

241/245 TURNPIKE ROAD
SOUTHBOROUGH, MA

FOR SALE
1.8 ACRE REDEVELOPMENT SITE

RENDERING OF PROPOSED DESIGN
FULLY PERMITTED



OFFERED AT \$2,150,000

R.W. HOLMES
COMMERCIAL REAL ESTATE

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof and is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

FOR MORE INFORMATION CONTACT:

CRAIG JOHNSTON
(508) 651-9022

CJOHNSTON@RWHOLMES.COM

PRIME OPPORTUNITY ON ROUTE 9

Offered at **\$2,150,000**

- Two Adjacent Parcels
- High Visibility
- Exceptional Development Potential

Unlock the potential of 241 & 245 Turnpike Road, a rare dual parcel offering located directly on Route 9, one of MetroWest's busiest commercial corridors.

Total Land Area

Approx. 1.84 acres (combined)

Zoning

Business Highway (BH) - allowing for a wide range of commercial uses including retail, office, medical, hospitality, and mixed use

Location Highlights

- Signalized intersection for easy ingress/egress
- Excellent traffic counts and visibility from both directions
- Minutes to I-495, I-90 (Mass Pike) and Route 85
- Close proximity to major employers, retail hubs and affluent residential communities

RENDERING OF PROPOSED DESIGN



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PROPOSED PROPERTY OVERVIEW

BUILDING SIZE APPROVED FOR 40,000 SF

ZONING BUSINESS HIGHWAY

DTC 50,000 CARS



EXCELLENT EXPOSURE TO ROUTE 9



AVERAGE HOUSEHOLD INCOME \$185,000

OFFERED AT \$2,150,000

RENDERING OF PROPOSED DESIGN

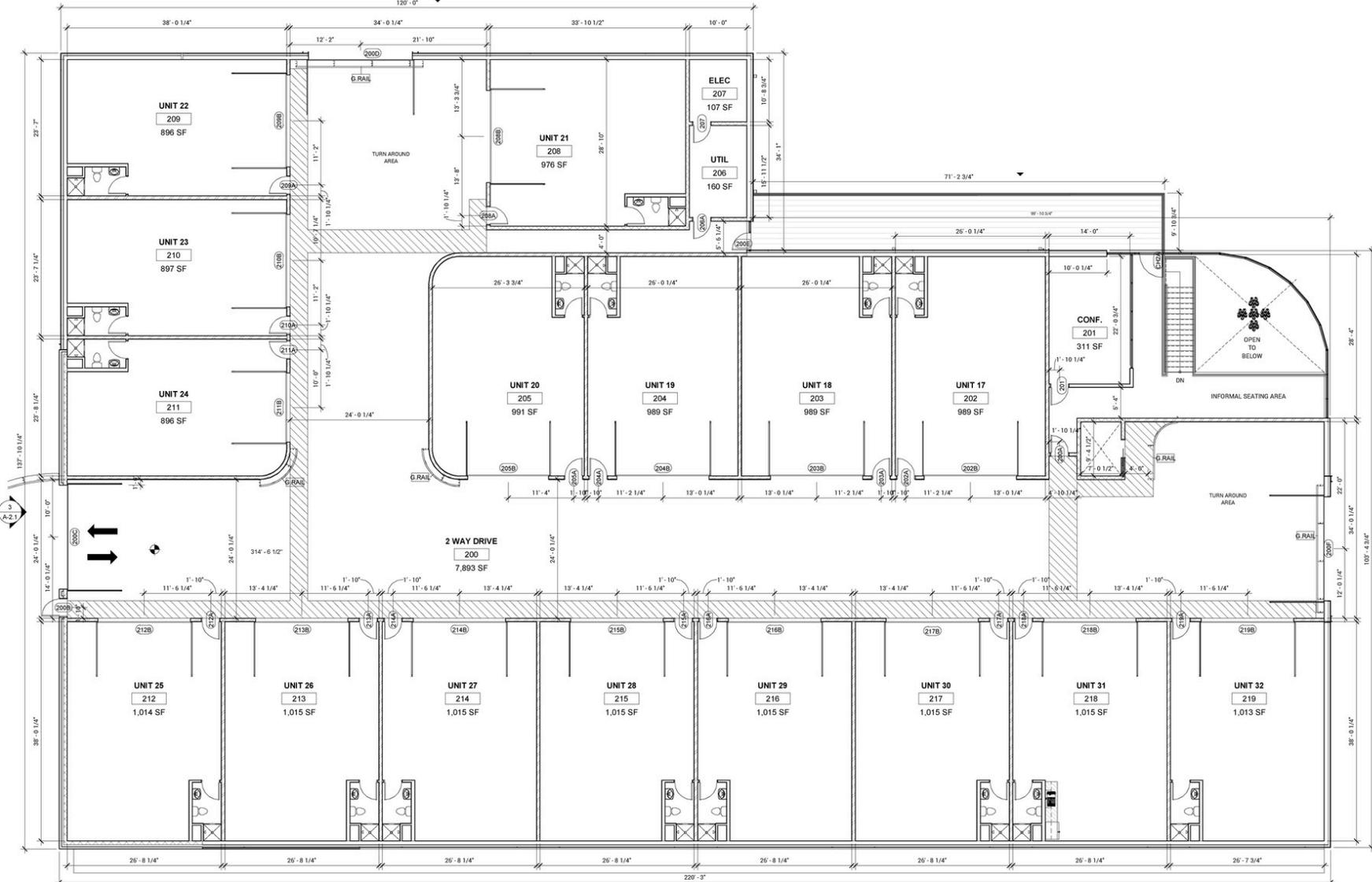


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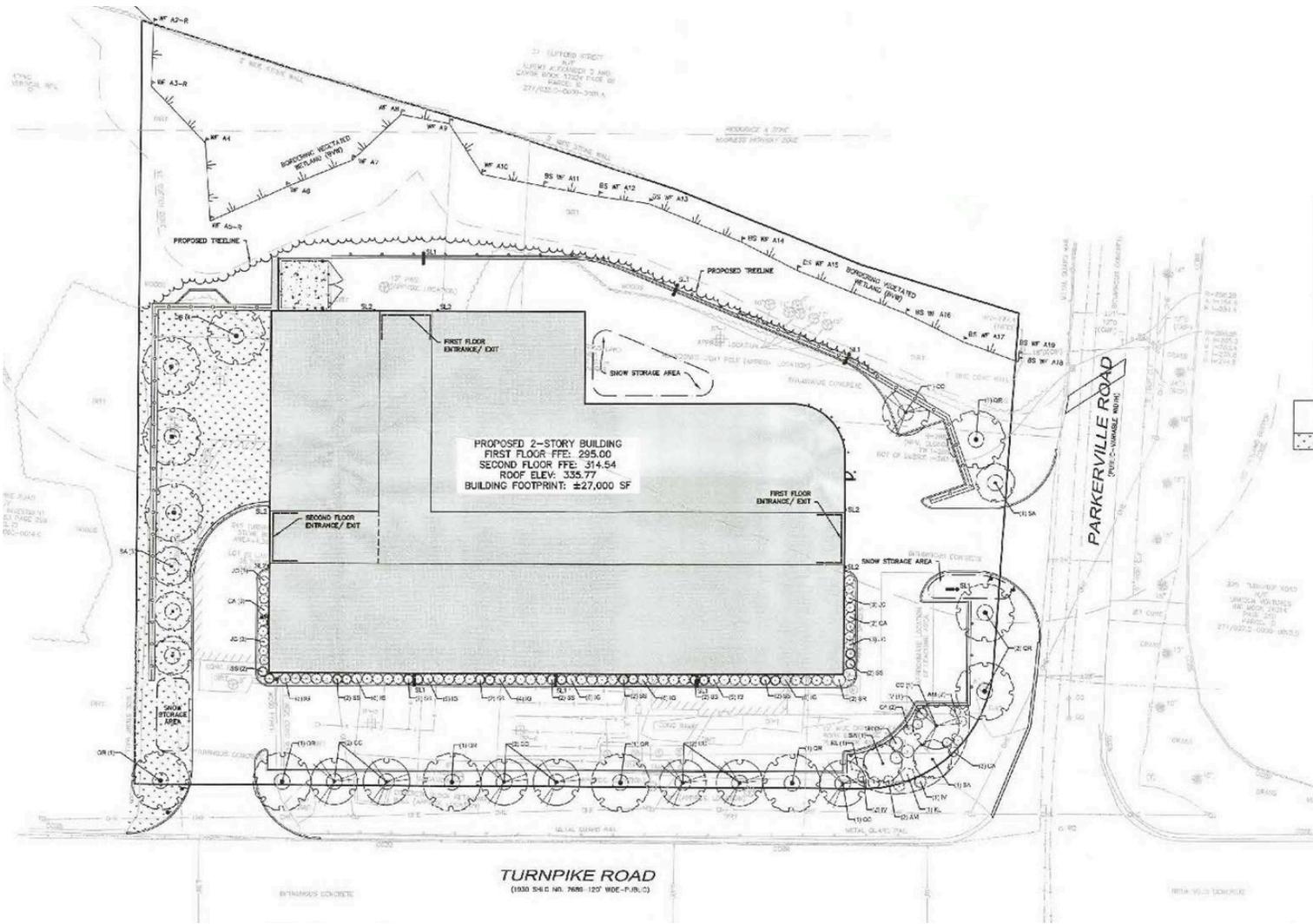


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PROPOSED FLOORPLAN



PROPOSED SITE PLAN



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**ACCESS FROM
245 TURNPIKE ROAD**

3 MILES TO 

2 MILES TO 

NEARBY AMENITIES

RESTAURANTS

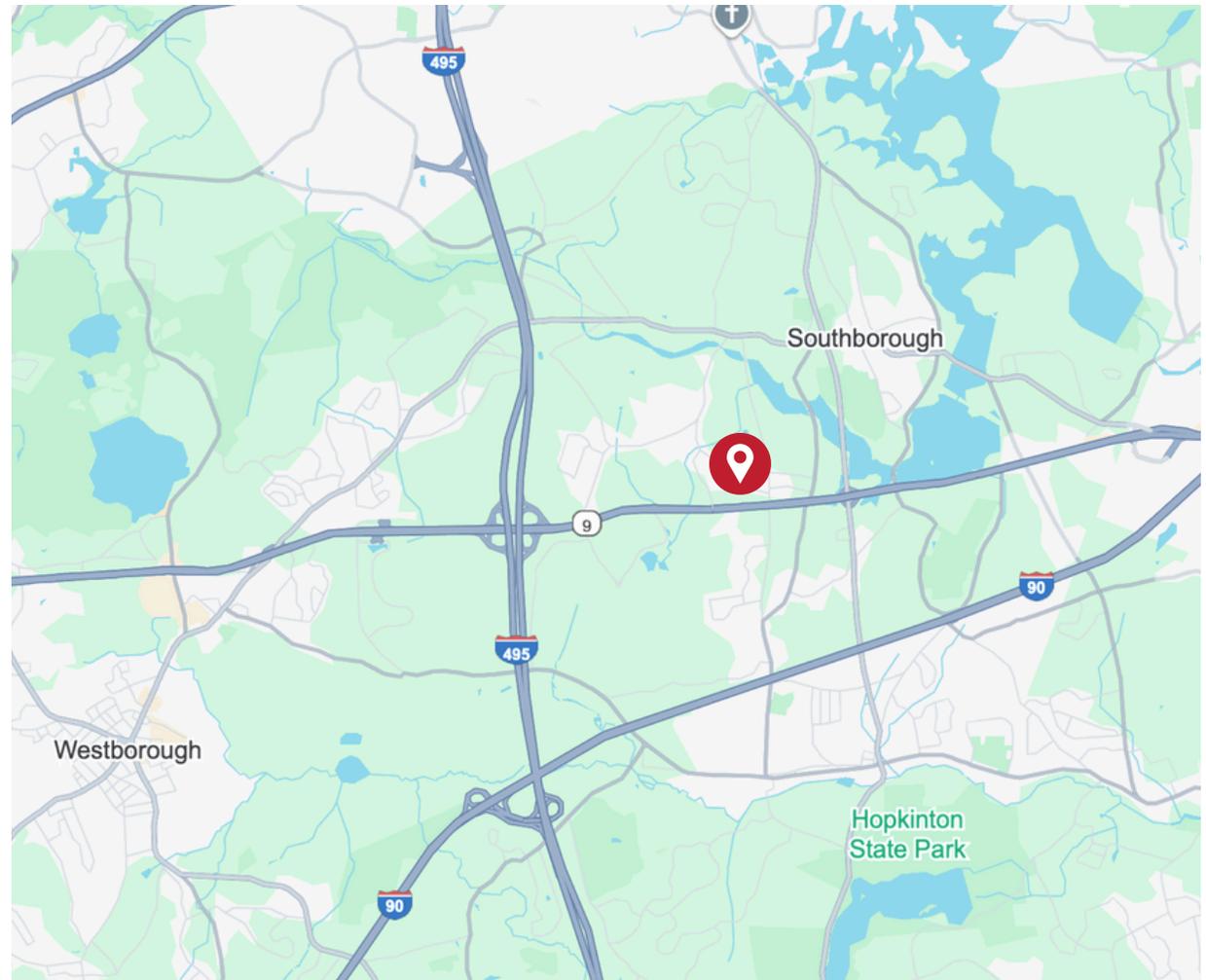
NAN'S KITCHEN
MAURO'S VILLAGE CAFE
OWEN O'LEARY'S
HOLA RESTAURANT & TEQUILA BAR

SHOPPING

TARGET
MAURO'S MARKET
STOP & SHOP

HOTELS

COURTYARD BY MARRIOTT
DOUBLETREE BY HILTON HOTELS
HAMPTON INN



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