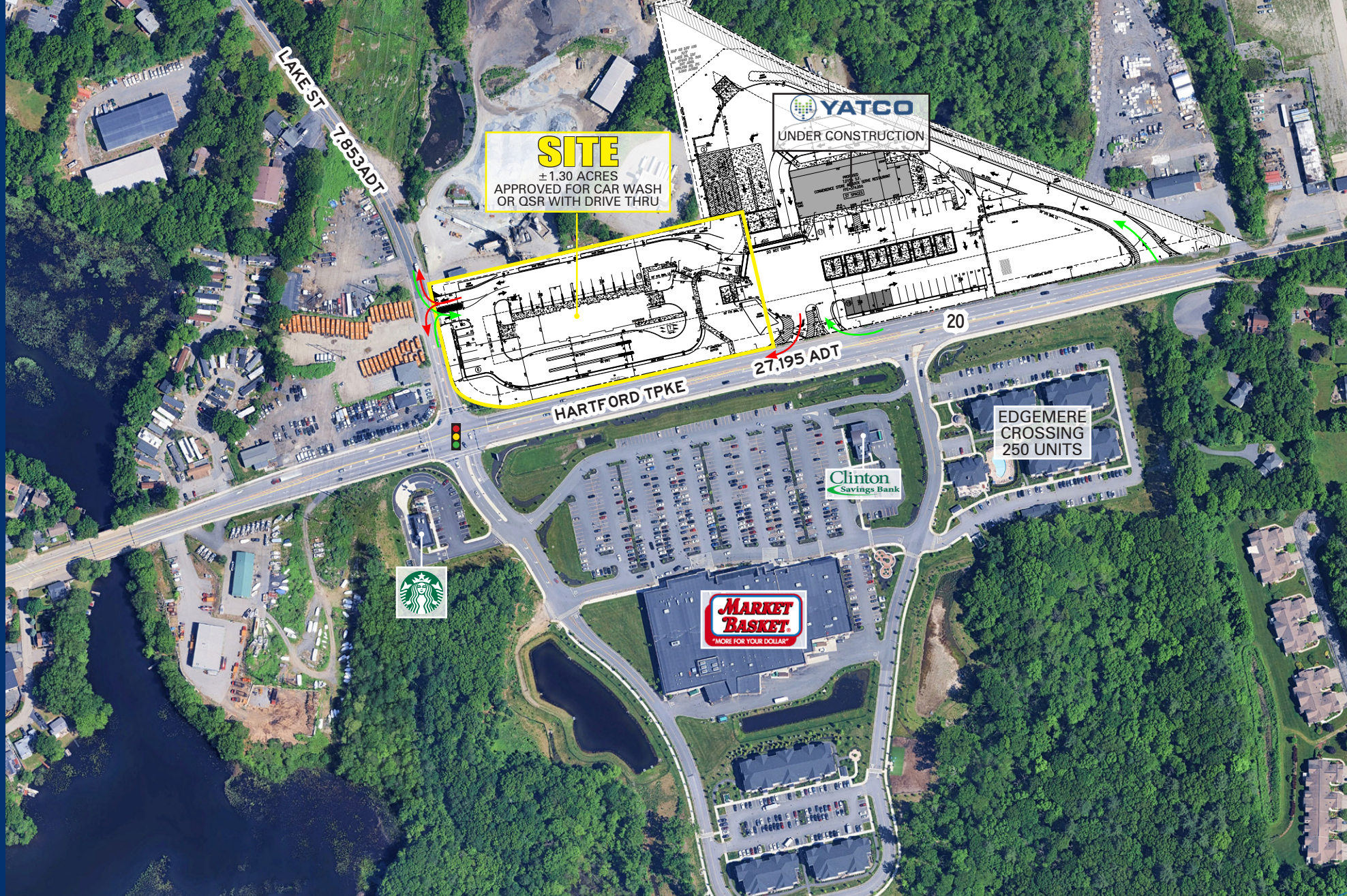


SHREWSBURY, MA

193 HARTFORD TURNPIKE

±1.30 ACRES AVAILABLE FOR GROUND LEASE OR BUILD-TO-SUIT



SITE
±1.30 ACRES
APPROVED FOR CAR WASH
OR QSR WITH DRIVE THRU

YATCO
UNDER CONSTRUCTION

EDGEMERE
CROSSING
250 UNITS

**MARKET
BASKET**
MORE FOR YOUR DOLLAR

Clinton
Savings Bank



LAKEST
7853 ADT

HARTFORD TPKE

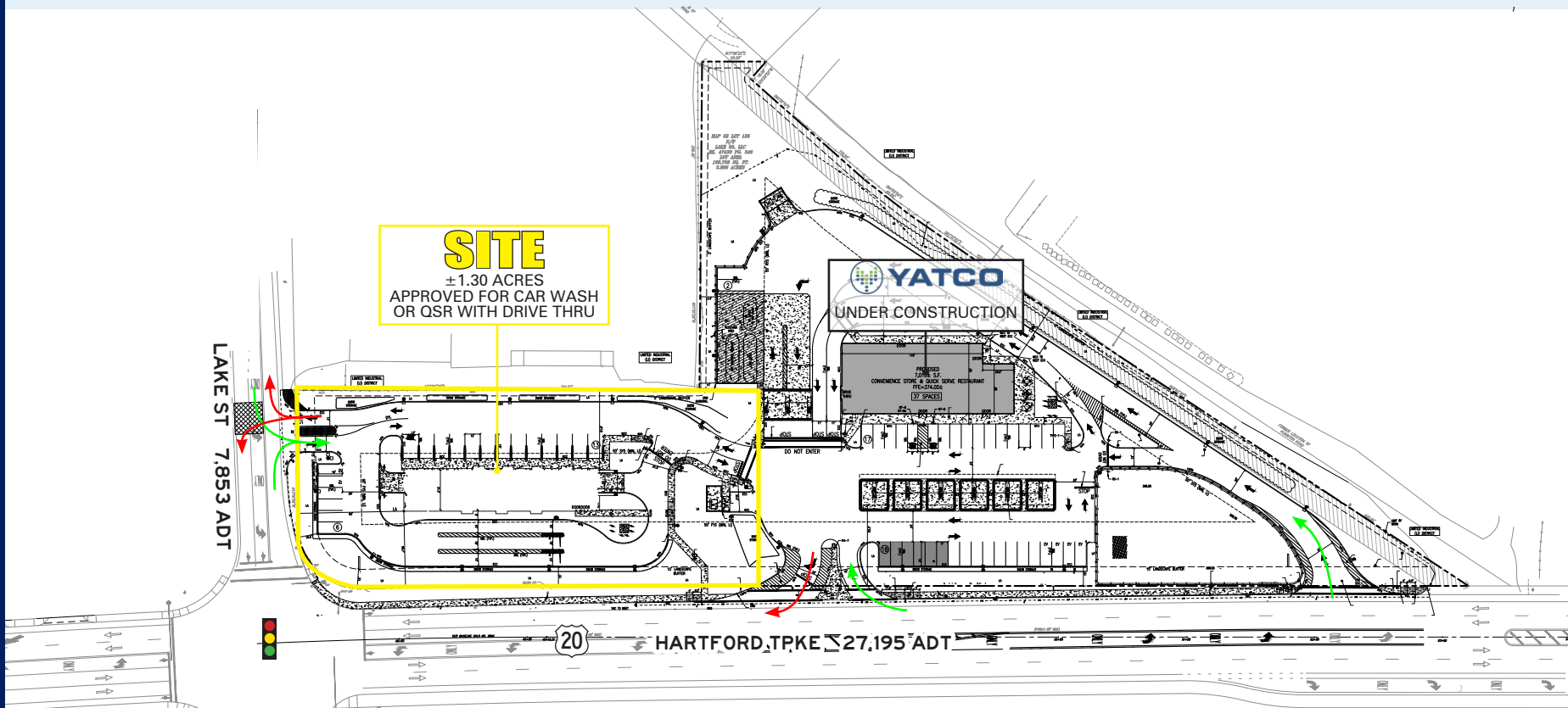
27.195 ADT

20

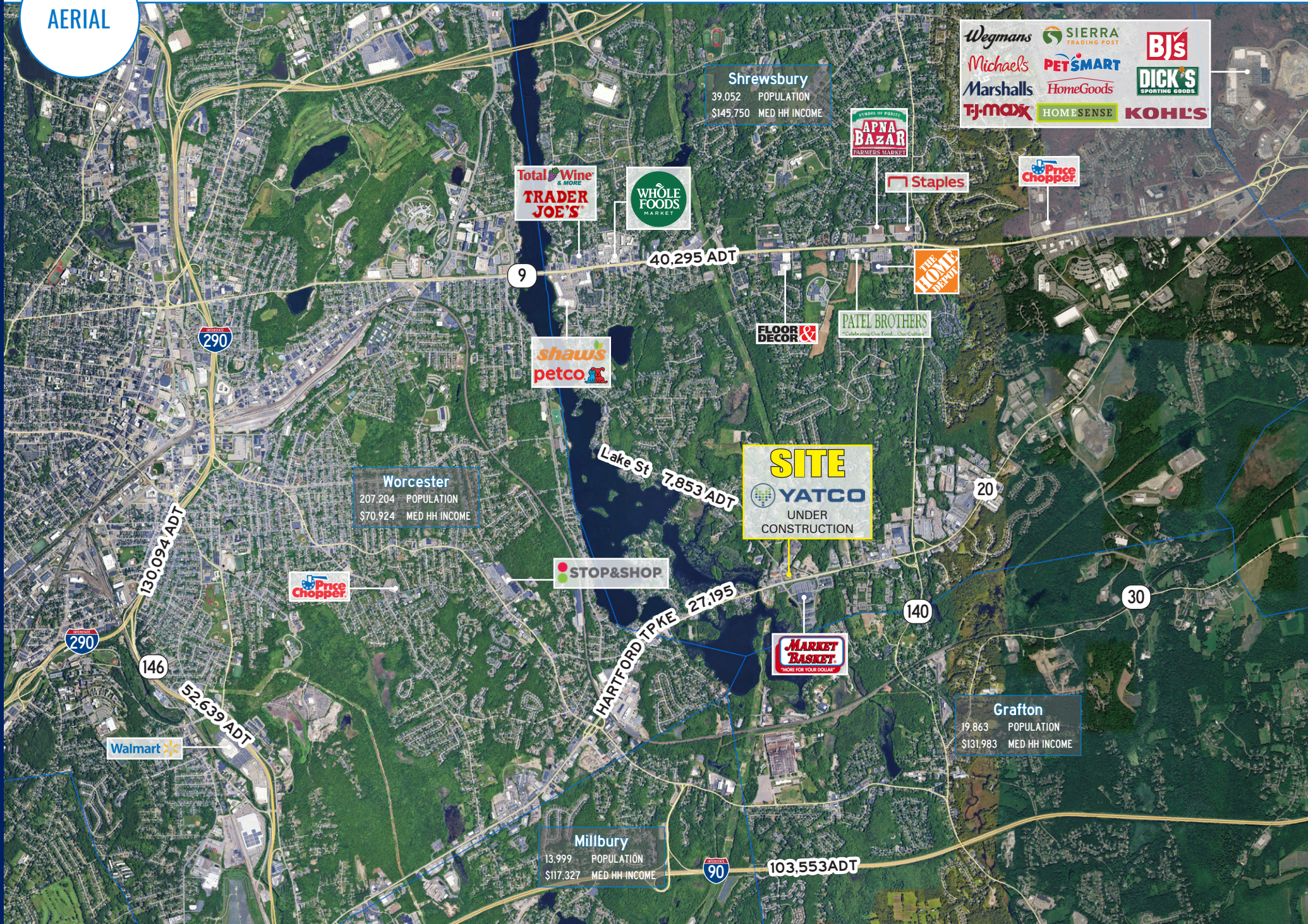
PROPERTY HIGHLIGHTS

- ±1.30 acres available for ground lease or built-to-suit
- Prepared Pad with utilities stubbed
- Signalized access at a corner
- Approved for up to a 5,000 SF car wash or drive-thru building
- Located directly across from Market Basket
- Join Yatco | Now Under Construction
- Pylon signage available

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
TOTAL POPULATION	82,613	224,182	329,800
DAYTIME POPULATION	71,377	247,989	342,779
MEDIAN HH INCOME	\$84,757	\$77,779	\$89,169
HOUSEHOLDS	33,772	88,368	128,556



AERIAL



SITE

±1.30 ACRES
APPROVED FOR CAR WASH
OR QSR WITH DRIVE THRU

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UNDER CONSTRUCTION

SHREWSBURY, MA

193 HARTFORD TURNPIKE

±1.30 ACRES AVAILABLE FOR GROUND LEASE OR BUILD-TO-SUIT

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