

# Premium Commercial Land

Route 20, Charlton, Massachusetts

FOR SALE



## 6 Oxbow Road - Ideal Location

1-acre parcel located at NE quadrant of 4-way signalized intersection. Commercially zoned with over 200' frontage on Route 20. Ideal for any type of commercial re-development - prime location for Gas/C-store, bank, retail strip or office building. High growth community underserved by retail services. Currently over 1300 housing starts permitted, under construction or proposed to Planning Board.

### Town Demographics:

Population: 13,824 (2005)  
Households: 4,010  
Median HH Inc: \$71,255  
Median Age: 36.5

### 2-Mile Radius:

Population: 3,327 (2005)  
Households: 1,102  
Median HH Inc: \$73,648  
Median Age: 36.1

### 5-Mile Radius:

Population: 33,129 (2005)  
Households: 11,623  
Median HH Inc: \$62,278  
Median Age: 38.1

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale or lease, or withdrawal without notice.

### Contact:

**Michael C. Jacobs**

(508) 753.9100 x.229  
(774) 230.3448 cell

mikejacobs@  
glickmanrealestate.com

One Dix Street, Worcester MA 01609  
www.glickmanrealestate.com

**Glickman Real Estate**