

**FOR⁸
SALE**

Retail
- or -
Redevelopment

.34 Acres

433 Main Street
Wilmington, MA

- Prime MBTA Oriented Site
- Intersection of Routes 38/62
- Delivered Vacant

62

**433 Main
Street Site**



24,600 ADT

38

OFFERING MEMORANDUM

433 MAIN STREET
WILMINGTON, MA 01867

MANSARD



Executive Summary



INVESTMENT HIGHLIGHTS

Prime MBTA Oriented Site

4 Way Signaled Intersection

Routes 38 & 62 Interchange

Potential for Redevelopment

Zoned Central/General Business

Sale Price

\$795,000

OFFERING SUMMARY

Building Size:	1,944 SF
Lot Size:	0.34 Acres
Number of Units:	2
Price / SF:	\$408.95
Year Built:	1900
Zoning:	General/Central Business
Market:	Boston MSA

PROPERTY OVERVIEW

Retail or redevelopment opportunity located at the 4 way, lighted intersection of Routes 38 and 62 in Wilmington. This .34 acre site is improved by 2 units each measuring 744 SF and 1,200 SF respectively. Formerly used as a fast food establishment, the site offers central and rapid access to the greater Wilmington trade area as well as the abutting commuter rail station.

LOCATION OVERVIEW

Retail or redevelopment opportunity located at the 4 way, lighted intersection of Routes 38 and 62 in Wilmington.

Demographics

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,585	73,494	194,409
Average Age	42.8	43.3	43.1
Average Age (Male)	40.1	41.8	41.1
Average Age (Female)	46.3	45.1	44.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,470	29,624	76,578
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$131,120	\$131,619	\$133,925
Average House Value	\$545,568	\$537,000	\$555,246

* Demographic data derived from 2020 ACS - US Census



\$132,221

AVERAGE HOUSEHOLD INCOME



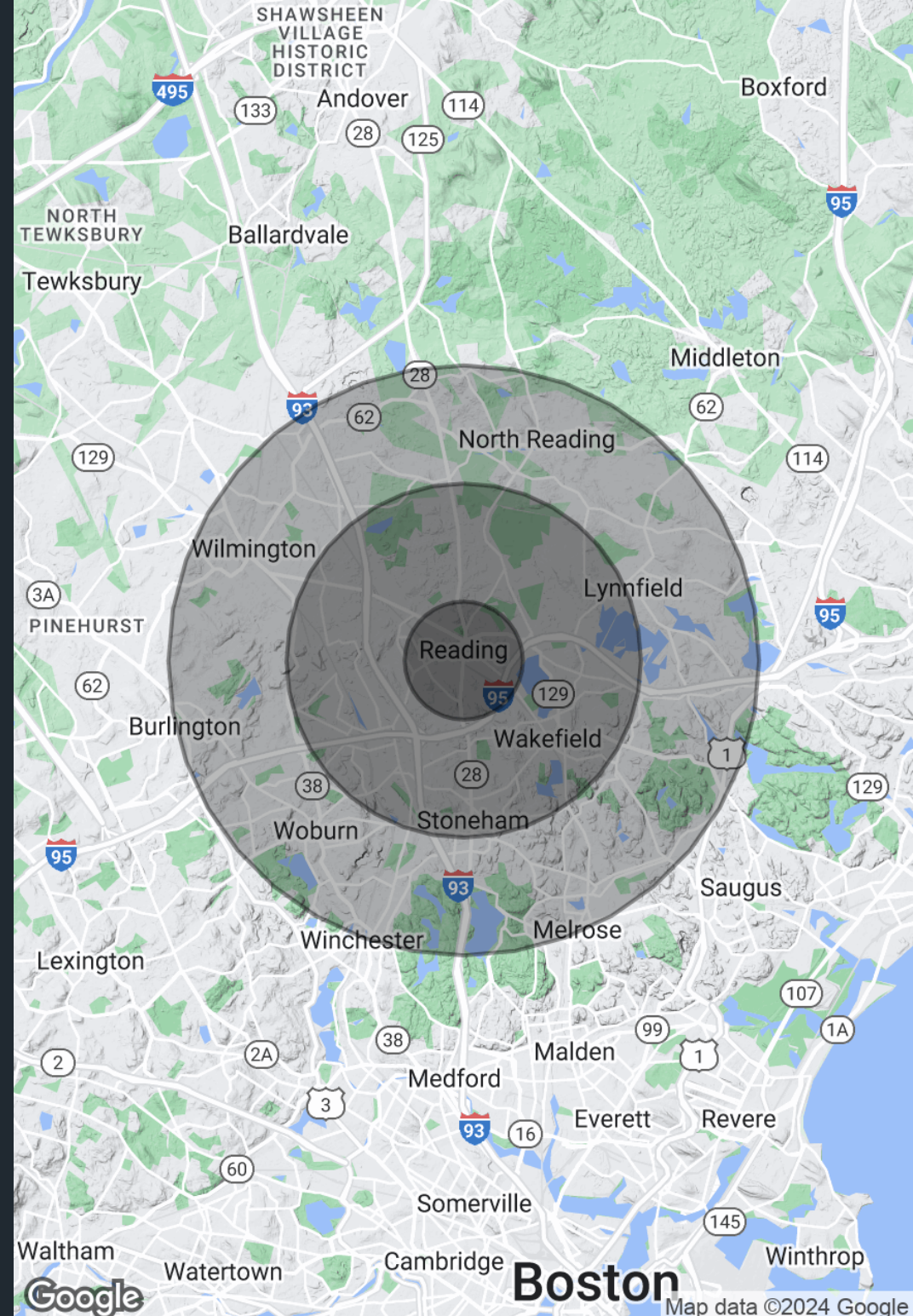
\$555,246

AVERAGE 5 MILE HOUSE VALUE



\$52,132

PER CAPITA INCOME



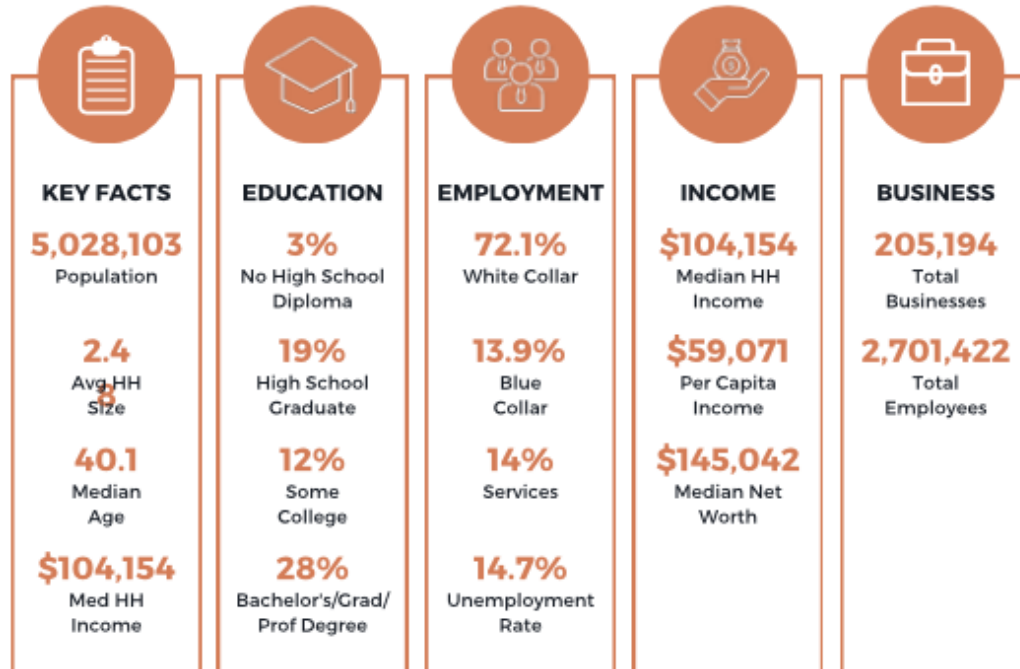
About Boston, MSA



BOSTON MSA Boston Metropolitan Statistical Area is made up of three subdivisions that span throughout Massachusetts and New Hampshire. They include the Boston, MA Metropolitan Division, the Cambridge-Newton-Framingham, MA Division and the Rockingham County-Strafford County, NH Division. Some of Greater Boston's most well-known contributions involve the region's higher education and medical institutions. Greater Boston has been influential upon American history and industry. The region and the state of Massachusetts are global leaders in biotechnology, engineering, higher education, finance, and maritime trade.

Over 80% of Massachusetts' population lives in the Greater Boston metropolitan region. Greater Boston is ranked tenth in population among US metropolitan statistical areas and is home to almost five million residents.

Demographics



Households By Income

The largest group: \$100,000 - \$149,999 (18.5%)

The smallest group: \$25,000 - \$34,999 (5.6%)

Indicator	Value	Diff
<\$15,000	9%	-0.5%
\$15,000 - \$24,999	6.1%	-1%
\$25,000 - \$34,999	5.6%	-0.9%
\$35,000 - \$49,999	8.2%	-0.9%
\$50,000 - \$74,999	13.5%	-1%
\$75,000 - \$99,000	11.4%	-0.4%
\$100,000 - \$149,999	18.5%	+0.9%
\$150,000 - \$199,999	9.3%	+1.1%
\$200,000+	14%	+2.7%

Bars show deviation from Massachusetts