



533 Washington St, Abington, MA

Request for Proposal

Redevelopment Opportunity

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533 WASHINGTON STREET

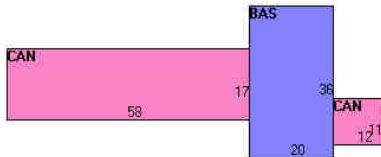
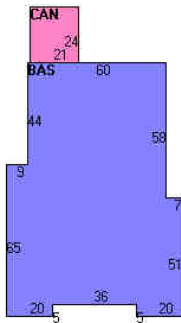
Introduction

Santander Bank, with the assistance of real estate advisor, Colliers, is soliciting development proposals from interested qualified firms (“Developer”), through this Request for Proposals (“RFP”), for the acquisition and development and a sale lease back on a portion of 533 Washington Street (“the Property”) to accommodate a stand-alone Santander Bank Branch building.

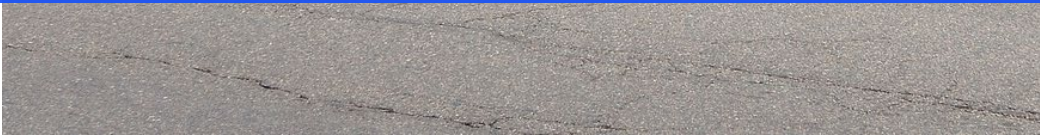
The Property consists of two buildings; a Bank Branch and stand-alone drive through ATM. The total existing buildout of the site is approximately 11,872 SF across the two buildings. The buildout of the site is oriented toward Washington Street, which provides vehicular access. In terms of zoning, it is surrounded by Central Business District on one side and Medium Density Residential (30,000 sq. ft.) on the other sides.



FBM[5500]
UBM[1830]



Address	533 Washington Street
Building Count	2
Site Area (Acres)	2.64
Frontage	740
Current Zoning	CBD
Use Code	3410
Description	BANK BLDG MDL-94



533 WASHINGTON STREET

Transaction Overview

Colliers is Santander's representative with respect to the sale of the Property. Bids are due to Colliers on or before the Bid Due Date, in accordance with the submission requirements outlined below. Santander reserves the right to select finalists, to seek additional information or revised bids from one (1) or more bidders, to select a highest responsible bidder, to solicit best and final offers, to reject any or all bids, to amend this RFP in any way, or to discontinue this RFP selection process altogether.

Transaction Type: Sale & Partial Sale-lease back

Property Size: Approximately 2.64 acres

Incurred Costs: Neither Santander Bank nor Colliers are responsible for any costs incurred by any Respondent for any act or undertaking in responding to this RFP.

Environmental Conditions: Any testing, abatement and remediation costs associated with the Property will be the sole responsibility of the Developer.

Sale-Leaseback Terms

As a part of the sale agreement, the Developer will construct a new Bank Branch facility outlined in the Development Requirements.

As for initial lease terms, Santander Bank will sign a ten (10) year lease at \$200,000 annually with two (2) ten (10) year options to renew the said lease at the then fair market value.

During construction of the new Bank Branch facility and until delivery of the new branch building for Tenant's occupancy, Santander Bank will continue to operate the existing Branch located at 533 Washington Street and will not be subject to rent payment but shall be responsible for operating expenses and real estate taxes.





533 WASHINGTON STREET

Development Requirements/Reserved Rights

Santander Bank is requesting as part of the RFP, the Developer will deliver a new single-story building for Santander Bank totaling 2,800 +/- square feet on the corner of Washington Street and Centre Ave. Project details as well as Prototype renderings and examples are included in Exhibit A & B of attachments.



533 WASHINGTON STREET

Background, Property Description & Zoning

Key Property Characteristics

Parcel Description: Located in the Town of Abington, Plymouth County, the Property comprises 2.64 +/- acres, Parcel 192 of the Town of Abington Assessor's Map. Existing Improvements include a Bank Branch including a drive through and an additional ATM drive through in main parking area. Please see parcel map and aerial view of Property in attachments.

Neighborhood: The Property is in the Downtown area of Abington. The area around the Property consists of assorted retail and commercial businesses as well as town resources such as Town Hall, Fire Department and Police Station. The Property is conveniently located ½ a mile from the Abington Commuter Rail train station into Boston's South Station. Additionally, the site is located right off Route 18, for direct access to Route 3.

Frontage: The Property fronts the corner of Washington and Bank Street as well as Washington Street and Centre Ave. On average, Washington Street has a traffic volume of approximately 15,000 cars daily. While Centre Ave sees approximately 13,500 cars daily.

Zoning and Permitting

The Property is zoned as "Central Business District". It is recommended that Responders review the Town of Abington's Zoning Regulations and General Bylaws when developing their responses, as well as Table Use of Regulations in Attachments, Exhibit D.

Property Highlights

- Build-to-suit
- Serving the commuter traffic of Route 123 and Route 18
- 14,000 vehicles per day from Washington Street to Centre Ave
- Center of Abington
- Located in a prime area with access to major highways
- Less than 1 mile from the MBTA – Commuter Rail
- Excellent visibility
- Onsite parking

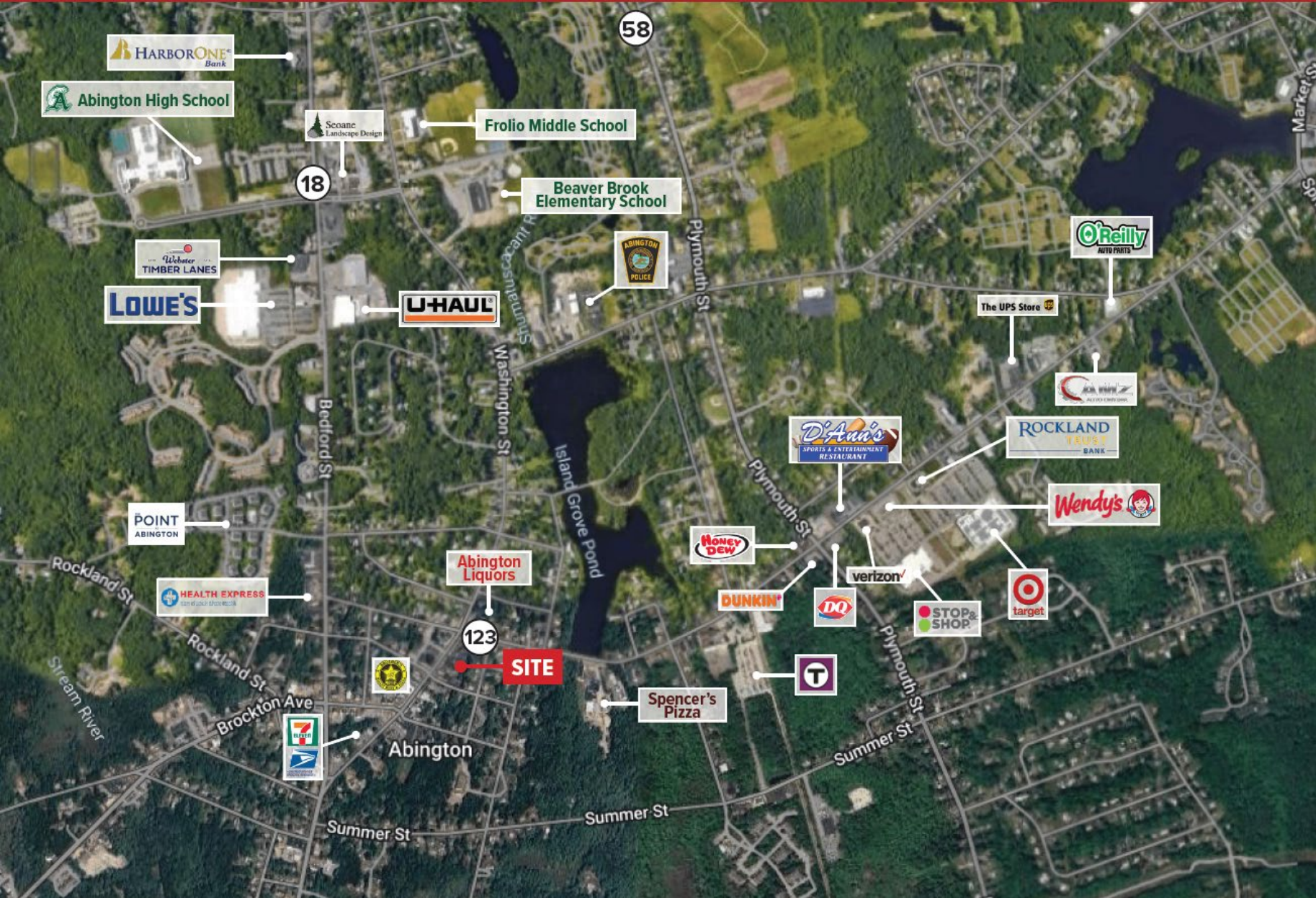
Nearby Retailers

- Santander
- Target
- Stop & Shop
- Verizon
- Wendy's
- Dunkin'
- Honey Dew Donuts
- McDonald's
- Ocean State Job Lot

Conceptual Site Plan



Aerial



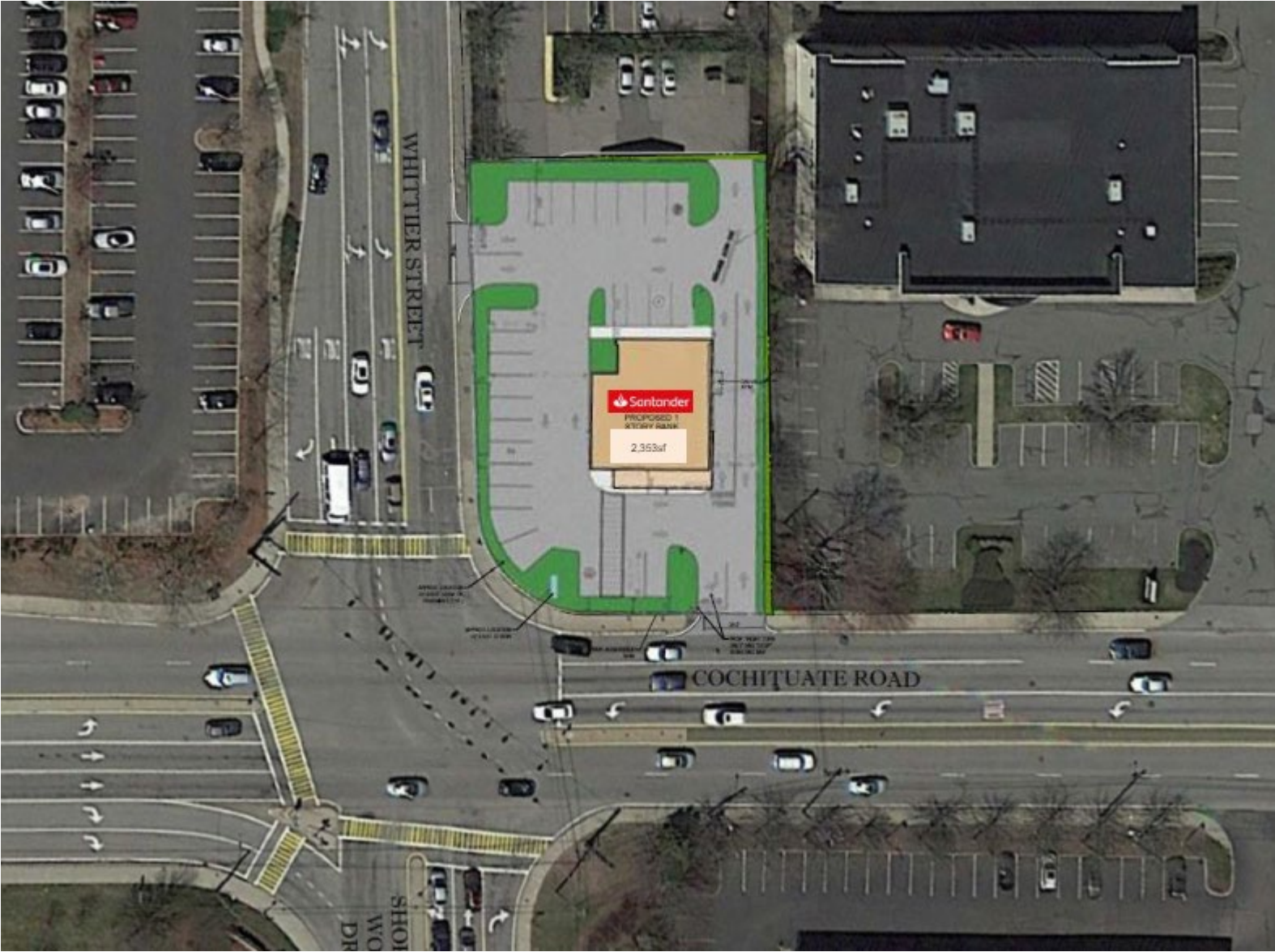
Renderings



Framingham RT 30 Prototype Renderings



Framingham RT 30 Site Plan



Wakefield-Main Street Prototype Renderings



Wakefield Site Plan



Wakefield Completion Pictures



Attachments

EXHIBIT C - AERIAL OF SITE



**Town of Abington
Table of Use Regulations (§ 175-21)
(Cont'd)**

Principal Uses	Zoning Districts											
	R-20	R-30	R-40	GC	HC	I	BD	FW	CBD	TOD	TC	MUPDD
(12) Temporary mobile home for up to 12 months where fire or other disaster destroyed an existing dwelling on the lot	Y	Y	Y	Y	Y	Y	Y	SP	Y	Y	Y	Y
B. Institutional, Recreational and Educational Uses												
(1) Place of worship	Y	Y	Y	Y	Y	Y	Y	SP	Y	Y	Y	Y
(2) Religious, sectarian and nonsectarian denominational, private or public school not conducted as a private business for gain	Y	Y	Y	Y	Y	Y	Y	SP	Y	Y	Y	Y
(3) Cemeteries	SP	SP	SP	N	N	N	N	SP	N	N	N	N
(4) Recreation facility owned or operated by an agency of Town or other government	SP	SP	SP	SP	SP	SP	Y	SP	SP	SP	SP	SP
(5) Public utilities	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
(6) Private nonprofit libraries or museums	SP	SP	SP	SP	SP	SP	Y	SP	Y	SP	Y	SP
(7) Private nonprofit, community center buildings, settlement house or other similar facility	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
(8) Hospital, infirmary, nursing home, convalescent home	SP	SP	SP	SP	SP	N	Y	SP	N	N	N	SP
(9) Day nursery, nursery, school, kindergarten or other agency giving day care to children, adult day care	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
(10) Trade, professional or other school conducted as a private business for gain	N	N	N	Y	Y	SP	Y	SP	Y	N	Y	N
(11) Fraternal nonprofit membership club or lodge	N	N	N	Y	Y	SP	Y	SP	SP	N	SP	N
(12) Country club, golf, swimming, outdoor tennis, or other commercial recreational facility	SP	SP	SP	Y	Y	Y	Y	SP	N	SP	N	SP
(13) Entertainment and recreation facilities operated as a business for gain, including but not limited to bowling alley. Theatre, sport arena, skating rink, or tennis courts provided such use is housed indoors in sound-insulated structure protecting neighborhood from inappropriate noise in any season	N	N	N	SP	Y	Y	Y	SP	Y	N	Y	SP
(14) All Town and municipal uses	SP	SP	SP	SP	SP	SP	Y	SP	SP	SP	SP	SP

**Town of Abington
Table of Use Regulations (§ 175-21)
(Cont'd)**

Principal Uses	Zoning Districts											
	R-20	R-30	R-40	GC	HC	I	BD	FW	CBD	TOD	TC	MUPDD
C. Agricultural Uses												
(1) Farming-agricultural, orchard, horticultural or silvicultural provided the land is used primarily for agriculture, the majority of the products sold (if any) are produced on the property, and the parcel of land is greater than five acres	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
(2) Farming-livestock, provided the land is used primarily for agriculture, the majority of the products sold (if any) are produced on the property, and the parcel of land is greater than five acres and further provided that any building housing livestock, be not less than 50 feet from any property line and provided that fencing adequate to prevent passage of animals on to abutting property be established	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
(3) One roadway stand per farm for sale of agricultural products the majority of which are grown or produced on the premises	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
D. Office												
(1) Professional business or financial office or studio, except laboratories provided such offices and studios shall be situated in a dwelling used as a private residence by the professional, business, financial person and provided that not more than 25% of the floor area of the residence shall be used for the professional, financial or business purpose	Y	Y	Y	Y	Y	N	N	SP	Y	Y	Y	N
(2) Business, financial and professional offices other than those in § 175-21D(1)	N	N	N	Y	Y	Y	Y	SP	Y	SP	Y	Y

**Town of Abington
Table of Use Regulations (§ 175-21)
(Cont'd)**

Principal Uses	Zoning Districts											
	R-20	R-30	R-40	GC	HC	I	BD	FW	CBD	TOD	TC	MUPDD
D. Office (cont'd)												
(3) Offices and clinics for medical psychiatric, or other health services for examination or treatment of persons as outpatients, including only laboratories that are part of such office or clinic other than those in § 175-21D(1)	SP	SP	SP	Y	Y	Y	Y	SP	Y	SP	N	Y
(4) Laboratories or scientific research facility as a principal or accessory use	N	N	N	SP	SP	SP	Y	SP	N	N	N	SP
(5) Commercial or educational radio or television studio	N	N	N	Y	Y	Y	Y	SP	Y	N	N	N
(6) Commercial or educational radio or television transmission tower facility but not studio; or wireless communication facilities	N	N	N	N	SP	SP	SP	SP	N	N	N	SP
E. Retail Business												
<u>Service Establishments</u>												
(1) Store for retail sale of merchandise provided all display, storage and sale of materials are conducted within a building and provided there be no manufacturing or assembly on the premises, except as outlined in § 175-21E(10)	N	N	N	Y	Y	SP	Y	SP	Y	Y	Y	SP
(2) Eating places serving food and beverages to be consumed within the building	N	N	N	Y	Y	SP	Y	SP	Y	Y	SP	SP
(3) Drive-in or open-air restaurant or other or other establishment providing food and beverage with no live or mechanical or electronic entertainment.	N	N	N	SP	Y	SP	Y	SP	N	N	N	N
(4) Space for mfg., assembly or packaging of consumer goods provided that at least 50% of such merchandise is sold at retail on premises and that all display, sales and storage is conducted within bldg., and further provided that not more than 25% of floor area is devoted to manufacturing, assembly, or packaging of consumer goods	N	N	N	SP	Y	Y	Y	SP	SP	N	N	SP

**Town of Abington
Table of Use Regulations (§ 175-21)
(Cont'd)**

Principal Uses	Zoning Districts											
	R-20	R-30	R-40	GC	HC	I	BD	FW	CBD	TOD	TC	MUPDD
E. Retail Business (cont'd)												
<u>Service Establishments</u>												
(5) Service business serving local needs such as barber shops, beauty shops, shoe repair, self-service laundry, or dry cleaning establishments	N	N	N	Y	Y	SP	Y	SP	Y	Y	Y	SP
(6) Mortuary, undertaking or funeral establishment	SP	N	N	Y	Y	N	Y	SP	Y	N	N	N
(7) Veterinary establishment or kennel used for boarding purposes, provided that animals are kept indoors	N	N	N	SP	Y	N	Y	SP	N	N	N	SP
(8) Store for retail sale of merchandise such as, but not limited to, lumber yards and building supply wherein merchandise is stored in the open	N	N	N	Y	Y	Y	Y	SP	N	N	N	N
(9) Planned commercial dev. (See Art. VII.)	N	N	N	SP	SP	SP	SP	SP	SP	SP	SP	SP
(10) Adult entertainment establishment	N	N	N	N	N	SP	N	N	N	N	N	N
(11) Drive-thru or kiosk as an accessory use to a principal use	N	N	N	SP	SP	SP	SP	SP	N	N	N	N
(12) Tattoo parlor or body piercing business	N	N	N	N	SP	SP	N	SP	N	N	N	N
F. Automotive Service and Open Air Drive-in Retail Service												
(1) Gasoline and diesel service station and sales	N	N	N	SP	SP	SP	SP	SP	N	N	N	N
(2) Sale or rental of automobiles, boats and other motor vehicles and accessory storage conducted party or wholly within an enclosed sound-insulated structure to protect the neighborhood from inappropriate noise and other disturbing effects such as, but not limited to, flashing, fumes, gases, smoke and vapors	N	N	N	SP	N	N	SP	SP	N	N	N	N

**Town of Abington
Table of Use Regulations (§ 175-21)
(Cont'd)**

Principal Uses	Zoning Districts											
	R-20	R-30	R-40	GC	HC	I	BD	FW	CBD	TOD	TC	MUPDD
F. Automotive Service and Open Air Drive-in Retail Service (cont'd)												
(3) Automobile repair shops, repair of any motor vehicle or combination, except a semi-trailer unit, truck trailer combination (a truck having a registered gross weight in excess of 18,000 lbs. drawing a trailer having a registered gross weight in excess of 6,000 lbs.); a bus (80 inches or more in width designed or used for the transportation of persons and having a permanent seating in addition to the operator); tractor (a motor vehicle designed and used for drawing a semi-trailer); a truck having a registered gross weight in excess of 18,000 lbs; or school bus, provided all work is carried out within the building	N	N	N	Y	Y	Y	SP	SP	N	N	N	N
(4) Car washing establishments	N	N	N	SP	SP	N	SP	SP	N	N	N	N
(5) Truck and heavy equipment repair shops provided all work is carried out within the building	N	N	N	N	SP	Y	Y	SP	N	N	N	N
(6) Sales places for flowers, garden supplies, agricultural produce partly or wholly outdoors, including commercial green-houses	N	N	N	Y	Y	N	Y	SP	N	N	SP	N
(7) Place for exhibition, lettering or sale of gravestones	N	N	N	Y	Y	Y	SP	SP	N	N	Y	N
G. Industrial, Wholesale and Transportation Uses												
(1) Laundries and dry cleaning plant	N	N	N	SP	SP	Y	N	SP	N	N	N	N
(2) Printing, binding, publishing and related arts and trade	N	N	N	SP	SP	Y	Y	SP	N	N	N	Y
(3) Bottling of beverages	N	N	N	SP	SP	Y	Y	SP	N	N	N	Y

**Town of Abington
Table of Use Regulations (§ 175-21)
(Cont'd)**

Principal Uses	Zoning Districts											
	R-20	R-30	R-40	GC	HC	I	BD	FW	CBD	TOD	TC	MUPDD
G. Industrial, Wholesale and Transportation Uses (cont'd)												
(4) Plumbing, electrical, or carpentry shop or other similar service or repair establishment other than those in § 175-21I(6)	N	N	N	Y	Y	Y	Y	SP	Y	Y	Y	Y
(5) Place for manufacturing, assembling of goods provided that all resulting cinders dust, flashing fumes, gases, odors, refuse matter, smoke and vapor be effectively confined to the premises or be disposed of in a manner that does not create a nuisance or hazard to safety or health	N	N	N	N	SP	Y	Y	SP	N	N	N	Y
(6) Wholesale business and storage in a roofed structure	N	N	N	Y	Y	Y	Y	SP	N	N	N	Y
(7) Trucking and freight terminals	N	N	N	N	N	SP	SP	SP	N	N	N	N
(8) Computer technology, Internet business, and other technology related business including the assembly of computer equipment and associated activities	N	N	N	SP	Y	Y	Y	SP	N	SP	N	Y
(9) Large-scale ground-mounted solar photovoltaic installations	N	N	N	N	SP	Y	N	N	N	N	N	SP
(10) Small-scale roof-mounted solar equipment	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
H. Other Principal Uses												
(1) Extractive industries, manufacture, distribution or sale of explosives	N	N	N	N	N	N	N	N	N	N	N	N
(2) Open-lot storage of registered transport vehicles and trailers	N	N	N	SP	SP	Y	SP	SP	N	N	N	Y
(3) Open-lot storage of registered trucks and trailers used for temporary storage	N	N	N	N	SP	Y	SP	SP	N	N	N	N
(4) Open-lot storage or sale of junk or salvaged materials	N	N	N	N	N	N	N	N	N	N	N	N
(5) Open-lot storage of goods and materials used in connection with a commercial or industrial use	N	N	N	SP	SP	SP	Y	SP	N	N	N	Y

**Town of Abington
Table of Use Regulations (§ 175-21)
(Cont'd)**

Principal Uses	Zoning Districts											
	R-20	R-30	R-40	GC	HC	I	BD	FW	CBD	TOD	TC	MUPDD
H. Other Principal Uses (cont'd)												
(6) Hazardous waste, refuse treatment, and disposal facilities per MGL 40A, § 9	N	N	N	N	N	SP	N	SP	N	N	N	N
(7) Registered marijuana dispensary	N	N	N	N	SP	SP	SP	N	N	N	N	SP
I. Accessory Uses												
(1) Detached private green-house, tennis court, or other accessory building or structure for domestic use provided it meets the requirements of § 175-26	Y	Y	Y	Y	Y	Y	N	SP	N	N	N	N
(2) Private horse stable provided that said structure be not less than 40 feet from any property line and provided that fencing adequate to prevent passage of animals on to abutting property be established; also corral is not to be less than five feet from abutting property	SP	Y	Y	SP	SP	SP	N	SP	N	N	N	N
(3) A private permanent nature swimming pool provided that the structure is no closer than 10 feet from a rear or side lot line or 35 feet from the street line	Y	Y	Y	SP	SP	SP	N	SP	SP	SP	SP	SP
(4) The raising or keeping of livestock or poultry as pets or for use by residents of the premises provided that no building for livestock or poultry may be less than 25 feet from any side or rear lot line nor nearer than 50 feet to the front lot line and not larger than 10% of the dwelling floor space	Y	Y	Y	Y	Y	SP	N	SP	N	N	N	N
(5) Any customary home occupation as described in Art. II	Y	Y	Y	Y	Y	SP	Y	SP	Y	Y	Y	N



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