



847 EDGELL RD

RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

CRG Commercial has been retained to lease the retail space at 847 Edgell Rd, Framingham, MA, 01701. This property presents an exceptional opportunity for businesses in search of a high traffic setting. With ample parking and high-speed internet access, it is tailored to accommodate the demands of today's businesses. Abundant natural light floods through expansive windows, creating an inviting and invigorating ambiance. With a prime location, this property exemplifies an ideal setting for business excellence.

PROPERTY HIGHLIGHTS

- Abundant natural light through expansive windows
- High-speed internet and connectivity
- Ample on-site parking for tenants and visitors
- Prime location for accessibility and visibility

OFFERING SUMMARY

| | |
|------------------|---|
| Lease Rate: | \$3,200.00 per month (Gross Plus Utilities) |
| Number of Units: | 10 |
| Available SF: | 1,500 SF |
| Lot Size: | 63,264 SF |
| Building Size: | 15,600 SF |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|-----------|
| Total Households | 178 | 811 | 2,622 |
| Total Population | 434 | 1,992 | 6,765 |
| Average HH Income | \$176,164 | \$169,829 | \$167,072 |

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ALCOBA

HAIR, SKIN & NAIL CARE



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| | |
|--|---|
| RESTAURANT BAR • KENO | DELIVERY TAXI • RENT 877-4600 |
| 9&9 TAILORS & CLEANERS 877-6606 |  |
| ALCOBA HAIR & SKIN CARE 877-6753 | CRGCOMMERCIAL.COM 879-6494 |
| HARVEST MOON | FOR |

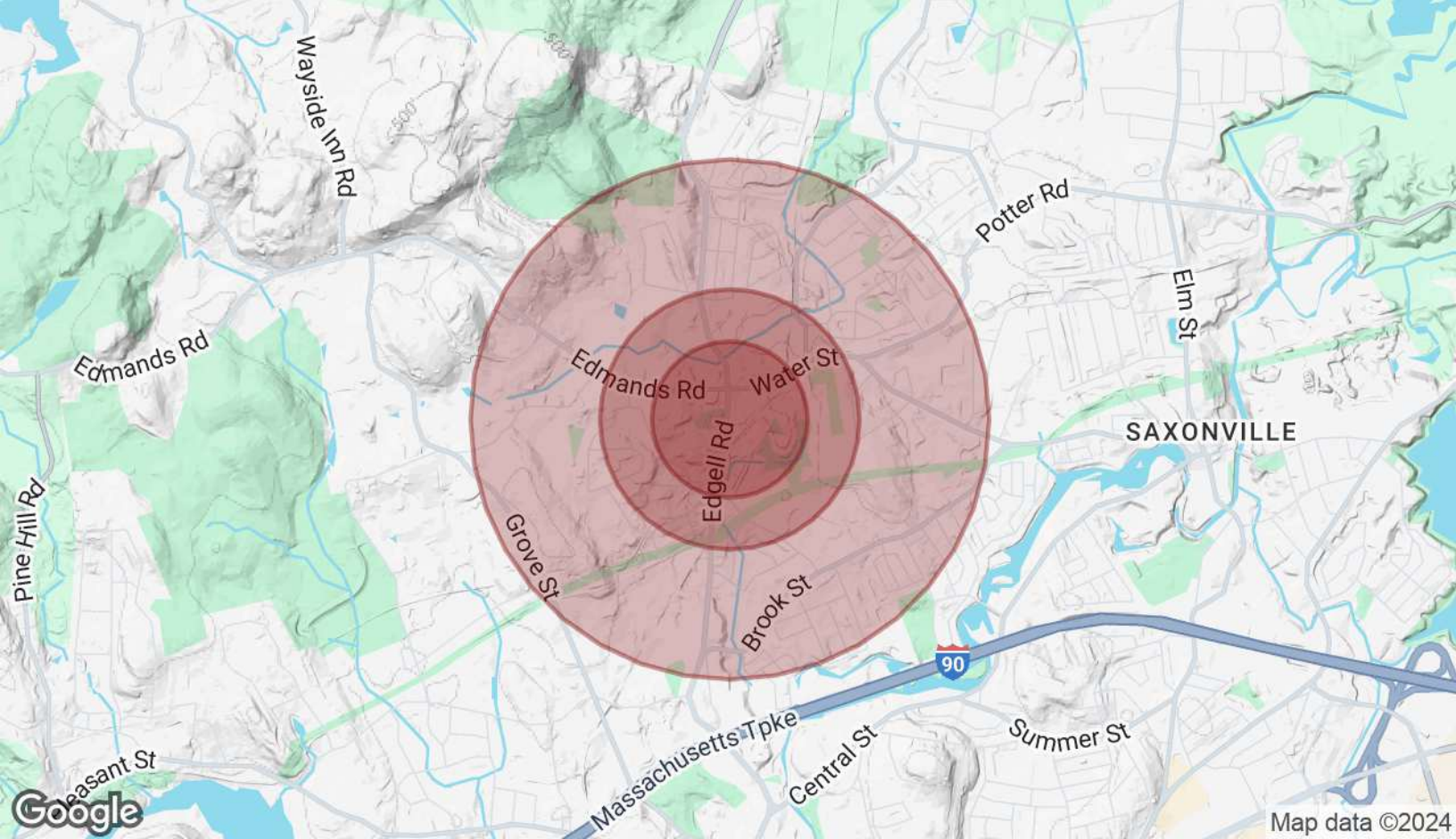


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| | |
|---------------------------------|--------------|
| RESTAURANT | DRIVE THRU |
| BAR • KENO | PH: 877-4600 |
| 999 TAILORS & CLEANERS 877-5608 | |
| ALCOBA 877-5753 | 879-6424 |
| HARVEST MOON | FOR |





| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|-----------|
| Total Population | 434 | 1,992 | 6,765 |
| Average Age | 46 | 46 | 45 |
| Average Age (Male) | 44 | 44 | 44 |
| Average Age (Female) | 47 | 47 | 46 |
| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
| Total Households | 178 | 811 | 2,622 |
| # of Persons per HH | 2.4 | 2.5 | 2.6 |
| Average HH Income | \$176,164 | \$169,829 | \$167,072 |
| Average House Value | \$713,345 | \$705,169 | \$662,143 |

Demographics data derived from AlphaMap

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