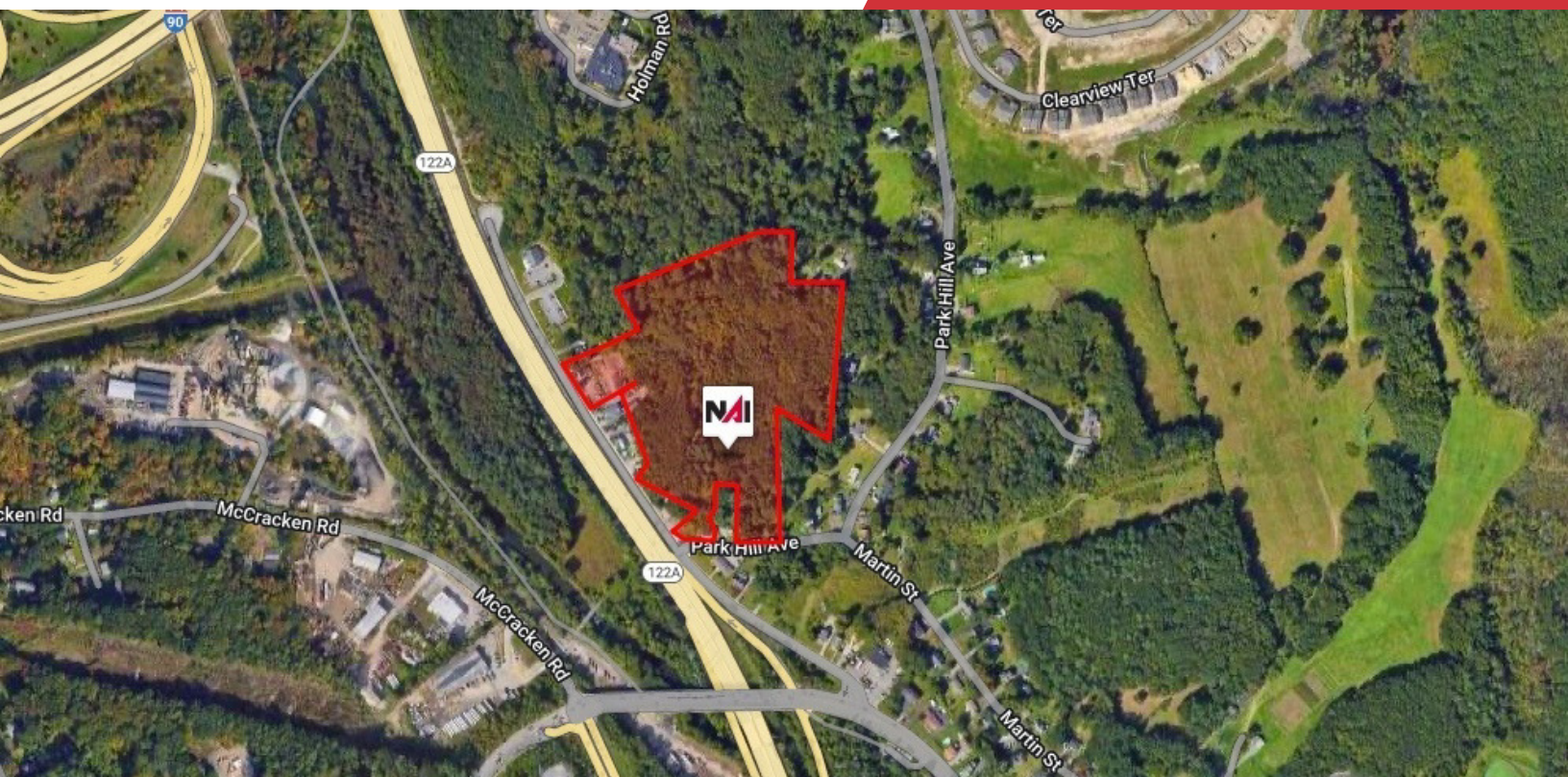




Main & Park Hill

Main & Park Hill

Millbury, Massachusetts 01527

Property Highlights

- 15.61 Acres of land
- Combined Frontage: 475 feet +/-
- Close proximity to Mass Pike
- Has access to Water, Sewer, and Gas
- Potential for Retail, Hotel, R&D, or Multifamily development
- Adjacent to Rt 146 and Rt 122A
- Across from the Shops at Blackstone Valley
- Rt 146 overlay zone

Offering Summary

Sale Price:	\$2,950,000
Available SF:	N/A
Lot Size:	15.61 Acres

Demographics 1 Mile 3 Miles 5 Miles

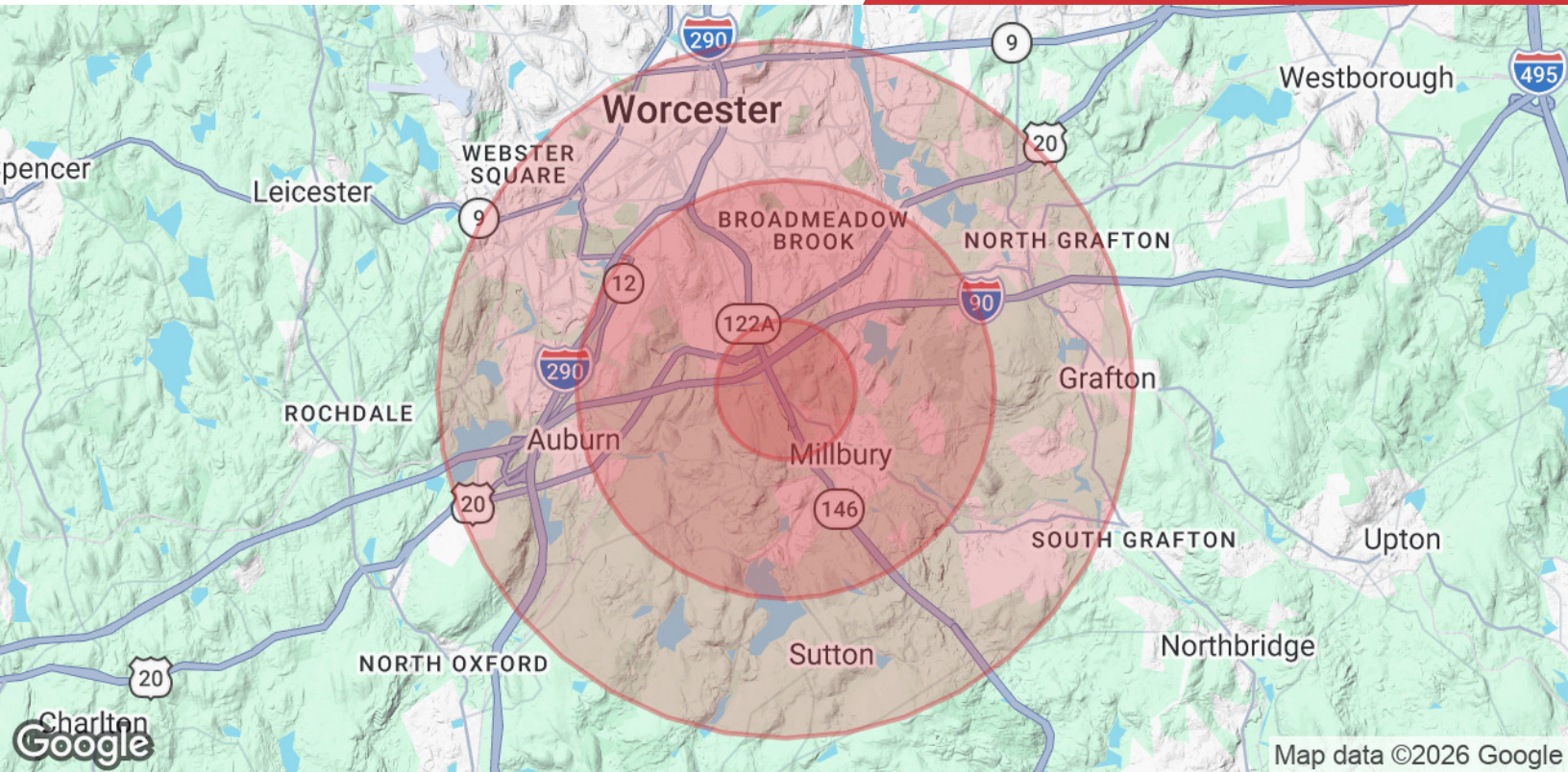
Total Households	989	17,695	69,648
Total Population	2,262	42,586	163,994
Average HH Income	\$91,745	\$83,423	\$71,558

For More Information

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Population

	1 Mile	3 Miles	5 Miles
Total Population	2,262	42,586	163,994
Average Age	45.6	39.1	37.8
Average Age (Male)	44.5	37.8	36.6
Average Age (Female)	48.9	41.1	38.9

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	989	17,695	69,648
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$91,745	\$83,423	\$71,558
Average House Value	\$266,643	\$261,570	\$216,522

2020 American Community Survey (ACS)

