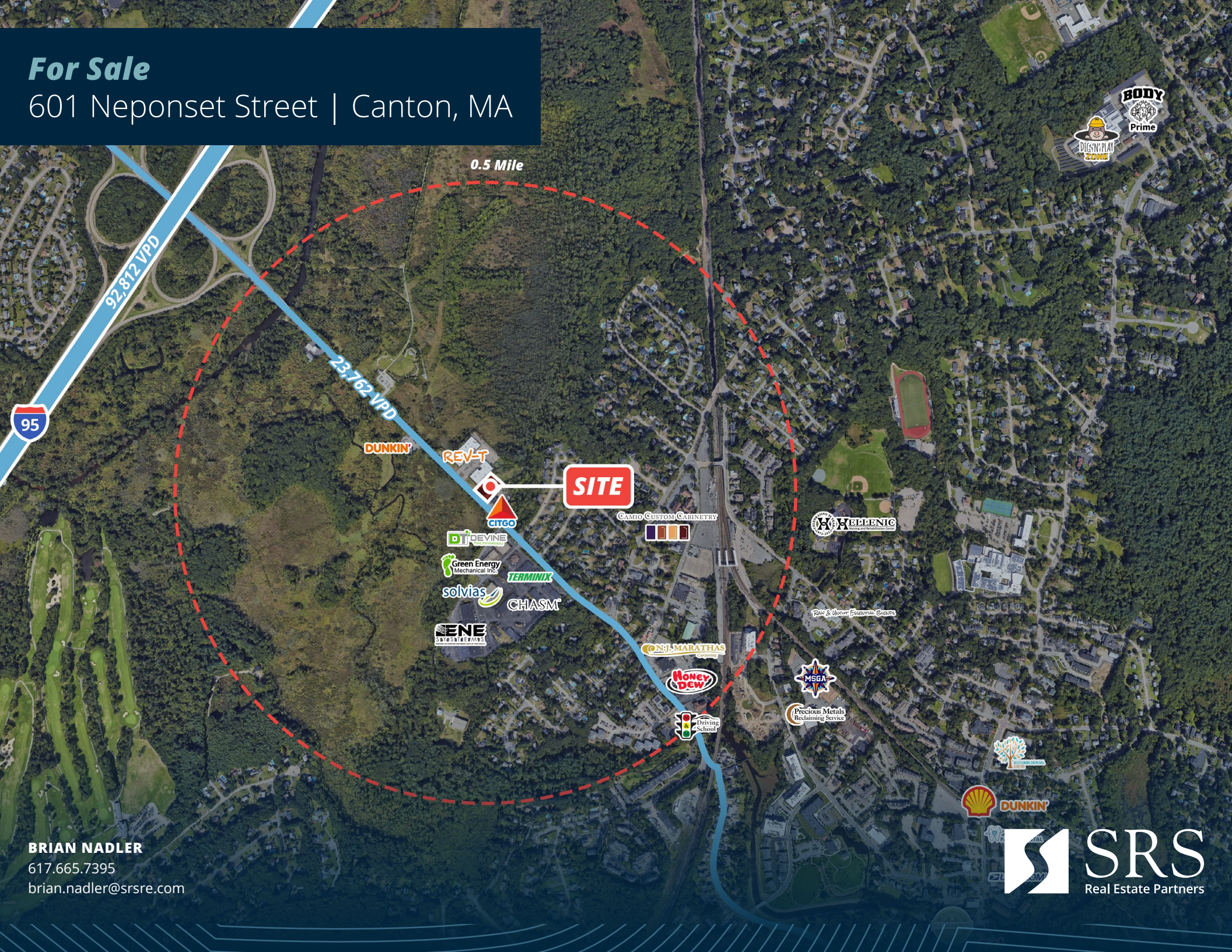


**For Sale**

601 Neponset Street | Canton, MA



0.5 Mile

92,812 VPD

23,762 VPD

**SITE**

DUNKIN'

REV-T

CITGO

CAMIO CUSTOM CABINETS

DEVINE

Green Energy Mechanical Inc.

TERMINIX

solvias

CHASM

ENE

CON-J-MARATHAS

MONEY DEW

Driving School

MSGA

Precious Metals Reclaiming Services

DUNKIN'



**SRS**  
Real Estate Partners

**BRIAN NADLER**  
617.665.7395  
brian.nadler@srsre.com



## For Sale

601 Neponset Street  
Canton, MA

### Property Specifications

SPACE AVAILABLE

2,400 SF

PARCEL SIZE

2.14 AC

ZONING

Residential

CURRENT STATUS

Non-Conforming Use

PROPERTY TYPE

Rehabilitated Office Building

**BRIAN NADLER**  
617.665.7395 | brian.nadler@srsre.com



### About the Property

- Located near Route 1 and the critical "Interstate Split" where I-95 and I-93 meet
- High Average HH Income of approximately \$176,301 in a 3 mile radius
- Trade area includes a wealthy population from neighboring Sharon, Westwood, and Milton
- A few miles from University Station and retailers including Target, Wegmans, HomeSense, and Nordstrom Rack
- Close to The Village Shoppes and retailers like Shaw's, Marshalls, HomeGoods, and LOFT
- Substantial daytime population of approximately 68,554 within a 3 mile radius

### Join These Retailers

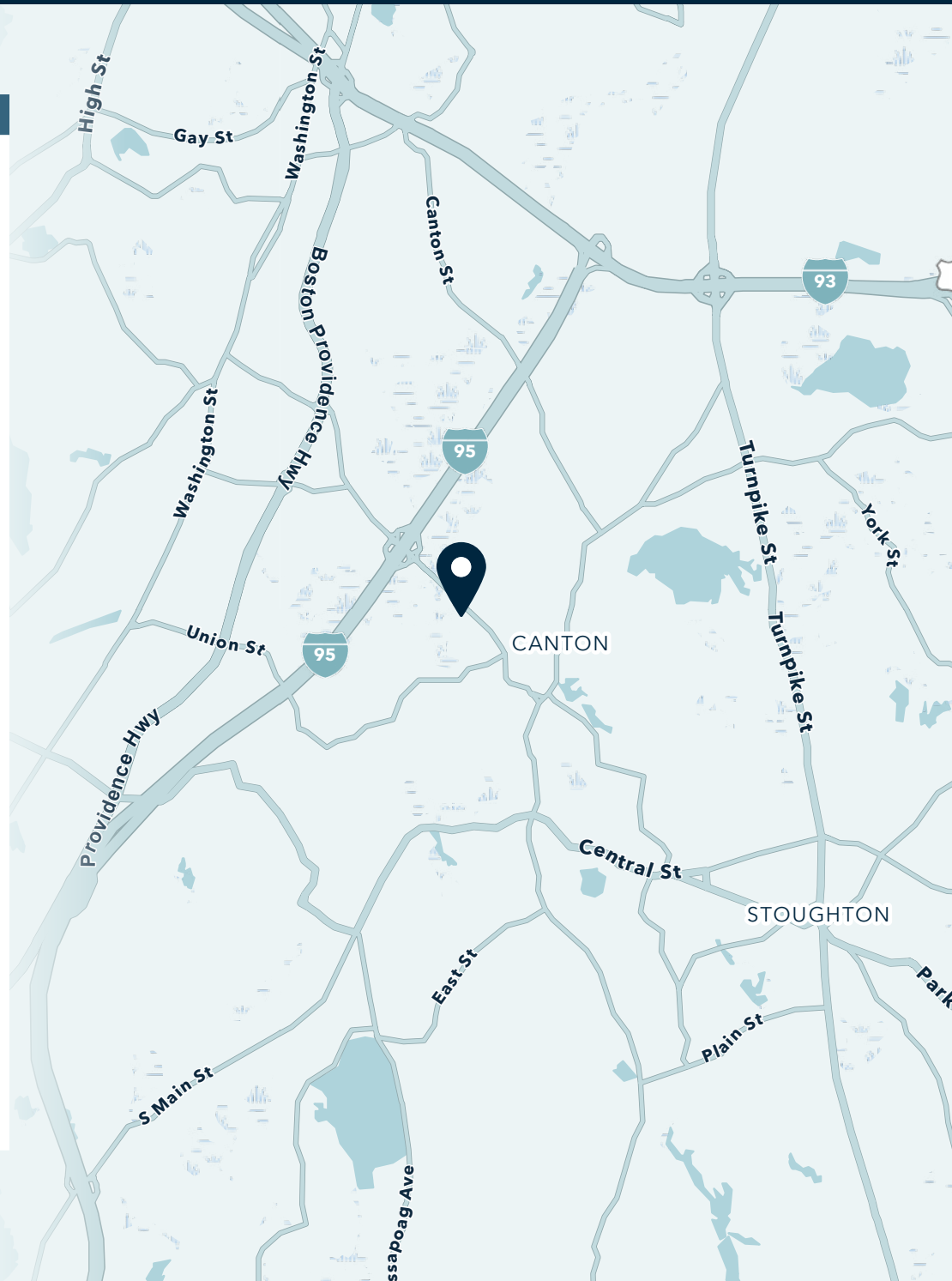






## Area Snapshot

	3 miles	5 miles	7 miles
<b>Population</b>			
2025 Estimated Population	52,406	135,309	256,183
2030 Projected Population	52,832	136,818	258,570
Proj. Annual Growth 2025 to 2030	0.16%	0.22%	0.19%
<b>Daytime Population</b>			
2025 Daytime Population	68,554	154,022	263,976
Workers	45,449	93,490	146,971
Residents	23,105	60,532	117,005
<b>Income</b>			
2025 Est. Average Household Income	\$176,301	\$185,169	\$180,216
2025 Est. Median Household Income	\$124,184	\$135,812	\$128,359
<b>Households &amp; Growth</b>			
2025 Estimated Households	21,802	52,680	97,074
2030 Estimated Households	22,197	53,743	98,980
Proj. Annual Growth 2025 to 2030	0.36%	0.40%	0.39%
<b>Race &amp; Ethnicity</b>			
2025 Est. White	70%	69%	61%
2025 Est. Black or African American	9%	11%	17%
2025 Est. Asian or Pacific Islander	9%	9%	9%
2025 Est. American Indian or Native Alaskan	0%	0%	0%
2025 Est. Other Races	11%	11%	13%
2025 Est. Hispanic (Any Race)	7%	7%	9%

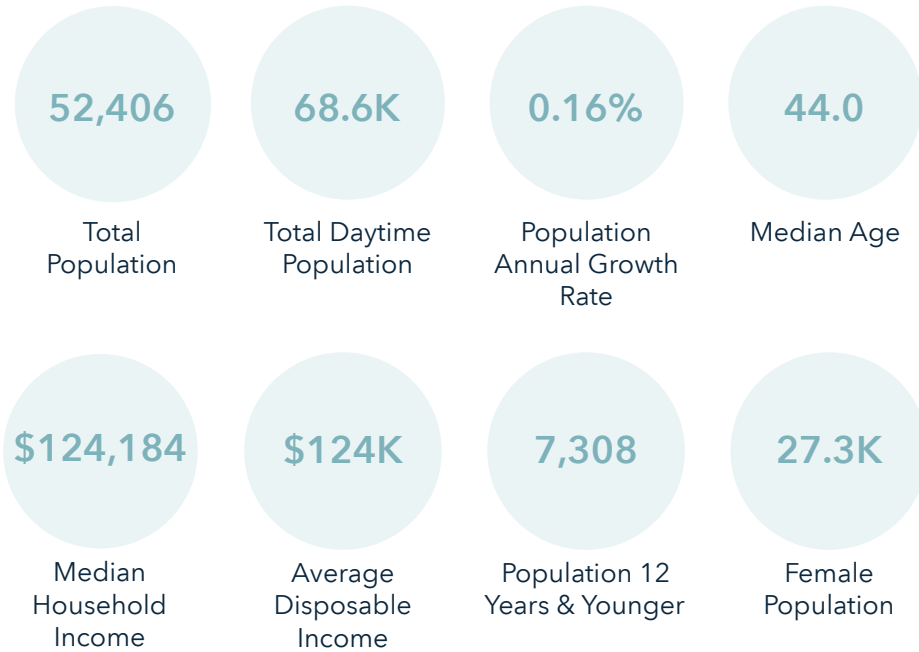


**Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

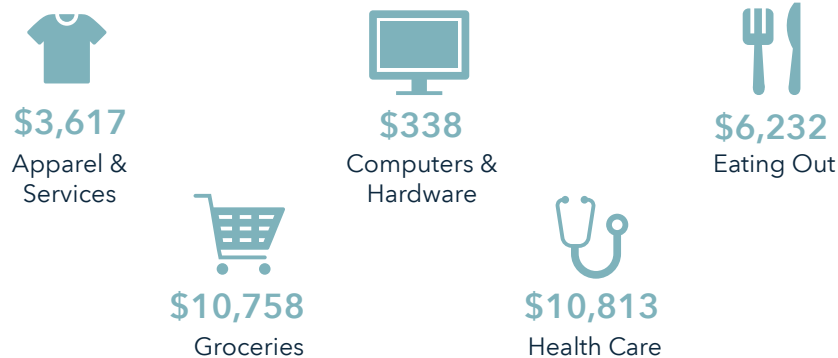


## Ring of 3 Miles

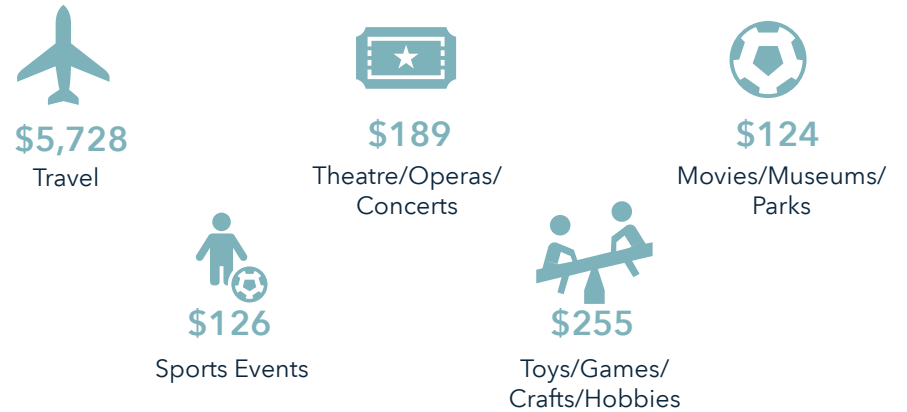
### Key Facts



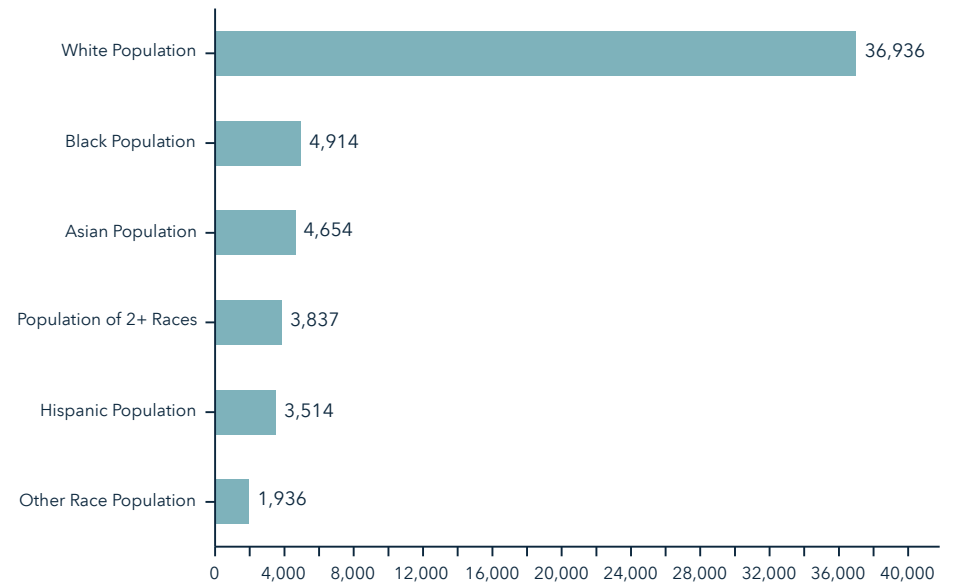
### Annual Household Spending



### Annual Lifestyle Spending



### Race





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