

21 ELIOT STREET

NATICK | MA



3 ACRES | 15 MILES WEST OF DOWNTOWN BOSTON

EXECUTIVE SUMMARY

Cushman & Wakefield's New England Multifamily Advisory Group is pleased to present the opportunity to acquire 21 ELIOT STREET, 3 acres of beautifully maintained and natural grounds in Natick, Massachusetts. Currently improved by four well-preserved buildings featuring a mix of office and retail spaces, the property presents an unparalleled opportunity for commercial and residential redevelopment.

The underlying zoning of 70% RSC and 30% CII allows for a multitude of development options.

The property is situated in the vibrant suburban town of Natick, located approximately 15 miles west of downtown Boston. Residents are served by several major highways (I90, Mass Pike, and Route 9) and the Natick MBTA Station which provides direct access to Boston. Natick is also home to one of the largest retail centers in the region – the Natick Mall. The town offers an ideal balance of suburban charm and urban amenities with close proximity to career opportunities in Boston.

Process & Pricing

21 Eliot Street is offered on an “as-is” basis and without a formal asking price. Upon receipt of a signed Confidentiality Agreement, qualified investors will be provided with access to due diligence materials via the Cushman & Wakefield website. Once investors have the opportunity to review the offering materials and tour the property, Cushman & Wakefield will schedule a “Call for Offers.”

For more information on the property and to sign the Confidentiality Agreement, please visit:

<https://multifamily.cushwake.com/Listings/21Eliot>



3.00
ACRES



Transit Oriented

NATICK MBTA STATION



Natick, MA

21 ELIOT STREET, NATICK, MA 01760



Property Overview

Site Size: 3 Acres

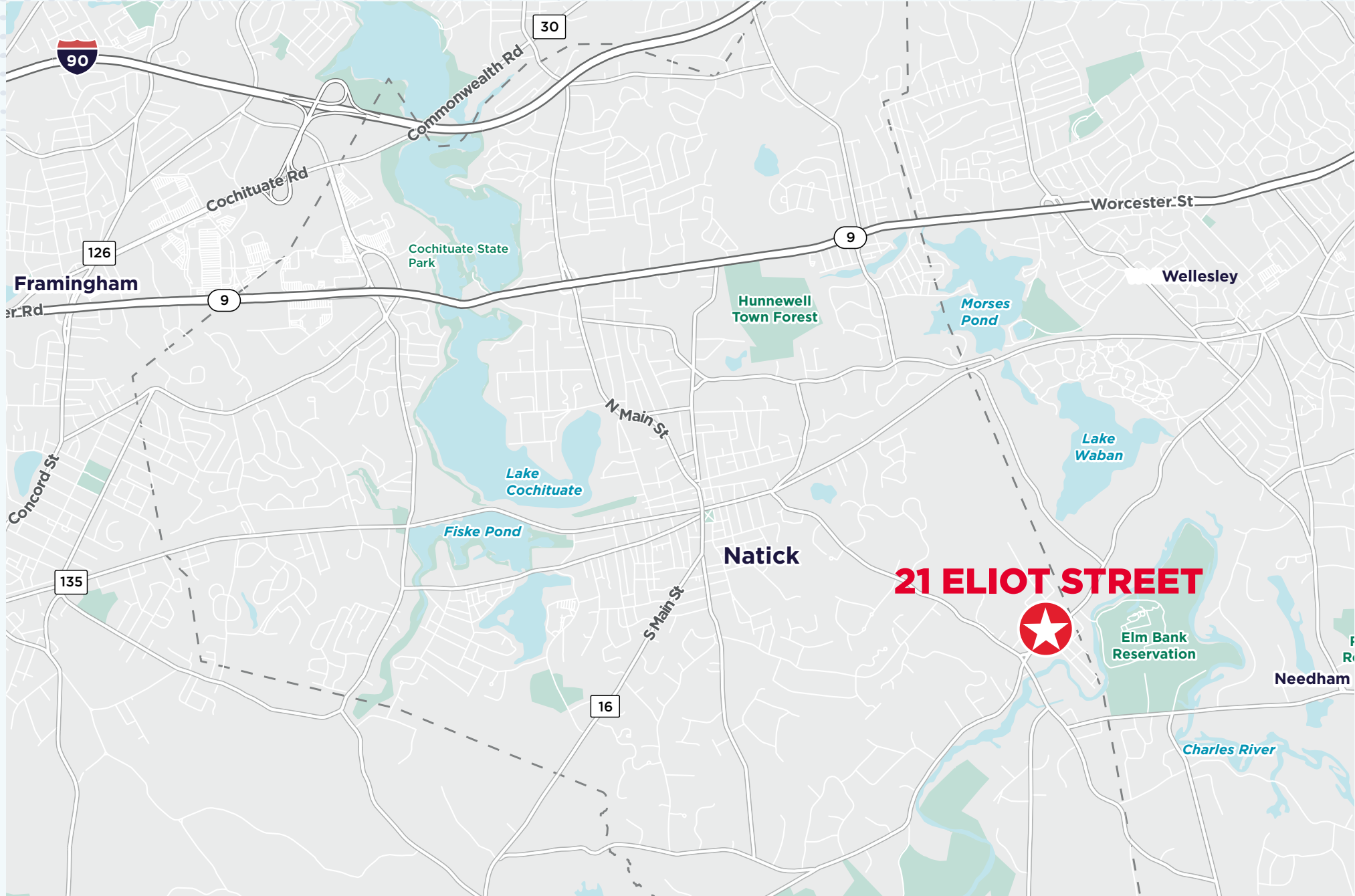
Utilities

Water	Town of Natick
Sewer	Town of Natick
Gas	Eversource
Electric	Eversource

Zoning

70% Residential Single C and 30% Commercial II

INVESTMENT HIGHLIGHTS /





1

A PRIME 3-ACRE SUBURBAN DEVELOPMENT SITE

21 Eliot Street presents a rare opportunity to acquire approximately three acres of land improved with four existing buildings in the highly desirable town of Natick.

2

STRONG HOUSING MARKET

The housing market in Natick has seen consistent growth, particularly in the last few years. Homes in Natick offer a high value when compared to Boston proper, especially for those seeking more space and a family friendly environment. The average home price has steadily been increasing in the past two years following a major jump after 2020. The current average home value is \$862,566, up 0.8% from last year and the Median Family Income in Natick is \$160,900. The town is known for its strong school system and excellent public transportation access which both drive demand for housing.

3

DESIRABLE LOCATION

Natick, ranked one of the top places to live in Massachusetts in 2025 by Boston Magazine, boasts superb town services, including one of the top public-school districts in Massachusetts.



The Natick Mall

4

EXCELLENT LOCAL AMENITIES

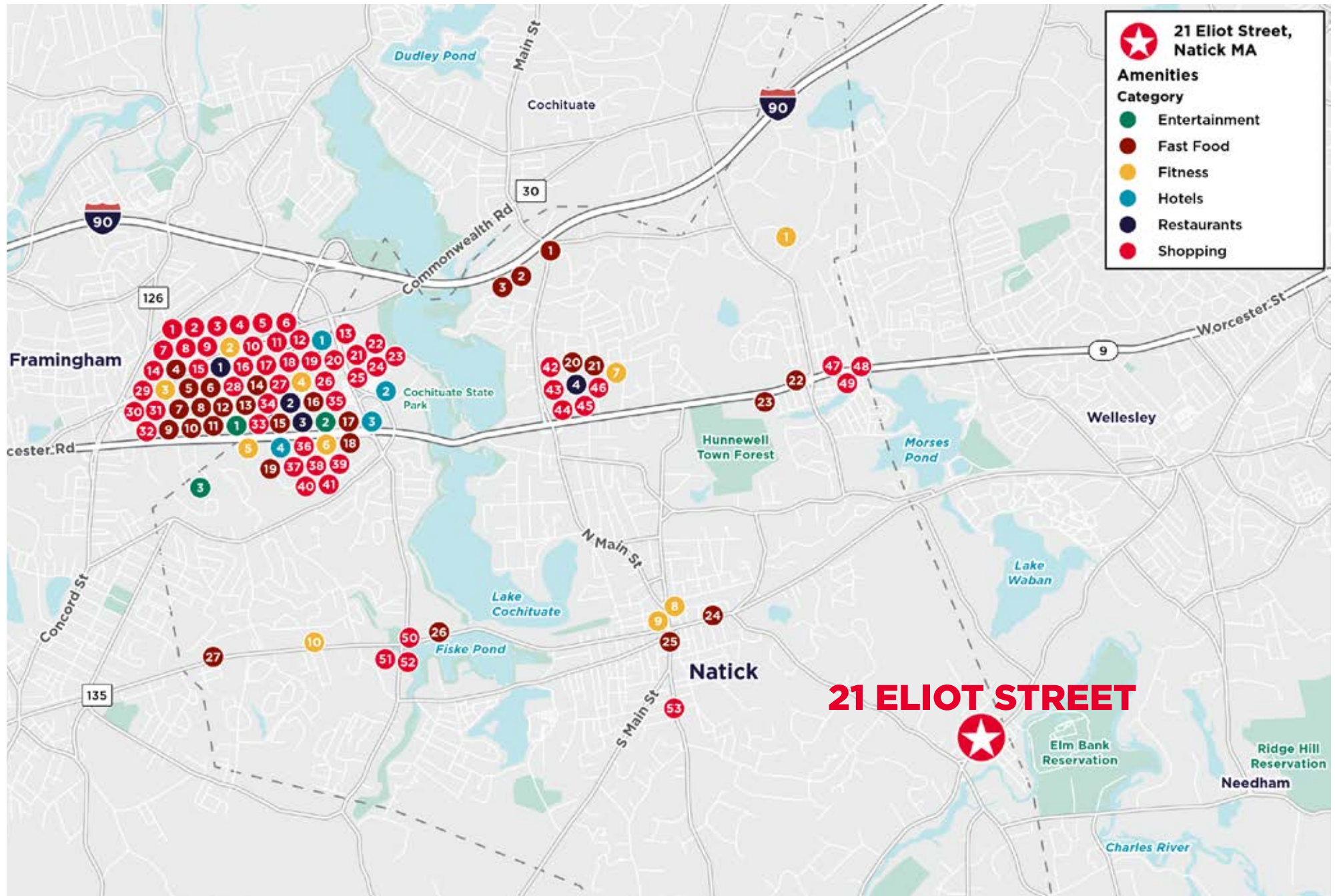
21 Eliot Street's prime Natick location allows for unmatched access to the excellent local amenities throughout Natick and surrounding towns. Natick is home to one of the largest retail centers in the region - The Natick Mall which boasts a wide variety of retail, entertainment and dining options including Nordstrom, Puttshack, Lego, Zara, Starbucks, and The Cheesecake Factory. 21 Eliot Street is less than a mile from Lookout Farm, one of the oldest continuously working farms in America that now also operates as a tap room. These shopping and entertainment hubs attract both residents and visitors, providing a strong economic base that supports the local multifamily rental market.

5

TRANSIT & REGIONAL CONNECTIVITY

Strategically situated with convenient access to major roadways and public transportation, including the nearby MBTA commuter rail providing direct service to Boston. The site also benefits from proximity to Route 9, I-90 (Mass Pike), and I-95/Route 128, enhancing its appeal to commuters.

AMENITIES MAP



CATEGORY	BUSINESS	NUMBER
Entertainment	Puttshack	1
Entertainment	Dave & Buster's	2
Entertainment	IMAX	3
Fast Food	Dairy Queen	1
Fast Food	Papa Gino's	2
Fast Food	D'Angelo Sandwich Shops	3
Fast Food	Mochi Dough	4
Fast Food	Gong Cha	5
Fast Food	Kung Fu Tea	6
Fast Food	Charley's	7
Fast Food	Carvel	8
Fast Food	Auntie Anne's	9
Fast Food	TOUS les JOURS	10
Fast Food	Pepper Palace	11
Fast Food	Taco Bell	12
Fast Food	Sbarro	13
Fast Food	Starbucks US	14
Fast Food	Ben & Jerry's	15
Fast Food	Läderach chocolatier suisse	16
Fast Food	McDonald's US	17
Fast Food	Smashburger	18
Fast Food	Dick's Sporting Goods	19
Fast Food	Five Guys	20
Fast Food	Panera Bread	21
Fast Food	SUBWAY	22
Fast Food	McDonald's US	23
Fast Food	Dunkin'	24
Fast Food	Sweetwaters Coffee & Tea	25
Fast Food	Dunkin'	26
Fast Food	Wendy's	27

CATEGORY	BUSINESS	NUMBER
Fitness	CrossFit	1
Fitness	Peloton	2
Fitness	Rumble Boxing	3
Fitness	Zumiez	4
Fitness	GOLFTEC	5
Fitness	LA Fitness	6
Fitness	F45 Training	7
Fitness	Fitness Together	8
Fitness	Orangetheory Fitness	9
Fitness	Planet Fitness	10
Hotels	Courtyard by Marriott	1
Hotels	Hampton	2
Hotels	Residence Inn by Marriott	3
Hotels	Tapestry Collection by Hilton	4
Restaurants	California Pizza Kitchen	1
Restaurants	The Cheesecake Factory	2
Restaurants	P.F. Chang's China Bistro	3
Restaurants	Chipotle Mexican Grill	4
Shopping	J.Crew	1
Shopping	Hot Topic	2
Shopping	Zara	3
Shopping	HUGO BOSS	4
Shopping	Brooks Brothers	5
Shopping	Foot Locker	6
Shopping	Free People	7
Shopping	American Eagle Outfitters	8
Shopping	OFFLINE by Aerie	9
Shopping	Nordstrom	10
Shopping	Anthropologie	11
Shopping	JD Sports US	12
Shopping	The Home Depot	13
Shopping	H&M (Hennes & Mauritz)	14
Shopping	Hollister	15
Shopping	Gap	16
Shopping	Kids Foot Locker	17
Shopping	Nike	18

CATEGORY	BUSINESS	NUMBER
Shopping	Madewell	19
Shopping	Journeys	20
Shopping	Harbor Freight Tools	21
Shopping	Burlington Stores	22
Shopping	ALDI	23
Shopping	Total Wine & More	24
Shopping	Boot Barn	25
Shopping	Famous Footwear	26
Shopping	Abercrombie & Fitch	27
Shopping	J.Jill	28
Shopping	Banana Republic	29
Shopping	Urban Outfitters	30
Shopping	aerie	31
Shopping	Victoria's Secret	32
Shopping	lululemon athletica	33
Shopping	UNIQLO US	34
Shopping	Tilly's	35
Shopping	MOM's Organic Market	36
Shopping	Barnes and Noble	37
Shopping	SKECHERS	38
Shopping	The Tile Shop	39
Shopping	The Good Feet Store	40
Shopping	Destination XL	41
Shopping	Staples	42
Shopping	Pet Supplies Plus	43
Shopping	The UPS Store	44
Shopping	Stop & Shop	45
Shopping	Dollar Tree	46
Shopping	Ferguson	47
Shopping	California Closets	48
Shopping	Ferguson	49
Shopping	CVS	50
Shopping	Roche Bros.	51
Shopping	Walgreens	52
Shopping	Soma Intimates	53







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