



90-100 CHESTNUT STREET ASHLAND, MA

± 1,700 - 6,300 SF AVAILABLE

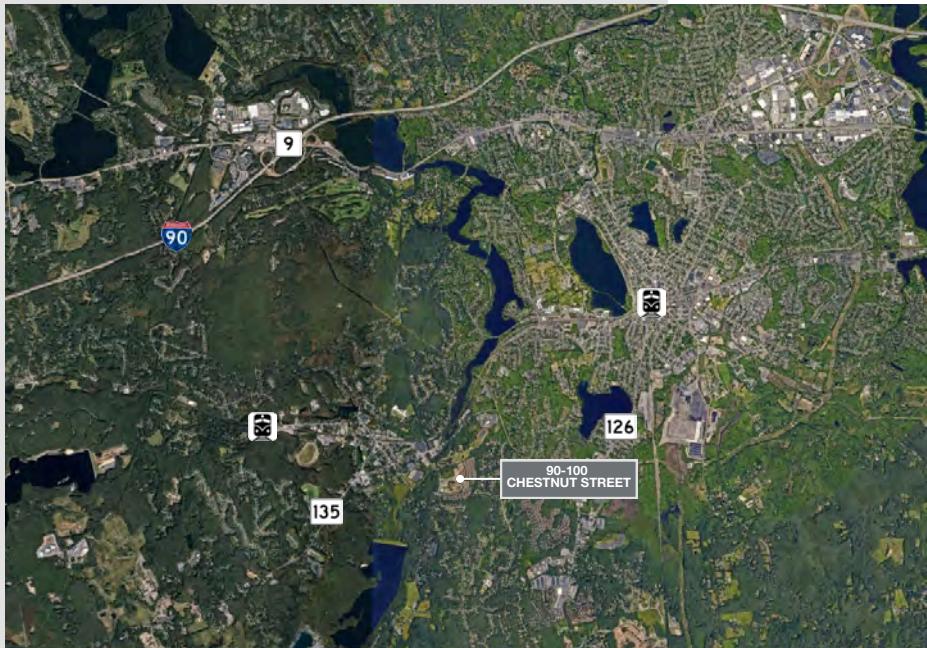
VICTOR GALVANI
Investment Sales - Partner
508.271.9225
vgalvani@parsonscré.com

MATT CUNEO
Senior Advisor
508.271.9212
mcuneo@parsonscré.com

JAMES CANNON
Advisor
508.271.9219
jcannon@parsonscré.com

NAI Parsons Commercial Group Boston

LOCATION



DOWNTOWN ASHLAND, MA

PROPERTY DESCRIPTION

NAI | Parsons Commercial Group | Boston is pleased to present retail and commercial space opportunities at 90-100 Chestnut Street in Ashland, MA.

Located in a growing and vibrant area, this mixed-use development features 174 residential units alongside 1,700-6,300 SF of retail space available, providing a built-in customer base for businesses. The property offers ample parking, modern amenities, and prime visibility, making it an ideal location for physical therapists, day cares, private professional offices, CPA's, attorneys, and more.

Strategically positioned near major roadways, the property provides easy access to Route 135, Route 126, and the Mass Pike (I-90), connecting Ashland to MetroWest and Greater Boston. With continued development in the area and a rising residential population, this is a prime opportunity for businesses to establish a presence in a high-demand market.

LOCATION HIGHLIGHTS

- **Proximity to Major Routes:** Situated near Route 135 and Route 126, with easy access to the Massachusetts Turnpike (I-90), facilitating convenient travel to MetroWest and Greater Boston areas.
- **Nearby Amenities:** The area features various retail and dining options, enhancing the convenience for residents and visitors.
- **Educational Institutions:** The property is located within the Ashland school district, with schools such as David Mindess Elementary School, Ashland Middle School, and Ashland High School in proximity.
- **Public Transportation:** The Ashland MBTA station is accessible, providing commuter rail services to Boston and Worcester.

MARKET SUMMARY

ASHLAND, MA



Ashland, MA, is a suburban town in Middlesex County, located about 25 miles west of Boston. It offers a mix of small-town charm and modern conveniences, making it an attractive place for families, professionals, and retirees.

Ashland has a population of around 18,000 residents and is known for its strong sense of community. The town has seen steady growth in recent years, with new housing developments, local businesses, and infrastructure improvements enhancing its appeal.

Ashland is well-connected to Greater Boston via the MBTA Commuter Rail, with a station on the Framingham/Worcester Line, making it a convenient option for commuters. Major roadways, including Route 135 and nearby access to the Mass Pike (I-90), provide easy travel to surrounding towns and Boston.

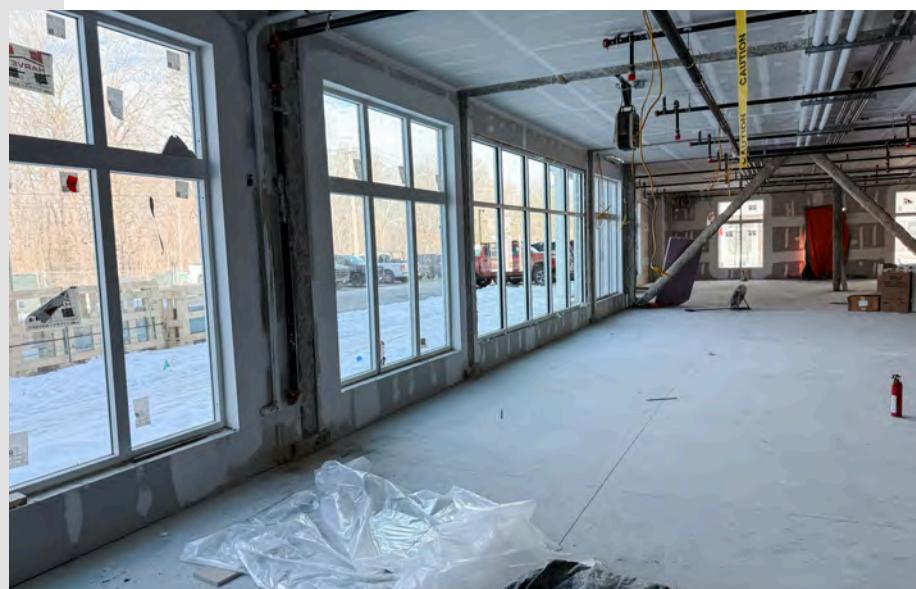
GENERAL DEMOGRAPHICS FROM 2024

| | |
|------------------------|-----------|
| TOTAL POPULATION | 18,634 |
| TOTAL HOUSEHOLDS | 7,573 |
| MEDIAN AGE | 41.8 |
| MEDIAN HH INCOME | \$124,311 |
| AVERAGE HOUSEHOLD SIZE | 2.5 |
| POPULATION GROWTH | 12.3% |

| PUBLIC TRANSPORTATION | DRIVE | WALK | DISTANCE |
|--------------------------------------|-----------|-----------|----------|
| MBTA COMMUTER RAIL STATION | 5 MIN | 30 MIN | 1.5 MI |
| METROWEST REGIONAL TRANSIT AUTHORITY | 12-15 MIN | 45 MIN | 5.5 MI |
| SENIOR CENTER | 5-7 MIN | 45-50 MIN | 2.5 MI |

INTERIOR PHOTOS

90-100 CHESTNUT STREET ASHLAND, MA



SITE PLAN

LOWER LEVEL: 90-100 CHESTNUT STREET ASHLAND, MA



SITE PLAN

UPPER LEVEL: 90-100 CHESTNUT STREET ASHLAND, MA

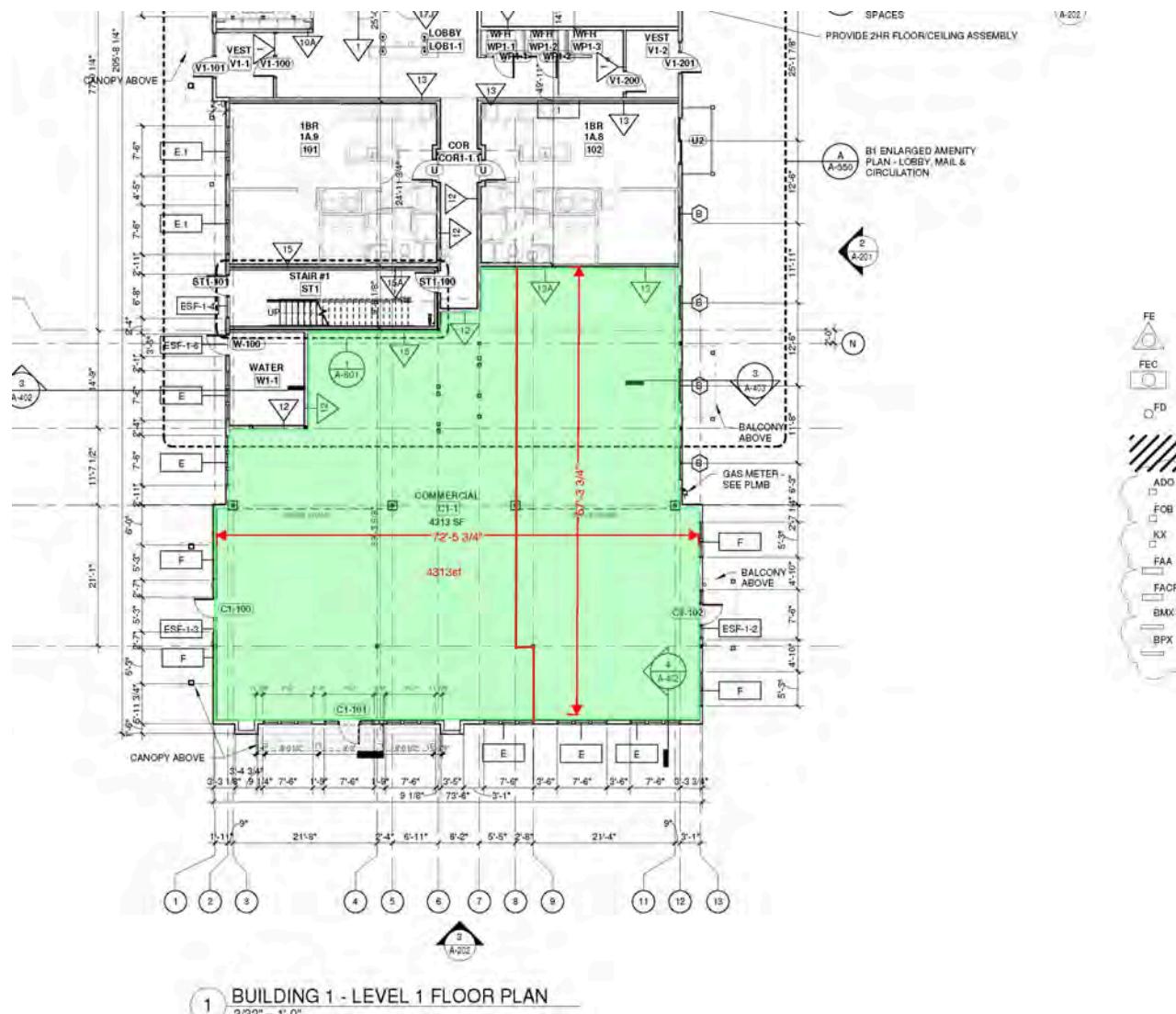


BUILDING 1- LEVEL 1 FLOOR PLAN

90-100 CHESTNUT STREET ASHLAND, MA

PROPERTY SPECIFICATION

- Condition: Warm Vanilla Shell.
- Plumbing installed and stubbed.
- HVAC installed to the space.

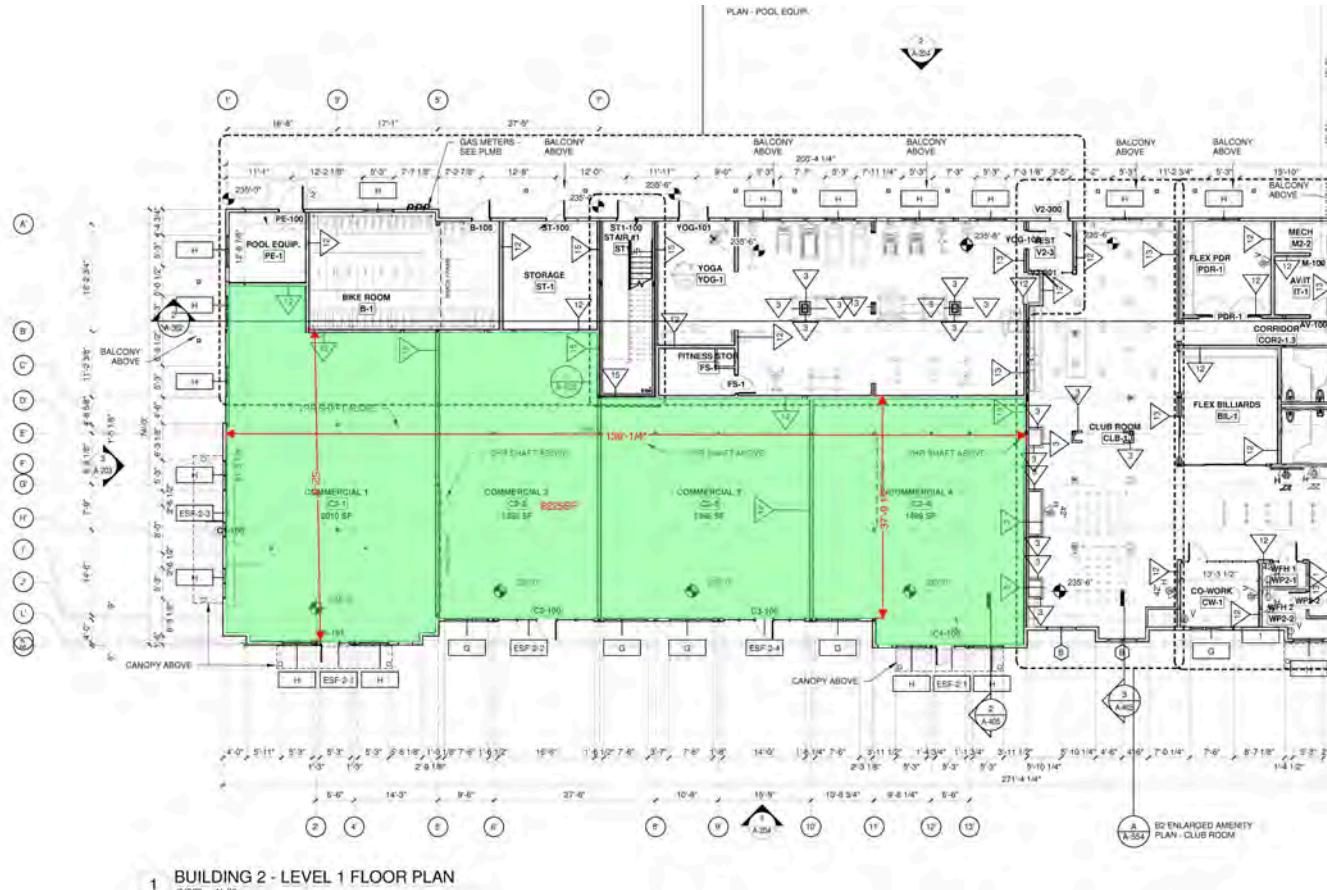


BUILDING 2- LEVEL 1 FLOOR PLAN

90-100 CHESTNUT STREET ASHLAND, MA

PROPERTY SPECIFICATION

- Condition: Warm Vanilla Shell.
- Plumbing installed and stubbed.
- HVAC installed to the space.





5 Commonwealth Road, Suite 1A
Natick, Ma, 01760
508.820.2700 | www.parsonscre.com

90-100 CHESTNUT STREET ASHLAND, MA 01721

FOR MORE INFORMATION:



VICTOR GALVANI
Investment Sales - Partner
508.271.9225
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Senior Advisor
508.271.9212
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