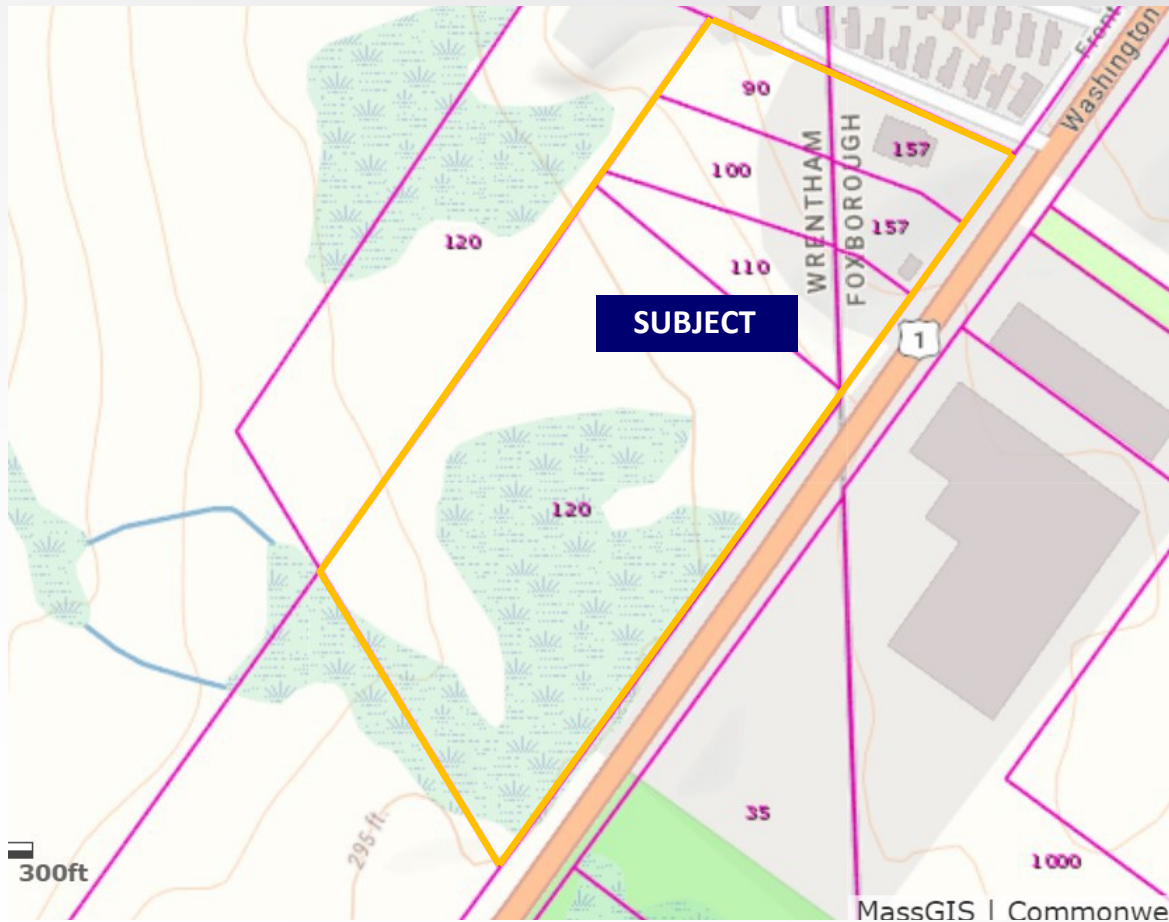


# Route 1 Foxboro / Wrentham Assemblage

Foxboro & Wrentham, Mass.

781.551.8888



FOR SALE: ±10.87 Acres

## \$3,795,000

±10.87 Acre Prime Development Site

- Prime Route 1 Location near Gillette Stadium and the Amenities of Patriot Place.
- Immediately Off Interstate 95 with Quick Access to Rtes. 128, 495, Boston and Providence.
- Average HHI within 5 Mile Radius: \$139,208.
- Great Location for Auto, Retail, Restaurant, Hospitality, Healthcare, Daycare, Office, Medical, Manufacturing, Biotech, Warehouse, Entertainment and many more.
- High Traffic Count, Huge Visibility, Prime Location— Join the Booming Rte. 1 Foxboro Market Today!

For more information or to schedule a tour, please contact:

Mark F. Kearins

Principal

Office: 781.551.8888 x1

mk@atlantcre.com

James F. Kearins

Brokerage Division

Office: 781.551.8888 x2

jk@atlantcre.com



**Atlantic Commercial**  
Real Estate, LLC

Atlantic Commercial Real Estate, LLC

123 Washington Street, Suite 7

Foxborough, Mass. 02035

Office: 781.551.8888

Fax: 781.551.8880

atlantcre.com

On all sales, the exclusive broker is an agent of the seller and not the buyer. In addition, no warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals. Copyright © 2013 Atlantic Commercial Real Estate, LLC

# Route 1 Foxboro / Wrentham Assemblage

Foxboro & Wrentham, Mass.

781.551.8888



**Atlantic Commercial**  
Real Estate, LLC

Atlantic Commercial Real Estate, LLC

123 Washington Street, Suite 7

Foxborough, Mass. 02035

Office: 781.551.8888

Fax: 781.551.8880

atlanticre.com

# Route 1 Foxboro / Wrentham Assemblage

Foxboro & Wrentham, Mass.



## Household Income (Source: CoStar)

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
<b>2022 Households by HH Income</b>	<b>520</b>		<b>8,440</b>		<b>25,394</b>		<b>13,500</b>	
<\$25,000	81	15.58%	1,071	12.69%	2,472	9.73%	1,517	11.24%
\$25,000 - \$50,000	61	11.73%	957	11.34%	2,849	11.22%	1,573	11.65%
\$50,000 - \$75,000	70	13.46%	959	11.36%	2,695	10.61%	1,376	10.19%
\$75,000 - \$100,000	54	10.38%	989	11.72%	2,848	11.22%	1,812	13.42%
\$100,000 - \$125,000	44	8.46%	957	11.34%	2,944	11.59%	1,780	13.19%
\$125,000 - \$150,000	35	6.73%	747	8.85%	2,503	9.86%	1,250	9.26%
\$150,000 - \$200,000	71	13.65%	1,123	13.31%	3,823	15.05%	1,714	12.70%
\$200,000+	104	20.00%	1,637	19.40%	5,260	20.71%	2,476	18.34%
<b>2022 Avg Household Income</b>	<b>\$128,634</b>		<b>\$131,971</b>		<b>\$139,208</b>		<b>\$131,011</b>	
<b>2022 Med Household Income</b>	<b>\$97,221</b>		<b>\$106,374</b>		<b>\$115,565</b>		<b>\$106,615</b>	



**Atlantic Commercial**  
Real Estate, LLC

Atlantic Commercial Real Estate, LLC

123 Washington Street, Suite 7

Foxborough, Mass. 02035

Office: 781.551.8888

Fax: 781.551.8880

atlanticre.com

# Route 1 Foxboro / Wrentham Assemblage

Foxboro & Wrentham, Mass.



## Traffic Counts (Source: CoStar)

### COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 Front Street	Main St - NE	30,355	2022	0.08 mi
2 Washington St	Main St - NE	29,045	2022	0.11 mi
3 Washington St	Pierce St - NE	16,883	2018	0.28 mi
4 Washington St	Pine St - NE	26,618	2022	0.43 mi
5 Dedham Street	Main St - N	10,125	2022	1.72 mi
6 DEDHAM STREET	Lorraine Metcalf Dr - NE	7,014	2022	1.86 mi
7 Dedham Street	Main St - NE	10,121	2022	1.91 mi
8 East Street	Tilting Rock Rd - E	10,214	2022	1.96 mi
9 Dedham St	Valley St - SW	9,094	2022	1.96 mi
10 Dedham Street	Kevin Joes Way - NW	8,476	2022	1.97 mi



**Atlantic Commercial**  
Real Estate, LLC

Atlantic Commercial Real Estate, LLC

123 Washington Street, Suite 7

Foxborough, Mass. 02035

Office: 781.551.8888

Fax: 781.551.8880

atlanticre.com