

# OFFERING MEMORANDUM

679 LINWOOD AVE,  
WHITINSVILLE, MA 01588



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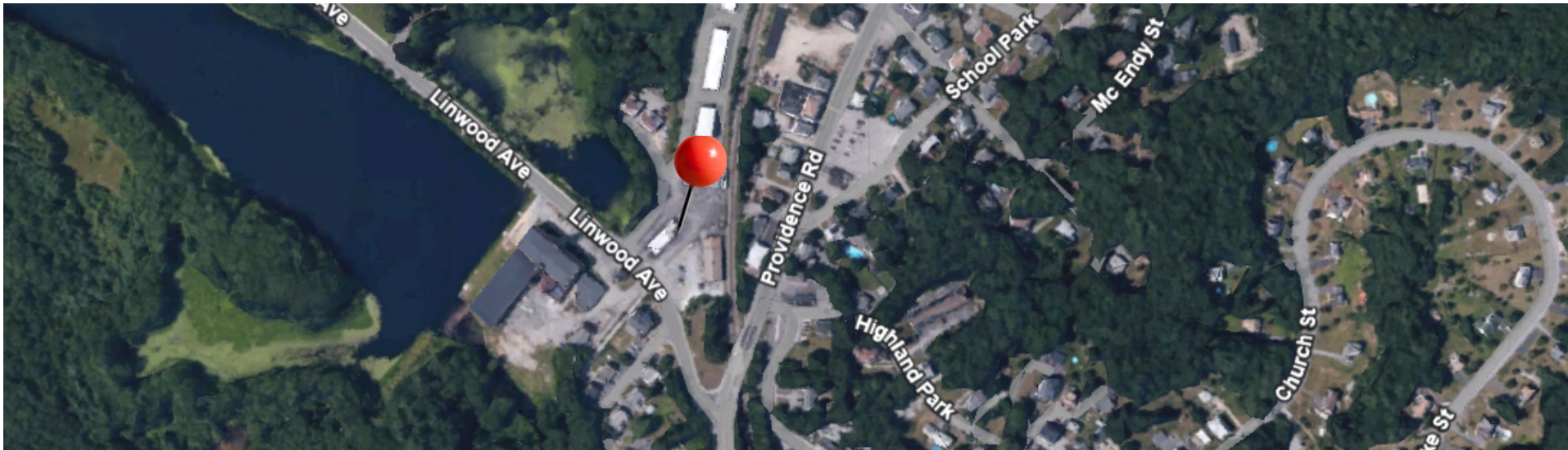
# EXECUTIVE SUMMARY

## PROPERTY OVERVIEW

Prime B-2 zoned commercial opportunity on 0.99± acres in Whitinsville/ Northbridge. Former Depot Car Wash featuring 5,845± SF across two 1970 buildings (one tunnel, four bays) with office area, extensive asphalt, lighting, and signage. Property also offers exceptional redevelopment potential—B-2 zoning allows retail, restaurant, office, and personal-service uses by right, with special-permit pathways for automotive uses, drive-thrus, hotels/motels, mixed-use, and larger-scale development. New overhead door included (uninstalled). Deferred maintenance noted. Strong regional land comps support repurposing for 6,000–8,000 SF pad/strip or similar service/retail concept. Ideal for investors, operators, or developers seeking a versatile 1-acre site in a growing corridor.

## OFFERING SUMMARY

Sale Price	\$1,200,000
Address:	679 Linwood Ave, Whitinsville, MA 01588
Lot Size:	0.99 Acres / 43,049 SF
Building 1 Size:	2,819 SF (2,544 SF wash + 275 SF office)
Building 2 Size:	3,026 SF (2,106 SF wash + 920 SF canopy)
Zoning:	B-2
Year Built:	1970





FOR SALE | 679 LINWOOD AVE, WHITINSVILLE, MA 01588

# PROPERTY PHOTOS





FOR SALE | 679 LINWOOD AVE, WHITINSVILLE, MA 01588

# PROPERTY PHOTOS

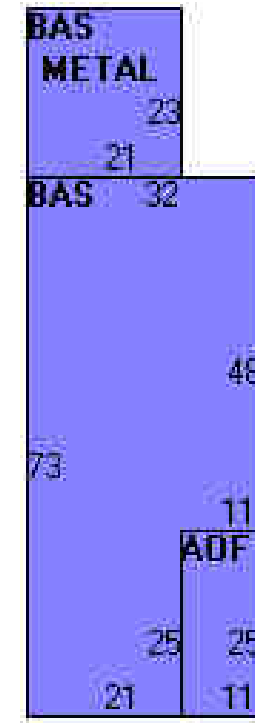




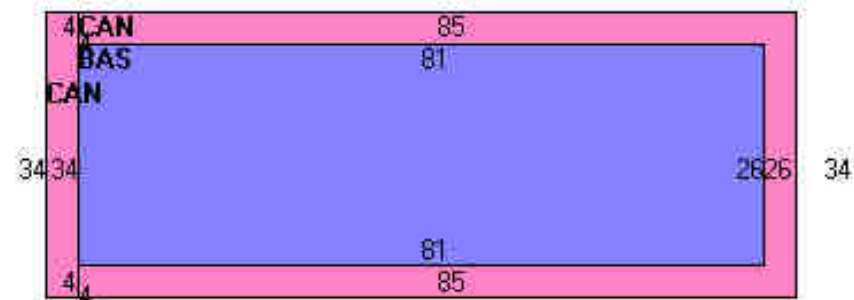
# ASSESSOR MAP / BUILDING LAYOUT



**BUILDING 1**



**BUILDING 2**





## LOCATION MAP

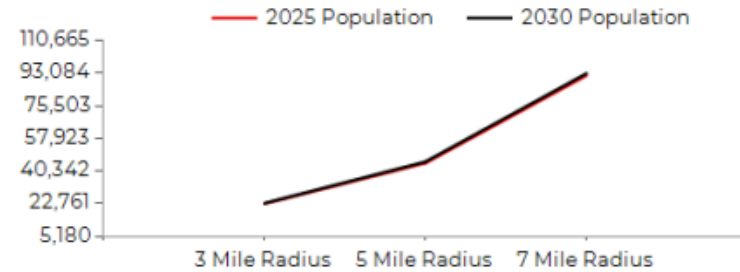




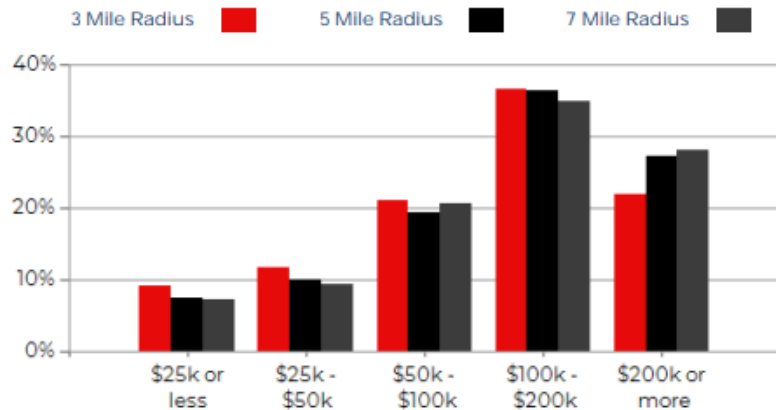
# DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	7 MILE
2000 Population	18,235	34,205	73,714
2010 Population	21,334	41,206	85,120
2025 Population	22,761	44,694	91,964
2030 Population	22,980	45,420	93,084
2025 African American	276	541	1,333
2025 American Indian	35	55	172
2025 Asian	313	1,058	2,692
2025 Hispanic	1,151	1,986	5,167
2025 Other Race	523	865	3,273
2025 White	20,080	39,369	77,620
2025 Multiracial	1,527	2,795	6,855
2025-2030: Population: Growth Rate	0.95%	1.60%	1.20%

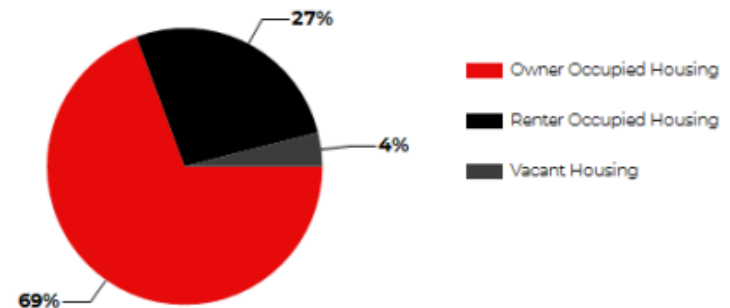
2025 HOUSEHOLD INCOME	3 MILE	5 MILE	7 MILE
less than \$15,000	445	647	1,235
\$15,000-\$24,999	386	624	1,323
\$25,000-\$34,999	360	616	1,149
\$35,000-\$49,999	706	1,101	2,128
\$50,000-\$74,999	745	1,519	3,461
\$75,000-\$99,999	1,189	1,842	3,796
\$100,000-\$149,999	1,987	3,512	6,769
\$150,000-\$199,999	1,389	2,776	5,480
\$200,000 or greater	2,017	4,711	9,891
Median HH Income	\$116,560	\$130,388	\$130,302
Average HH Income	\$141,131	\$157,527	\$160,562



2025 Household Income



2025 Own vs. Rent - 3 Mile Radius



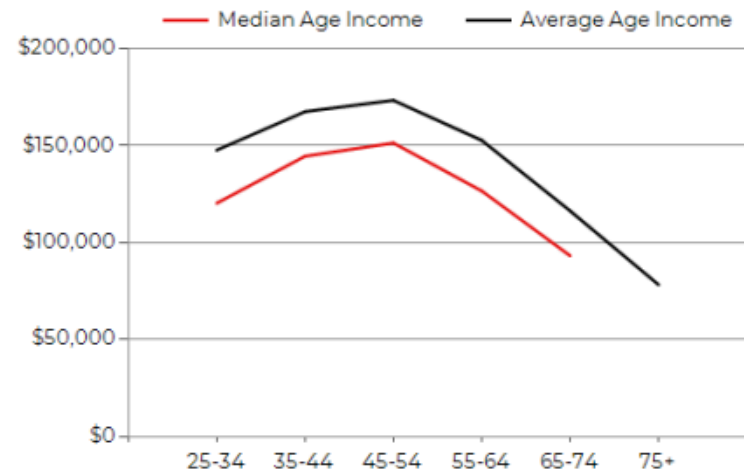
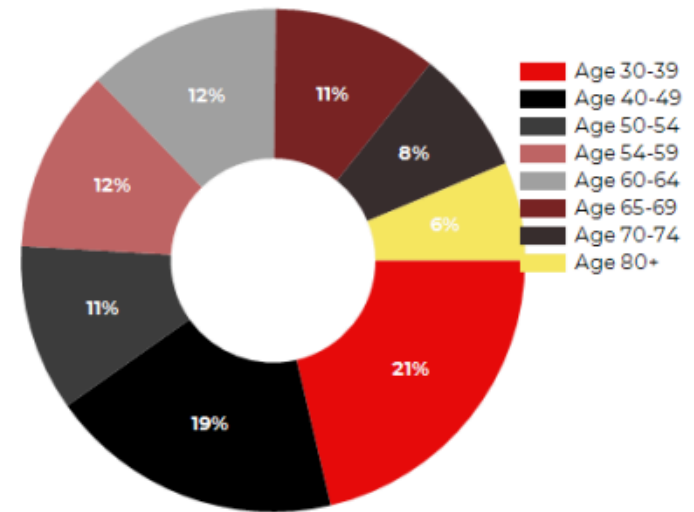
Source: esri

# DEMOGRAPHICS

2025 POPULATION BY AGE	3 MILE	5 MILE	7 MILE
2025 Population Age 30-34	1,493	2,761	5,603
2025 Population Age 35-39	1,568	2,939	6,078
2025 Population Age 40-44	1,366	2,794	6,062
2025 Population Age 45-49	1,342	2,710	5,726
2025 Population Age 50-54	1,537	3,168	6,502
2025 Population Age 55-59	1,699	3,432	7,005
2025 Population Age 60-64	1,783	3,490	6,925
2025 Population Age 65-69	1,511	2,947	5,851
2025 Population Age 70-74	1,144	2,190	4,368
2025 Population Age 75-79	907	1,703	3,372
2025 Population Age 80-84	544	985	1,931
2025 Population Age 85+	485	901	1,714
2025 Population Age 18+	18,377	35,880	73,246
2025 Median Age	43	44	43
2030 Median Age	44	44	44

2025 INCOME BY AGE	3 MILE	5 MILE	7 MILE
Median Household Income 25-34	\$120,360	\$135,316	\$130,756
Average Household Income 25-34	\$147,765	\$164,206	\$161,376
Median Household Income 35-44	\$144,627	\$160,802	\$158,840
Average Household Income 35-44	\$167,656	\$187,202	\$186,548
Median Household Income 45-54	\$151,434	\$163,417	\$166,330
Average Household Income 45-54	\$173,481	\$189,653	\$195,486
Median Household Income 55-64	\$126,666	\$150,257	\$154,331
Average Household Income 55-64	\$152,818	\$174,944	\$181,842
Median Household Income 65-74	\$93,243	\$98,885	\$96,157
Average Household Income 65-74	\$116,378	\$124,942	\$127,121
Average Household Income 75+	\$78,272	\$85,243	\$84,516

Population By Age





# DISCLOSURE

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