

**OVER 20 ACRES
COMMERCIAL LAND**

7 MINUTE DRIVE



146



SUTTON SQUARE
OR Centers



Quest
Diagnostics



The Little
Coffee Bean



PLEASANT VALLEY
CROSSING



verizon

ConvenientMD
URGENT CARE

UNIBANK

FIVE
GUYS



BOSTON ROAD

146

±20.78 ACRES

46,000 ADT

PLEASANT
VALLEY ROAD
(ACCESS)



PLEASANT VALLEY
Country Club



UMass Memorial Health
UMASS MEMORIAL MEDICAL GROUP



Property lines are approximate and for illustrative purposes only.

PRIME COMMERCIAL DEVELOPMENT OPPORTUNITY

±20.78 ACRE LAND SITE | 30-34 PLEASANT VALLEY ROAD SUTTON, MA

AI CRE

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Group Boston

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Property Overview

Industrial Development Opportunity

NAI Parsons Commercial Group – Boston is pleased to present a premier development opportunity consisting of four contiguous land parcels totaling ± 20.78 acres, located in the desirable B-2 Zoning district of Sutton, Massachusetts.

- 30 Pleasant Valley Road (Lot 66): ± 13.08 Acres
- 34 Pleasant Valley Road (Lot 142): ± 2.00 Acres
- 157 Boston Road (Lot 72): ± 2.86 Acres
- 151 Boston Road (Lot 73): ± 2.84 Acres

This high-visibility site features direct frontage along Pleasant Valley Road and exceptional exposure from Route 146, offering a strategic location ideal for retail, industrial, or mixed-use development. With its ample size, favorable zoning, and strong regional accessibility, the property provides a compelling investment for developers and end users alike.

For more information or to schedule a site tour, please contact the listing agents, Marilyn Santiago & Jay Cannon.



ADDRESS
Pleasant Valley Rd.
& Boston Road
Sutton, MA



ASSET TYPE
Land/Development
Site



ZONING
B-2
Industrial Allowed



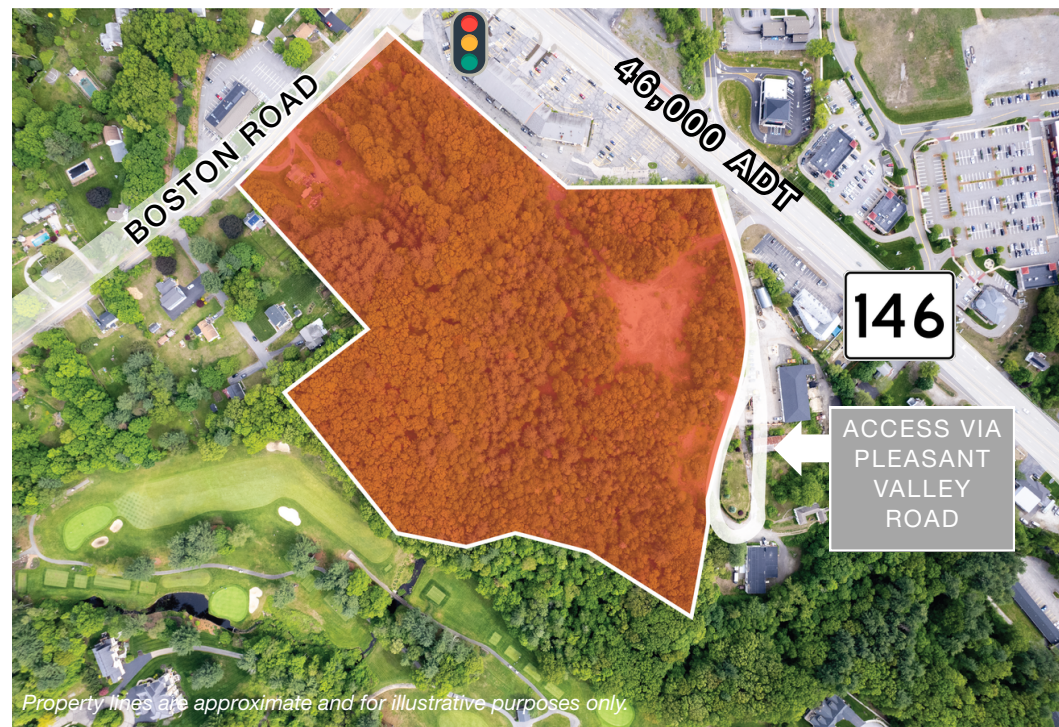
LOT SIZE
 ± 20.78 Acres



ACCESS
Pleasant Valley Rd.
Off Route 146



UTILITIES
Water & Sewer:
Wilkonsinville



Property lines are approximate and for illustrative purposes only.



Property lines are approximate and for illustrative purposes only.

Location Overview

Sutton, Massachusetts

Flexible Zoning, Regional Access, and Growth-Friendly

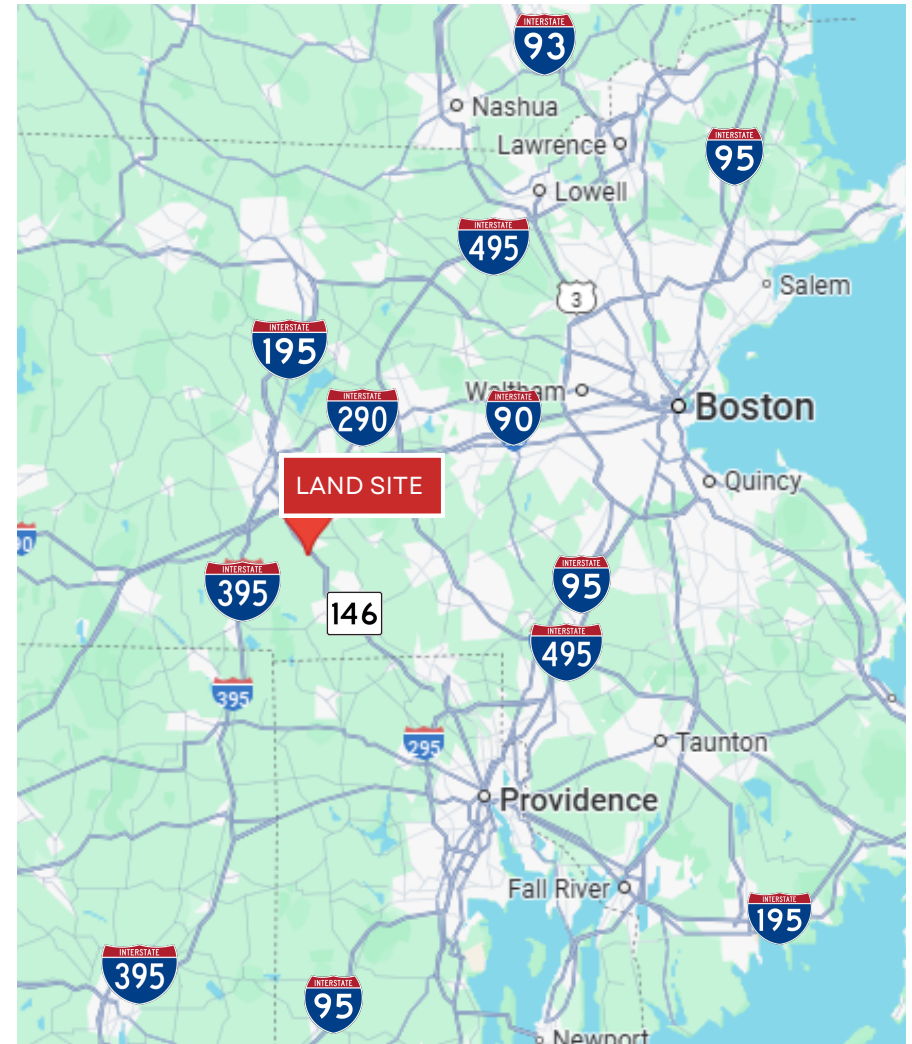
Sutton, Massachusetts is a rural town located in Worcester County, approximately 10 miles south of Worcester and 45 miles west of Boston. Nestled in the scenic Blackstone Valley, Sutton offers a blend of historic New England charm and natural beauty, with a mix of residential, agricultural, and light industrial areas.

The town benefits from convenient access to major highways, including Route 146 and the Massachusetts Turnpike (I-90), making it a strategic location for land development. With a stable population, supportive municipal governance, and a focus on balanced growth, Sutton presents an attractive opportunity for commercial and mixed-use development.

DEMOGRAPHICS

Population	2 Miles	5 Miles	10 Miles
Total Population	5,730	47,010	303,950
Average Age	43	43	40
Average Age (Male)	43	42	39
Average Age (Female)	44	43	41
Households & Income	2 Miles	5 Miles	10 Miles
Total Households	2,200	18,449	117,828
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$171,942	\$152,718	\$120,651
Average House Value	\$556,468	\$532,530	\$453,171

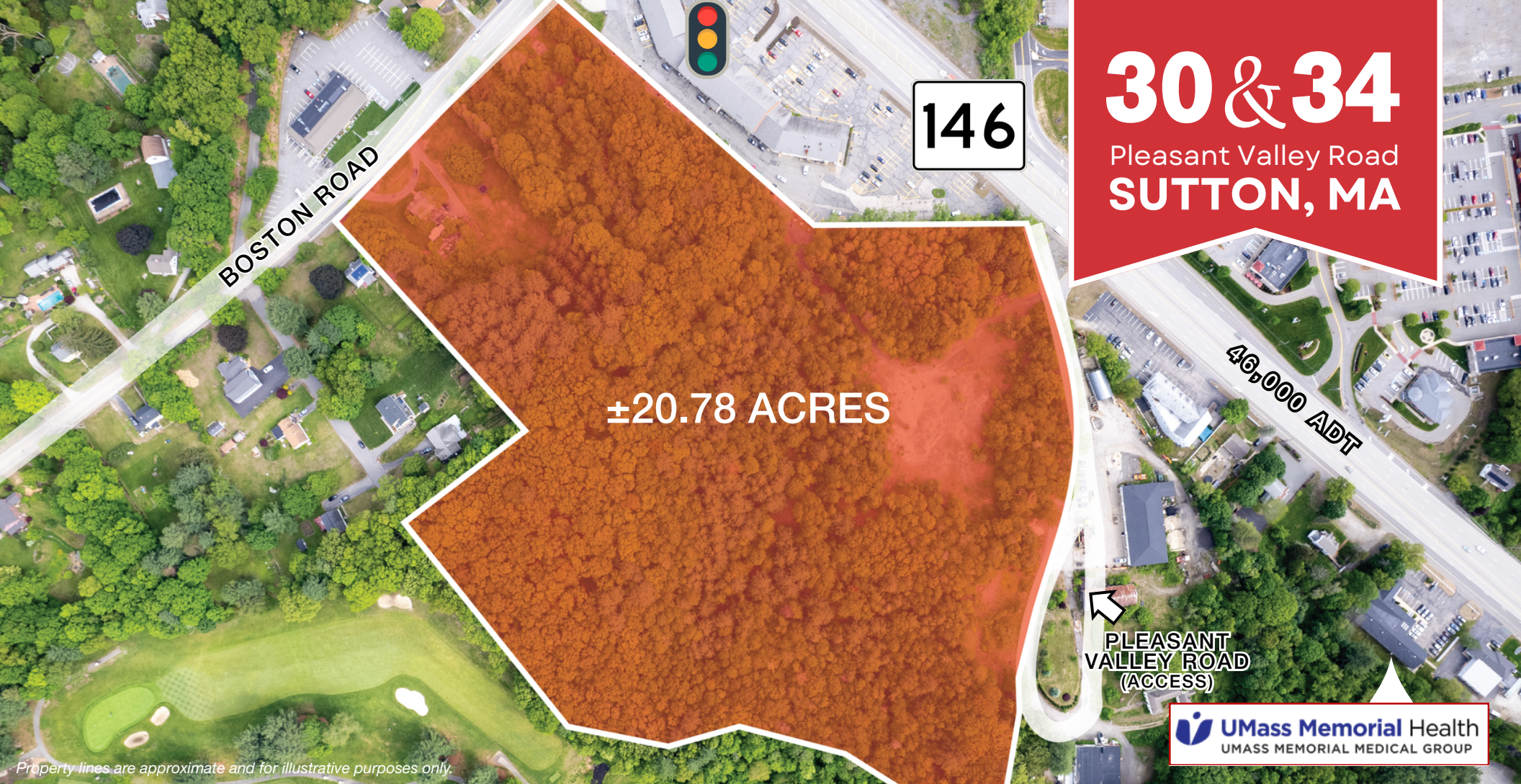
Demographics data derived from AlphaMap



ALLOWED USES

- Business and Professional Offices
- Church and Religious Purposes
- Banks and Monetary Institutions
- Retail Uses
- Hotels
- Auto Repair
- Retirement Care Communities/Senior Living
- Gas Station
- Manufacturing
- Industrial Uses
- R&D Facilities
- Small Solar Installations
 - (Less than 250kW)

Permitted uses are summarized for convenience and may be subject to interpretation or change. For full details, refer to the Sutton Zoning Bylaws or consult the Sutton Planning Department.



30 & 34

Pleasant Valley Road
SUTTON, MA

±20.78 ACRES

**PLEASANT
VALLEY ROAD
(ACCESS)**



For More Information:

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