

ALTA FRENCH HILL

303 LINCOLN STREET | MARLBOROUGH, MA 01752

AVAILABLE 3,555 SF

A NEW DEVELOPMENT BY



PROPERTY INFORMATION

- 4.5 acre mixed-use development
- 276 upscale apartments with high level finishes
- Metered on-street parking
- Adjacent to Assabet River Rail Trail
- Close proximity to I-495, I-290, I-2, U.S. Route 20, & Mass Turnpike
- Strategically located in Marlborough's corporate employment hub including GE Healthcare, BostonScientific, Hologic, and more

AVAILABLE SPACE

- Available 3,555 sf

AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	15,944	51,547	89,814
MEDIAN HH INC	\$94,295	\$113,580	\$133,003
AVERAGE HH INC	\$106,634	\$135,395	\$163,879



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

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TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
A	Aero Coffee Roasters	2,331
B1	Lease Out -- Wine Bar / Book Shop	2,172
B2	Available	3,555

RETAIL B:

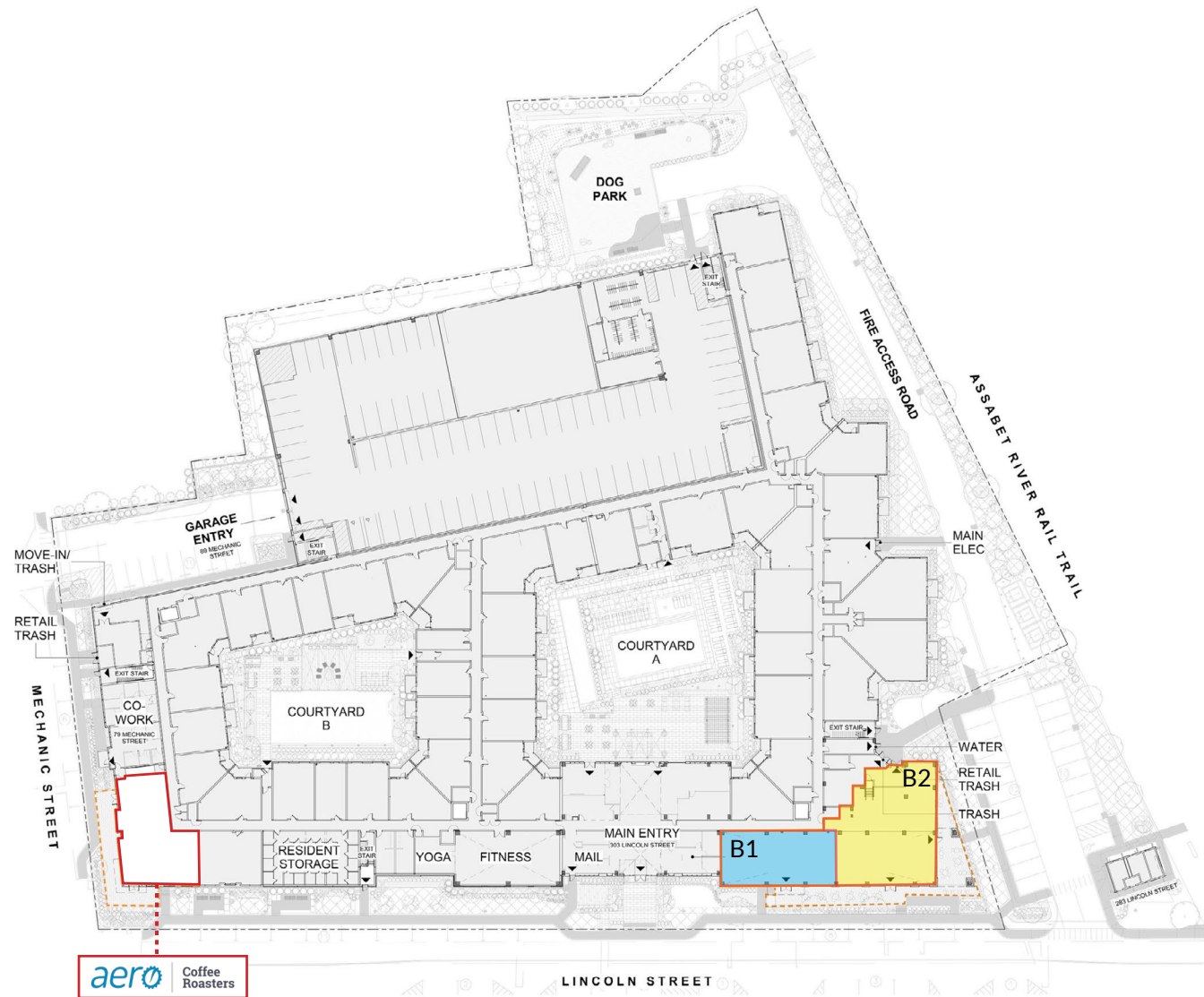
Electrical AMP: 800 AMP

Water Supply: 1 ½" cw capped for B1, 2" cw capped for B2

Gas Supply for Cooking only: 2500 CFH

Mechanical Conduit: 6 - 6" piping holders to roof

Ceiling height: 13' 4"-25'

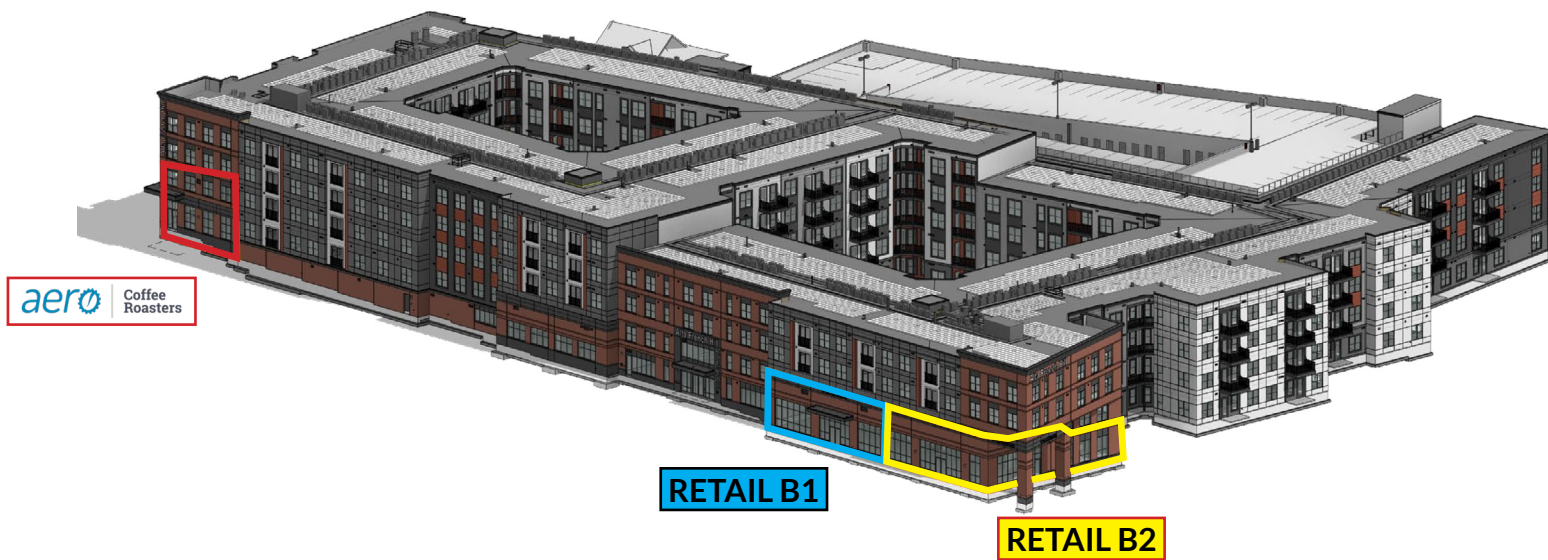
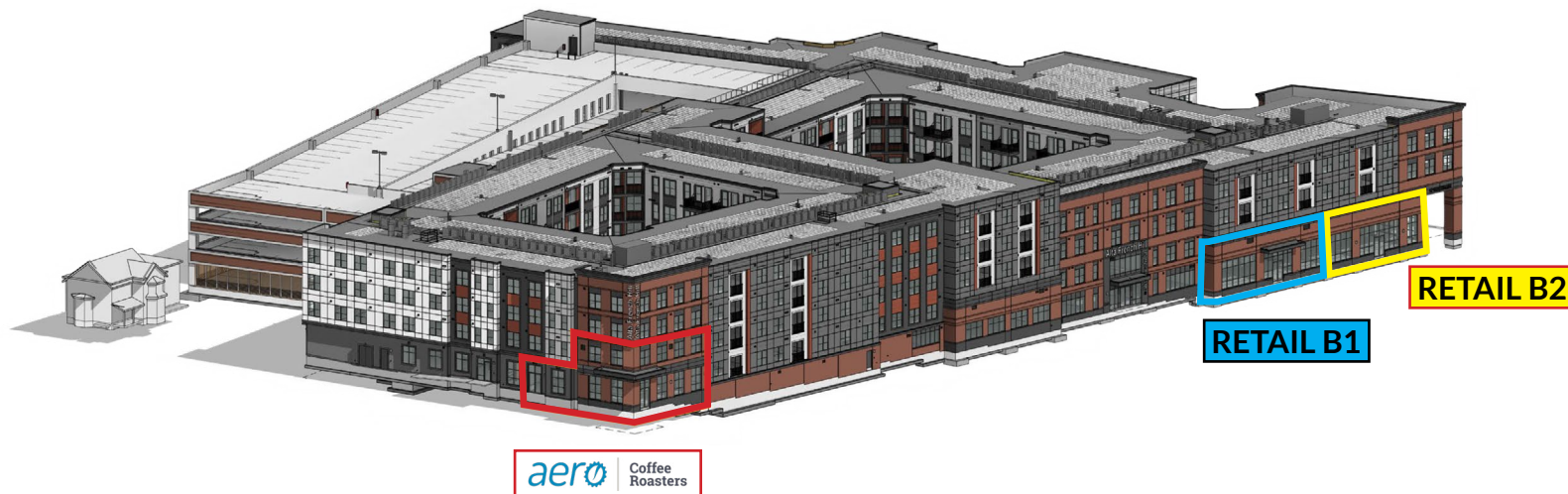


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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **15,944**

Households: **6,305**

Daytime Population: **10,940**

Median Age: **36.8**



Average Household Income: **\$106,634**

Median Household Income: **\$94,295**

3 MILE RADIUS:



Total Population: **51,547**

Households: **20,920**

Daytime Population: **48,466**

Median Age: **40.5**



Average Household Income: **\$135,395**

Median Household Income: **\$113,580**

5 MILE RADIUS:



Total Population: **89,814**

Households: **35,595**

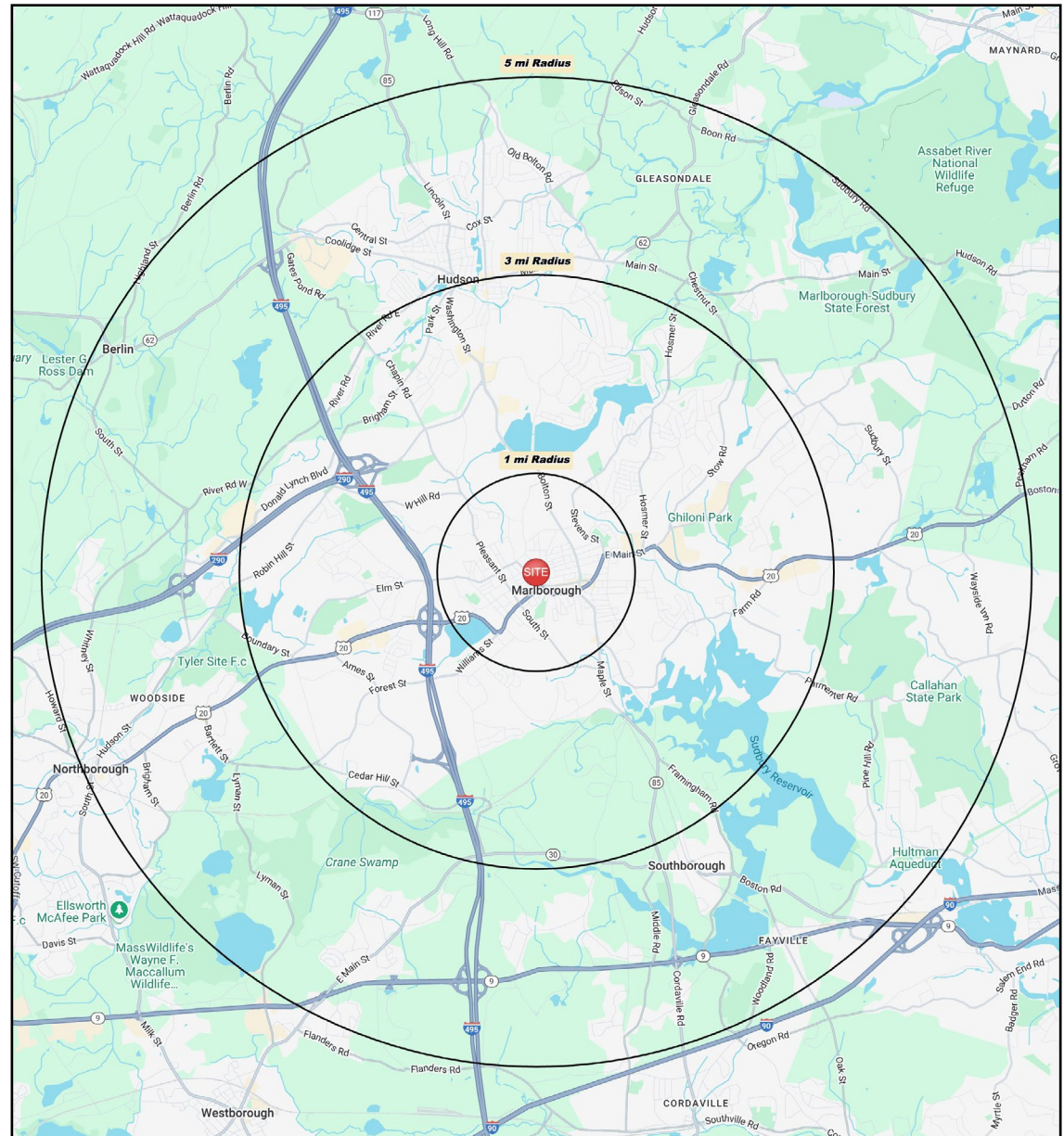
Daytime Population: **93,138**

Median Age: **41.7**



Average Household Income: **\$163,879**

Median Household Income: **\$133,003**



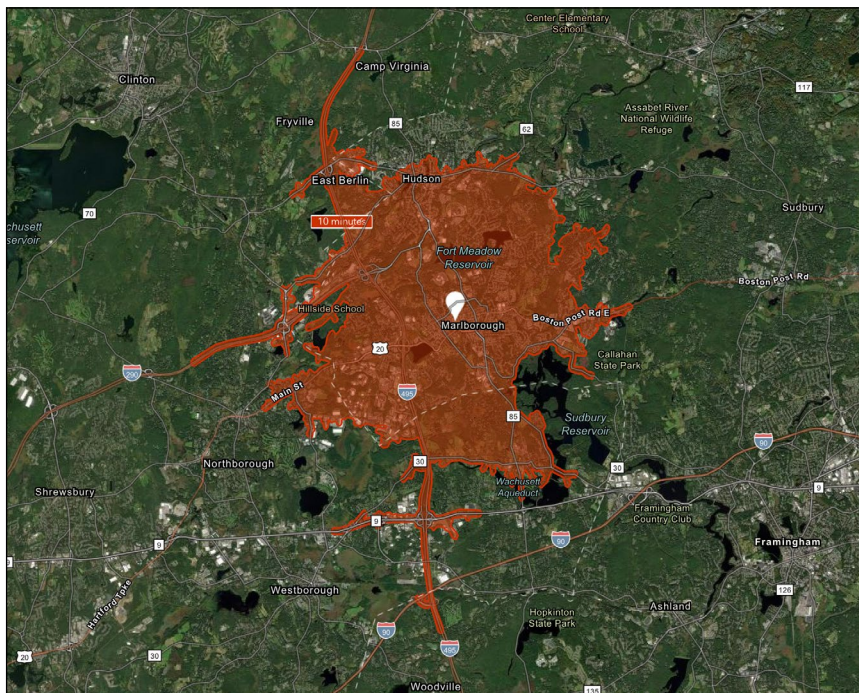
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10 MINUTE DRIVE TIME



KEY FACTS

54,681

Population

41.0

Median Age

\$107,757

Median Household Income

64,826

Daytime Population

TAPESTRY SEGMENTS

Uptown Lights <i>5,082 households</i>	Trendsetters <i>3,121 households</i>	Savvy Suburbanites <i>2,288 households</i>
<p>Socioeconomic Traits</p> <p>Found in coastal metros like NYC and LA, these diverse, educated neighborhoods include families and singles. Residents earn middle incomes, work in varied fields, often rent older homes, and commute long distances.</p>	<p>Socioeconomic Traits</p> <p>These urban professionals, mostly aged 25–44, are highly educated, often foreign-born, and work in fields like tech and health care. Most rent in dense metros and commute via public transit.</p>	<p>Socioeconomic Traits</p> <p>Concentrated in New England and Mid-Atlantic suburbs, these mostly owner-occupied, single-family homes house professional families with children. Combined incomes and investments place households in middle to upper tiers with high net worth.</p>
<p>Household Types</p> <p>Married couples; singles living alone</p>	<p>Household Types</p> <p>Singles living alone; married couples</p>	<p>Household Types</p> <p>Married couples</p>
<p>Typical Housing</p> <p>Single Family</p>	<p>Typical Housing</p> <p>Multi-Units</p>	<p>Typical Housing</p> <p>Single Family</p>

TOTAL RETAIL SALES

Includes F&B



\$702,375,642

EDUCATION

Bachelor's Degree or Higher



47%

OWNER OCCUPIED HOME VALUE

Average



\$796,785

ANNUAL HOUSEHOLD SPENDING

\$5,249

Eating Out

\$3,049

Apparel & Services

\$9,011

Groceries

\$282

Computer & Hardware

\$8,646

Health Care

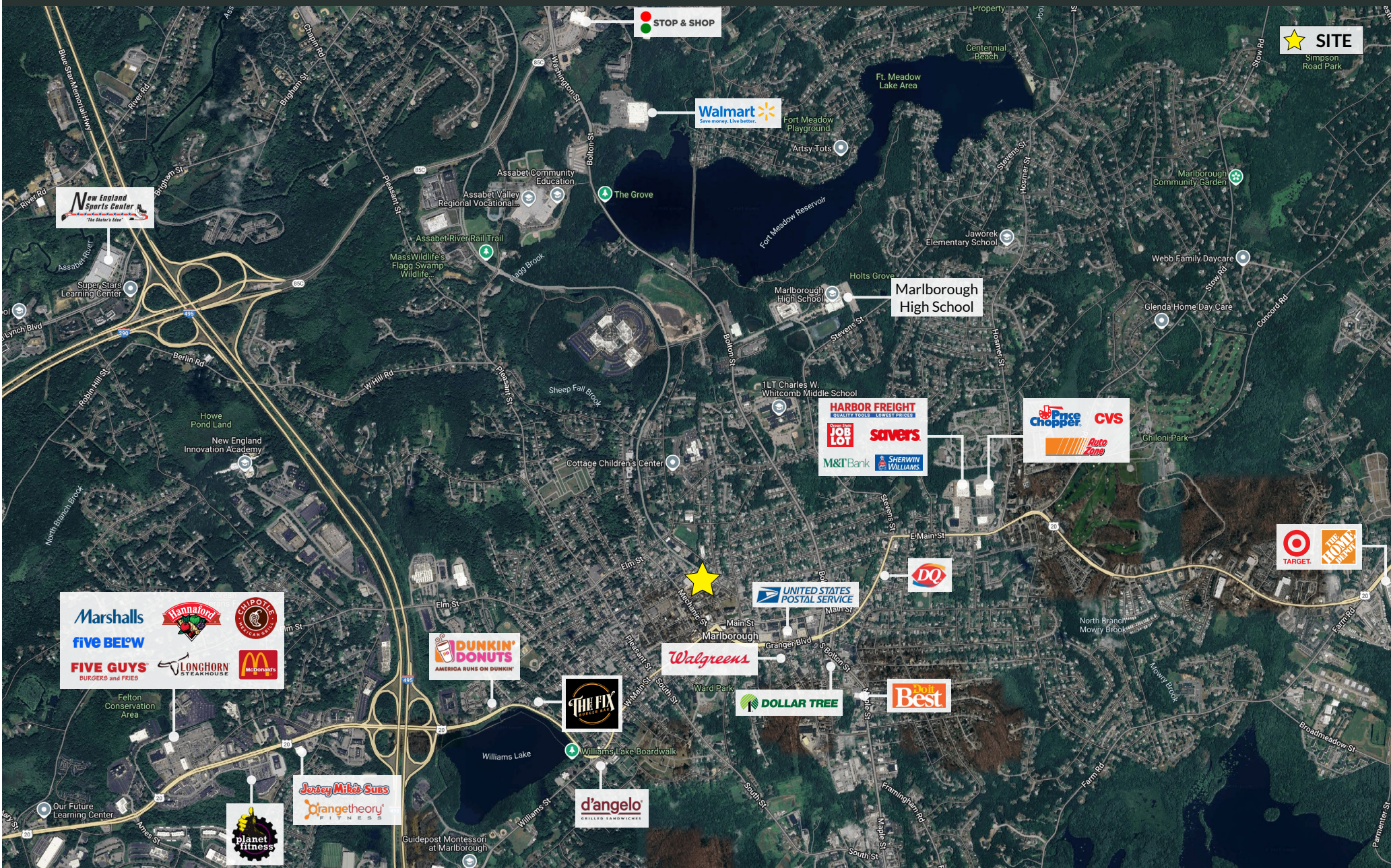


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