

**SALE / LEASE**

# Hatch & Sons

**406 MAIN STREET**

Hudson, MA 01749

**PRESENTED BY:**

**JAKE PARSONS**

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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	Subject To Offer
<b>LEASE RATE:</b>	\$15.50 SF/yr (NNN)
<b>AVAILABLE SF:</b>	4,100 SF- 6,100SF
<b>LOT SIZE:</b>	0.48 Acres
<b>ZONING:</b>	C-10

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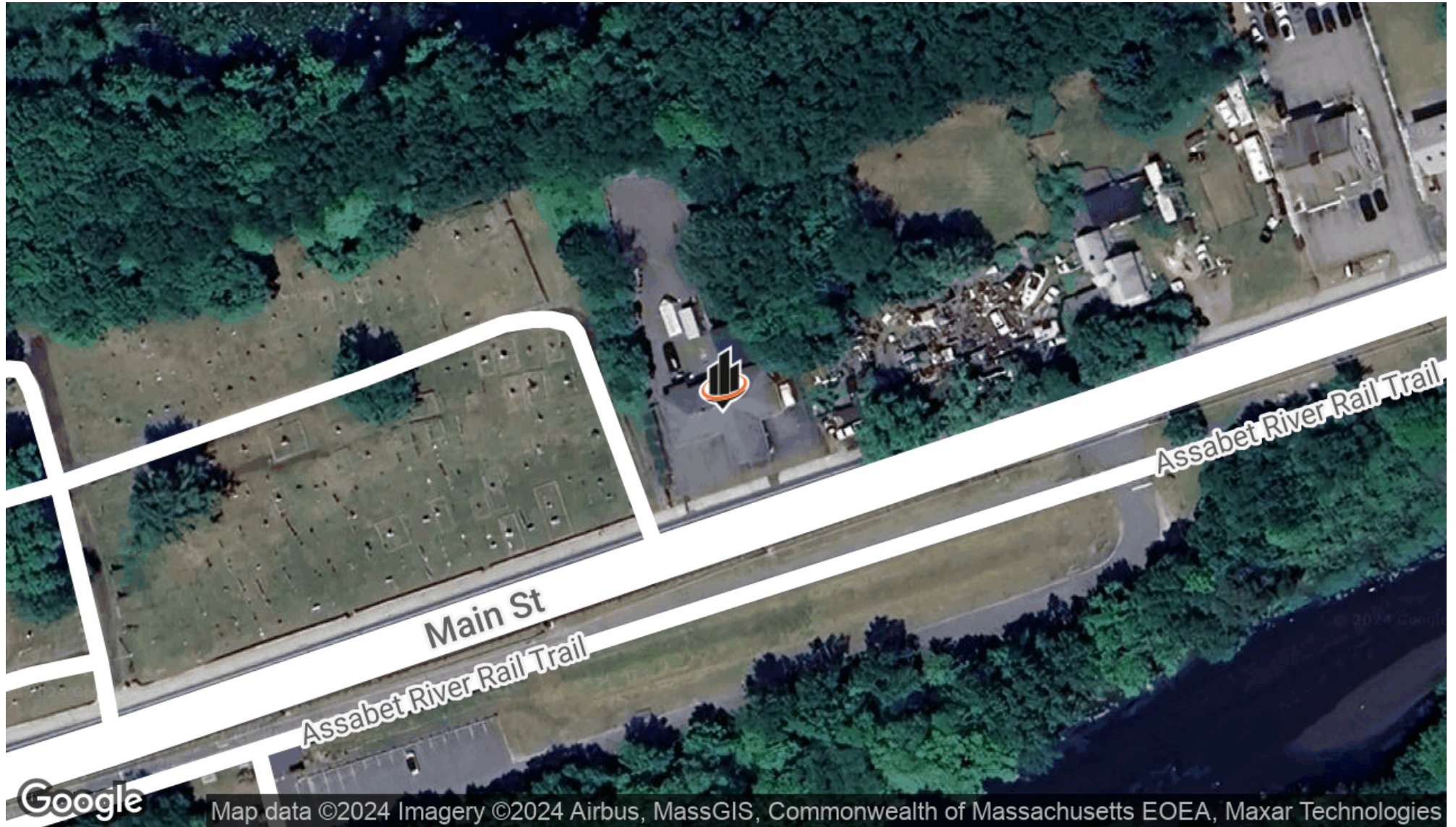
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## PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the Hudson area, this 4,100 SF Automotive building presents a rare opportunity for an owner / user, the building is currently used for auto sales and service. Zoned C10, it provides ample flexibility for a range of other commercial uses, making it an attractive option for owner / users. The property's strategic location in the heart of Hudson adds further value, promising excellent accessibility and visibility.

- Ability to add an additional 2,000sf of warehouse for a total of 6,100sf
- Ample Parking
- Four (4) drive-in bays (three in front and one in the back)
- Currently used as a automotive sales and service center

# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

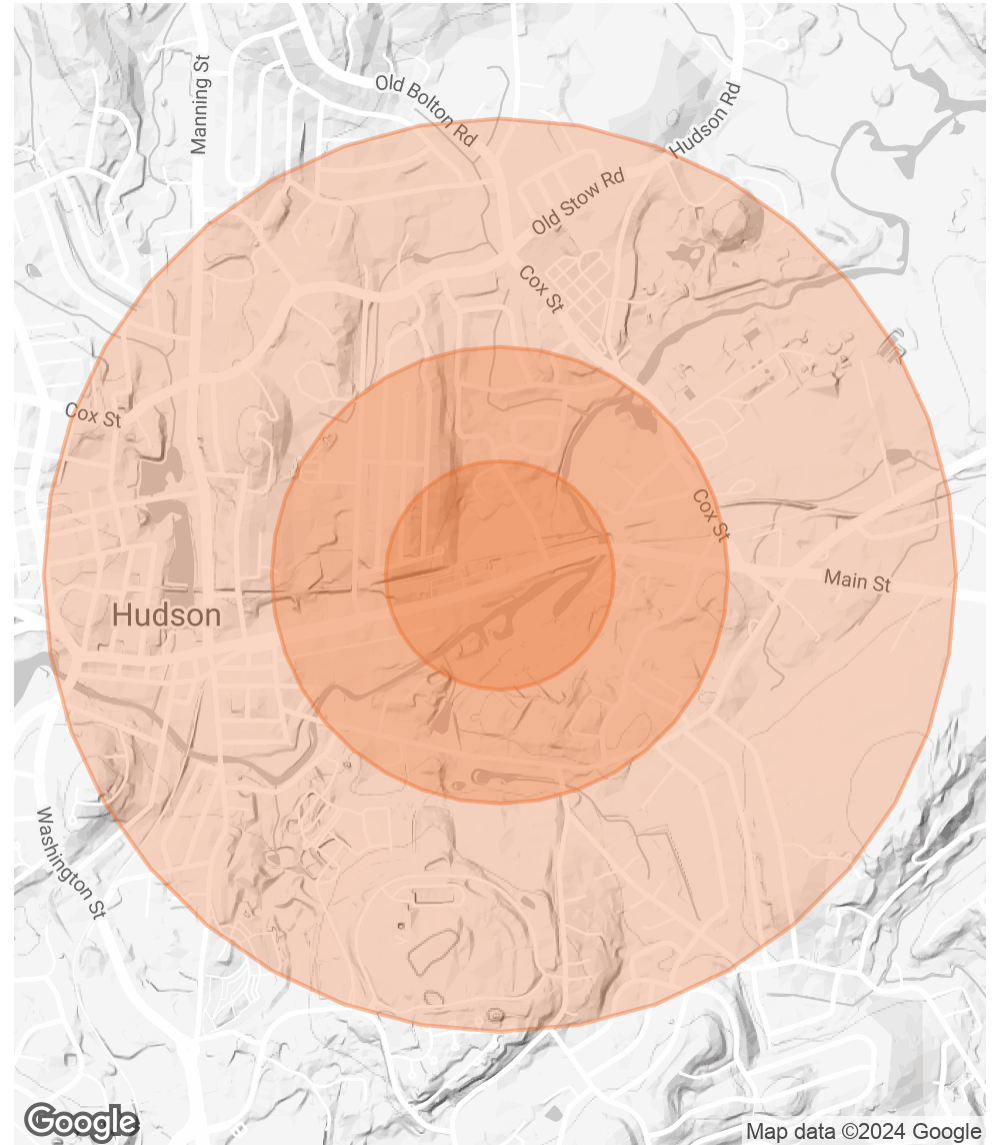
## POPULATION

	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	672	2,178	7,010
AVERAGE AGE	42.5	43.3	43.4
AVERAGE AGE (MALE)	40.7	41.8	41.2
AVERAGE AGE (FEMALE)	46.0	45.9	45.3

## HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	292	926	2,999
# OF PERSONS PER HH	2.3	2.4	2.3
AVERAGE HH INCOME	\$98,899	\$107,151	\$105,277
AVERAGE HOUSE VALUE	\$343,870	\$360,300	\$369,848

2020 American Community Survey (ACS)



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