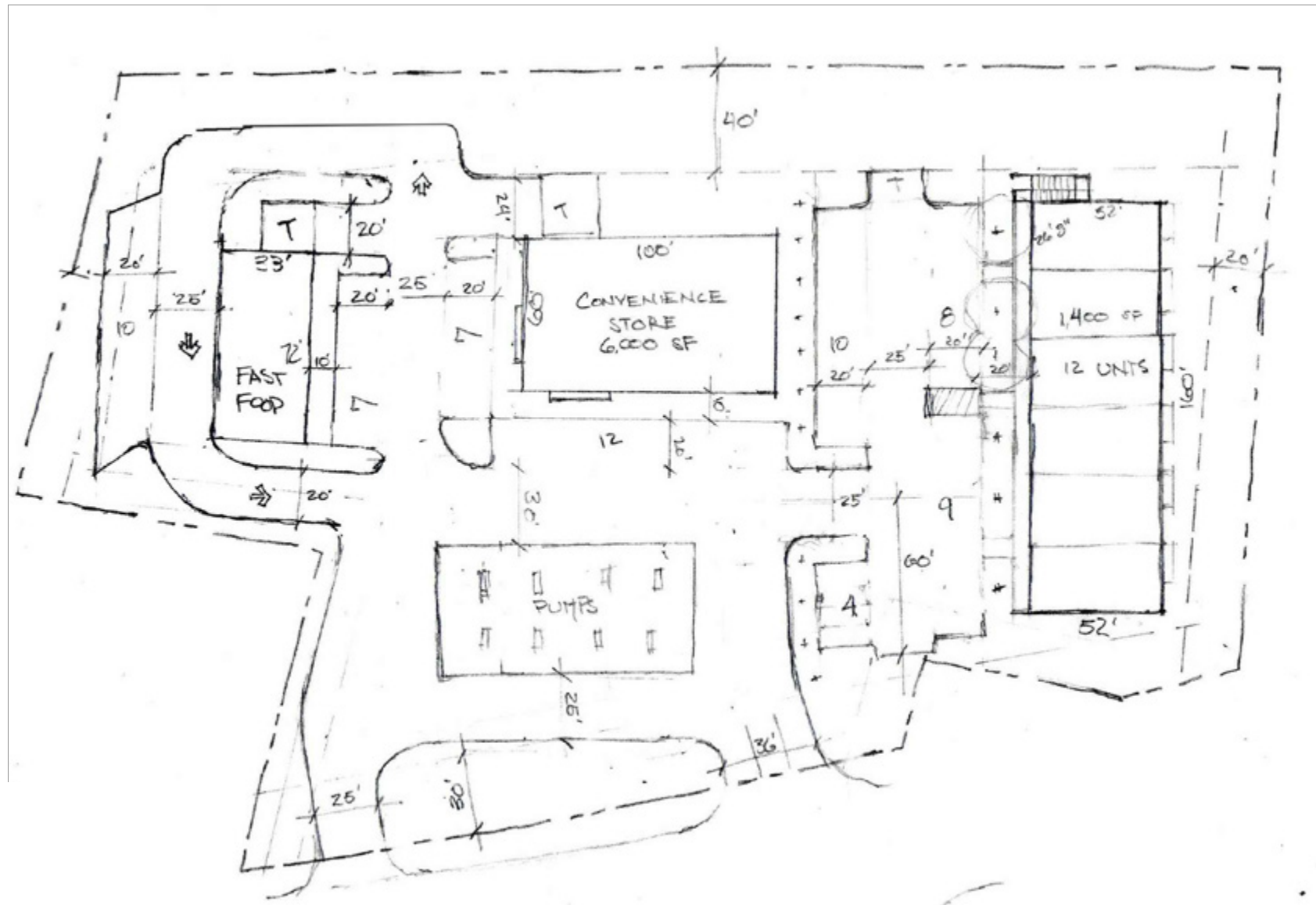


### DEMOGRAPHICS

HOUSEHOLDS:	POPULATION:	AVERAGE HOUSEHOLD INCOME:
1 Mile: 3,256	1 Mile: 7,472	1 Mile: \$137,658
2 Miles: 6,269	2 Miles: 15,409	2 Miles: \$143,676
3 Miles: 12,602	3 Miles: 32,602	3 Miles: \$145,321
5 Miles: 28,563	5 Miles: 77,013	5 Miles: \$146,664



## CONCEPTUAL SITE PLAN



ZONING  
CURRENT: B4 ZONING →

LOT SIZE  
2.75 ACRES

MINIMUM BUILDING SETBACKS  
FRONT 30 FEET  
SIDE 20 FEET  
REAR 40 FEET

LOT COVERAGE  
MAX ALLOWED: 100%

PARKING  
REQUIRED:  
RESTAURANT: 1 SPACE/ 4 SEATS  
OTHER USES: 1 SPACE/ 200 SF  
MULTIFAMILY: 1.5 SPACES/ UNIT (B-4 ZONING)

LANDSCAPING  
REQUIRED:  
20' MIN. BUFFER B/W B-4 & RESIDENTIAL

\*DRIVEWAY LOCATION HAS NOT BEEN CONFIRMED WITH CITY

\*CURRENT CURB CUT APPROVED DISTRICT 5 DOT

**BY RIGHT:**  
Retail, Office, Bank, Restaurant,  
Self/Mini storage

**SPECIAL PERMIT:**  
Fast Food with Drive though  
Gas Station  
Hotel / Motel  
Vet Clinic / Hospital  
Auto Repair / Shop  
Car Wash  
Car Dealership  
Mixed use Business / Residential