

Wayside Crossing Shopping Plaza

2,250 +/- SF Freestanding Building Available w/ Drive-Thru

661 Boston Post Road Marlborough, MA



Property Information

Address:	661 Boston Post Road Marlborough, MA 01752	Water:	Municipal
Available:	2,250 +/- SF	Sewer:	Municipal
Total SF:	13,375 +/- SF	Gas:	Natural
Land Area:	2.11 +/- Acres	Zoning:	B
Parking Spaces:	68 +/- Spaces	Year Built:	1997 / 2023
Traffic Counts:	22,308 +/- VPD via Boston Post Road		

Demographics

	3 Miles	5 Miles	10 Miles
Population:	44,637	102,073	352,772
Households:	17,471	39,859	135,234
Average HH Income:	\$138,067	\$157,875	\$183,626



Wayside Crossing Shopping Plaza is a well situated retail plaza located on Boston Post Road (Route 20) in the center of east Marlborough, MA's major retail corridor. Wayside Crossing features updated pylon signage and a recent facade and parking lot refresh. Current tenants located at Wayside Crossing include Chipotle, H&R Block, Champion Cleaners, and New England Dental Group. The shopping plaza is shadow-anchored by Target & Home Depot and conveniently located next to Dunkin, Staples, Taco Bell, Dollar Tree, Alltown Mobil, KinderCare, and much more. Excellent opportunity to lease a freestanding restaurant building, newly built in 2023, with drive-thru featuring an 10 car stack.

For Leasing Information:

Chris McMahon
781.862.9700 x 225
cj@sumrp.com

Travis Ginsberg
781.862.9700 x 226
tg@sumrp.com

Casey Piché
781.862.9700 x 227
cp@sumrp.com

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PARTNERS

Summit Realty Partners
80 Hayden Avenue
Lexington, MA 02421
www.summitrealtypartners.com

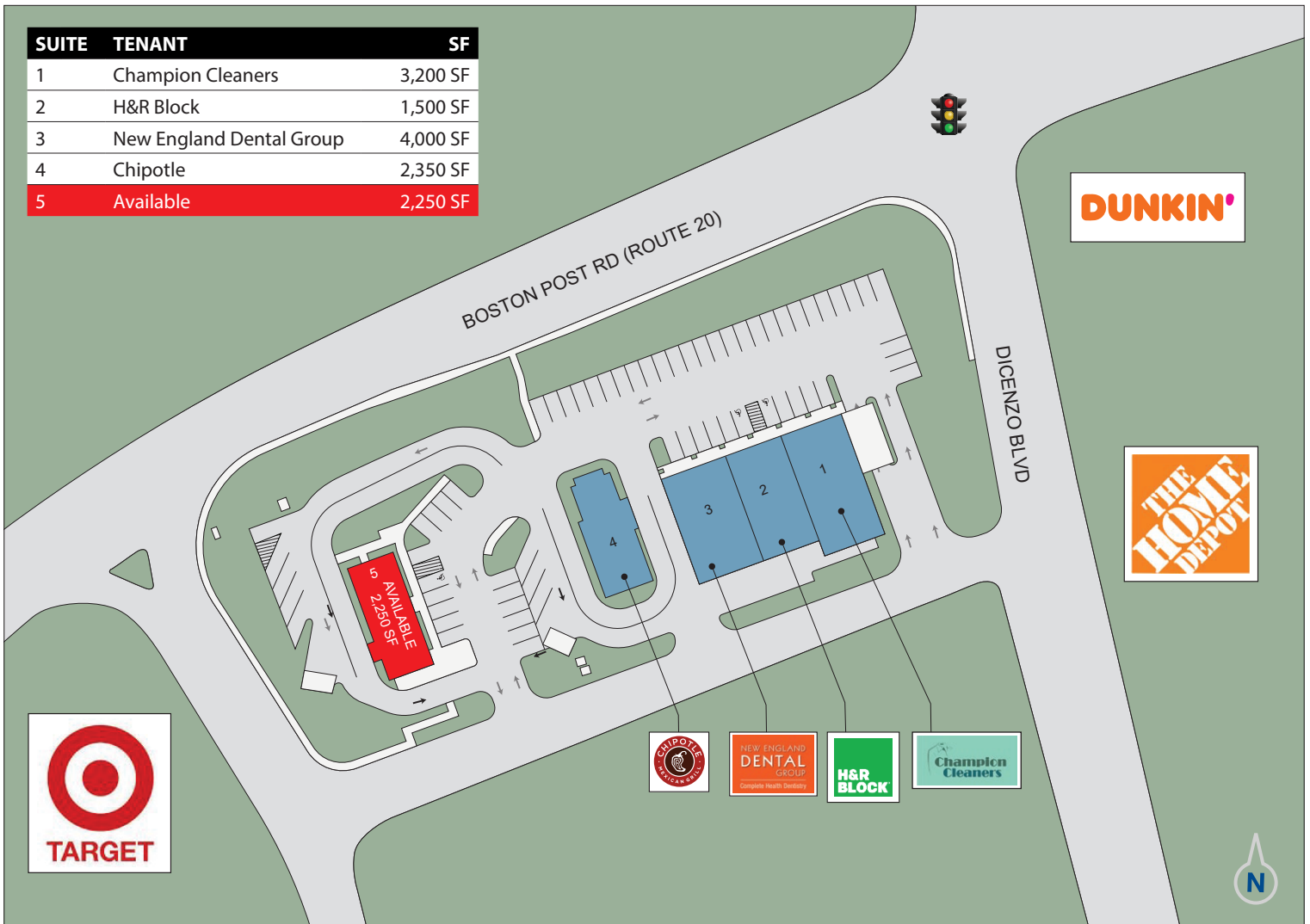
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SUITE	TENANT	SF
1	Champion Cleaners	3,200 SF
2	H&R Block	1,500 SF
3	New England Dental Group	4,000 SF
4	Chipotle	2,350 SF
5	Available	2,250 SF



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