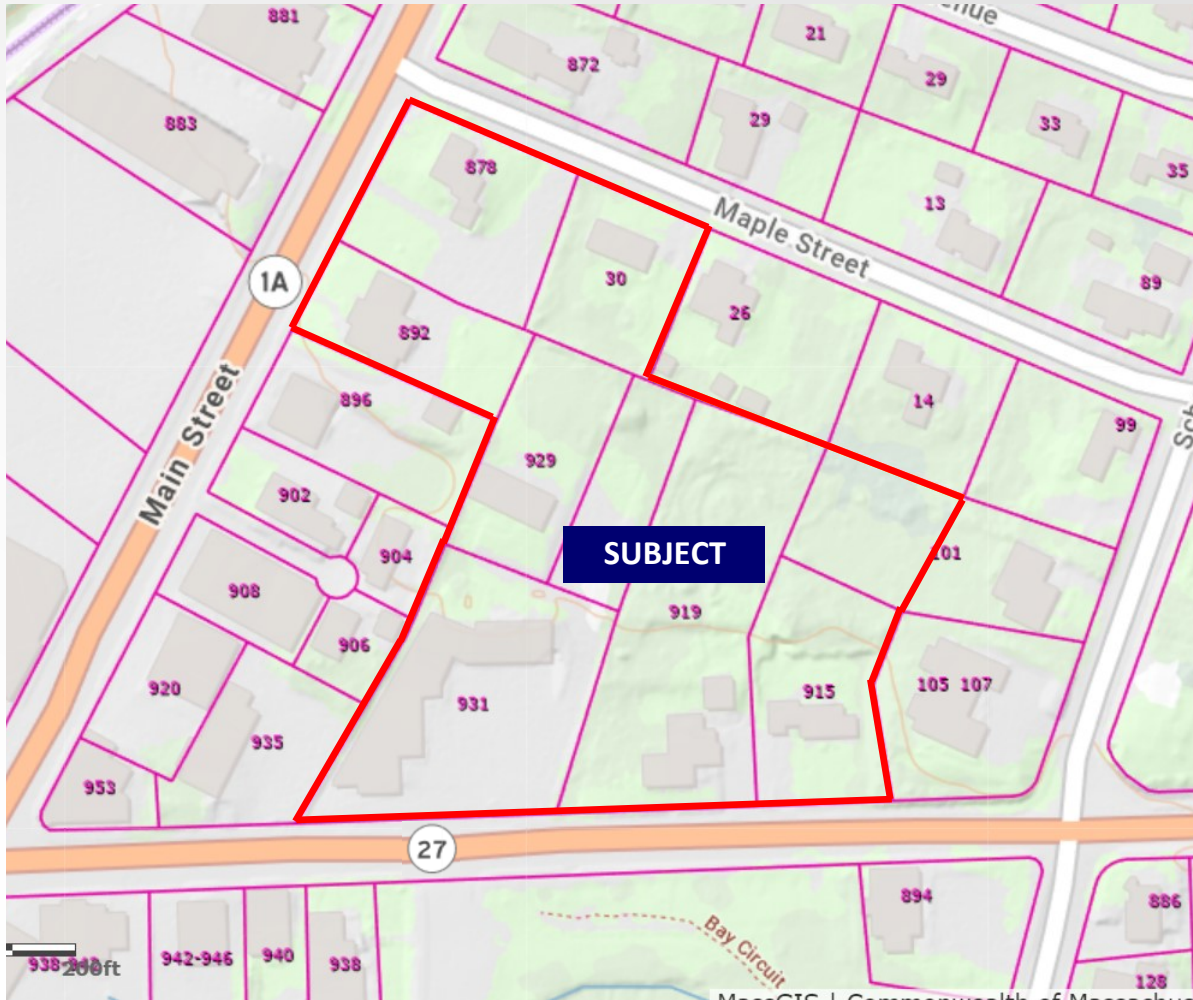


Walpole Center Assemblage | Prime Development Opportunity

Walpole, Mass.

781.551.8888



Prime Development Opportunity

Price: TBD

~ ± 4 Acre Development Site

- Prime Assemblage In the Heart of Walpole Center. Next to hundreds of new luxury apartment units, retailers, restaurants, bars, offices and the commuter rail station
- At the intersection of Rtes. 1A & 27 with 219' frontage on Route 1A Main Street and 460' frontage on Route 27 East Street with Quick Access to Rtes. 128, 495, 95, Boston and Providence
- Average HHI within 3 Mile Radius: \$147,755/yr
- Many possible uses with existing Central Business District and General Residence Zoning. New MBTA Communities Multifamily Overlay District is proposed to encompass the site.
- High Traffic Count, High Visibility, Prime Location — Call to learn more today!

For more information or to schedule a tour, please contact:

Mark F. Kearins

Principal

Office: 781.551.8888 x1

mk@atlantcre.com

James F. Kearins

Brokerage Division

Office: 781.551.8888 x2

jk@atlantcre.com



Atlantic Commercial
Real Estate, LLC

Atlantic Commercial Real Estate, LLC

123 Washington Street, Suite 7

Foxborough, Mass. 02035

Office: 781.551.8888

Fax: 781.551.8880

atlantcre.com

On all sales, the exclusive broker is an agent of the seller and not the buyer. In addition, no warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals. Copyright © 2013 Atlantic Commercial Real Estate, LLC

Walpole Center Assemblage | Prime Development Opportunity

Walpole, Mass.

781.551.8888

878 Main Street: +/- 0.48 AC

892 Main Street: +/- 0.48 AC

30 Maple Street: +/- 0.33 AC

929 East Street: +/- 0.32 AC

East Street: +/- 0.32 AC

931 East Street: +/- 0.82 AC

919 East Street: +/- 0.96 AC

915 East Street: +/- 0.39 AC

101 School Street: TBD

Total Assemblage: ~ +/- 4 AC



Atlantic Commercial
Real Estate, LLC

Atlantic Commercial Real Estate, LLC

123 Washington Street, Suite 7

Foxborough, Mass. 02035

Office: 781.551.8888

Fax: 781.551.8880

atlanticre.com

Walpole Center Assemblage | Prime Development Opportunity

Walpole, Mass.

781.551.8888



Atlantic Commercial
Real Estate, LLC

Atlantic Commercial Real Estate, LLC

123 Washington Street, Suite 7

Foxborough, Mass. 02035

Office: 781.551.8888

Fax: 781.551.8880

atlanticre.com

Household Income (Source: CoStar)

	2 mile	5 mile	10 mile
Avg Household Income	\$150,264	\$147,472	\$148,177
Median Household Income	\$122,358	\$121,258	\$121,664
< \$25,000	555	3,318	13,613
\$25,000 - 50,000	1,029	4,033	15,093
\$50,000 - 75,000	470	3,770	14,797
\$75,000 - 100,000	590	3,413	14,984
\$100,000 - 125,000	1,434	5,042	16,969
\$125,000 - 150,000	670	3,221	13,468
\$150,000 - 200,000	1,205	5,867	21,421
\$200,000+	1,900	8,979	36,039



Traffic Counts (Source: CoStar)

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
East St	School St E	15,135	2022	0.09 mi
Main St	Kendall St NE	16,783	2022	0.22 mi
Kendall St	School St SE	4,653	2022	0.29 mi
Main Street	Kendall St SW	20,458	2022	0.34 mi
Main Street	-	20,448	2022	0.36 mi
North Street	Main St SE	5,508	2022	0.41 mi
North St	Main St SE	5,753	2022	0.41 mi
NORTH STREET	Pemberton St NW	4,486	2022	0.41 mi
North Street	-	5,496	2022	0.41 mi
Main Street	Spear Ave NE	18,784	2022	0.44 mi

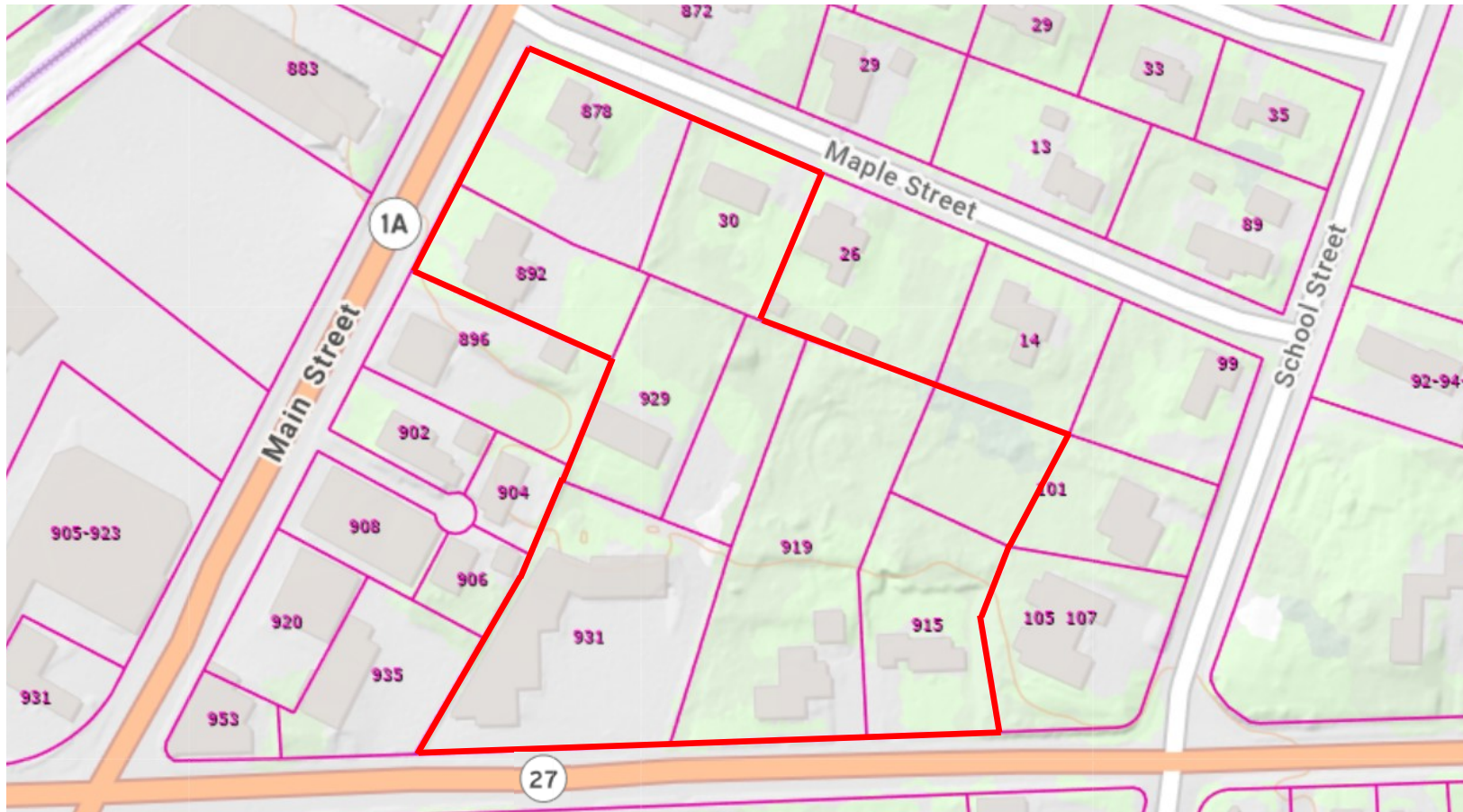


Walpole Center Assemblage | Prime Development Opportunity

Walpole, Mass.

781.551.8888

Mass GIS Plan



Atlantic Commercial
Real Estate, LLC

Atlantic Commercial Real Estate, LLC

123 Washington Street, Suite 7

Foxborough, Mass. 02035

Office: 781.551.8888

Fax: 781.551.8880

atlanticre.com

Copyright © 2013 Atlantic Commercial Real Estate, LLC