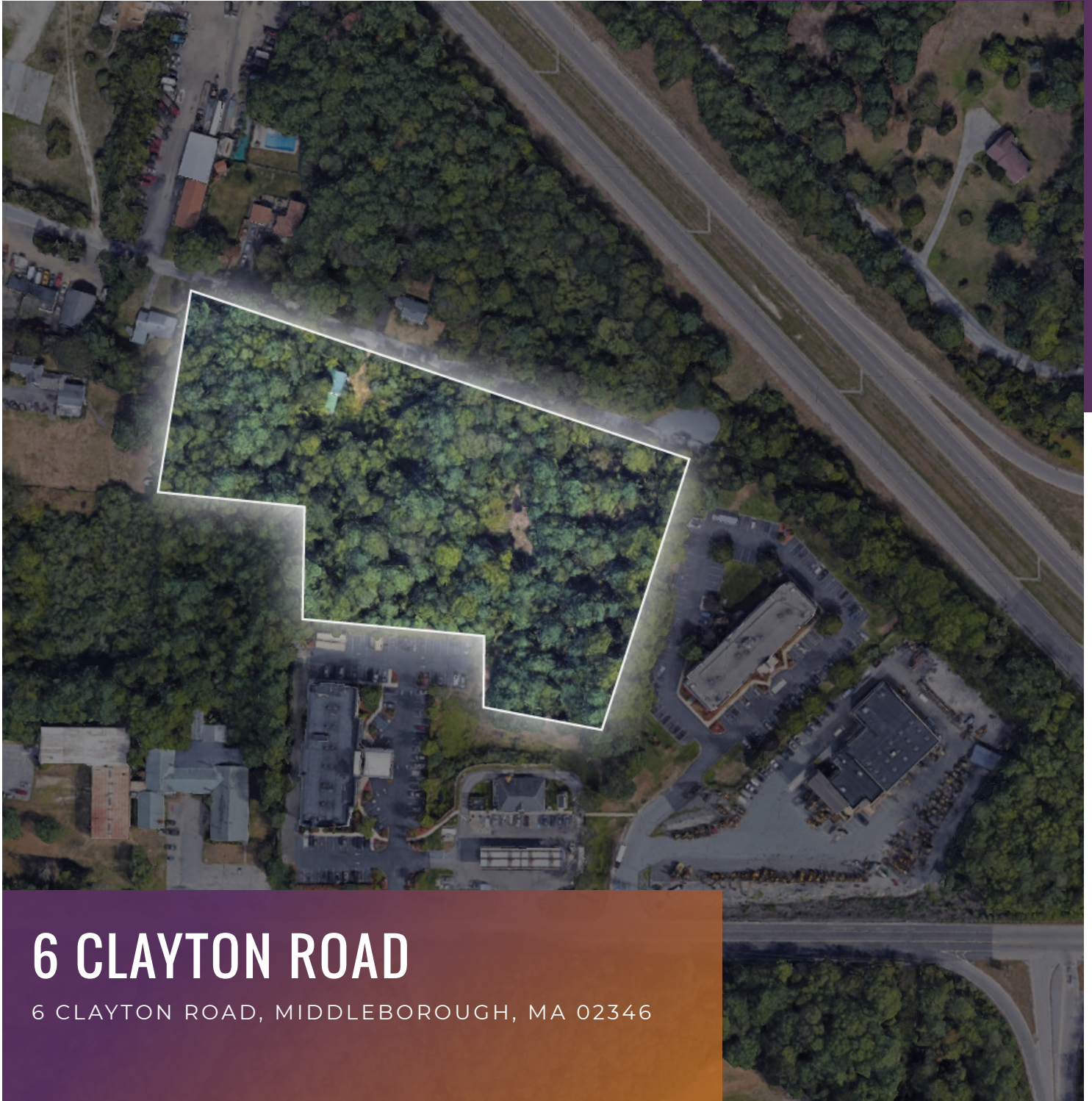


**FOR SALE**  
COMMERCIAL LAND



# 6 CLAYTON ROAD

6 CLAYTON ROAD, MIDDLEBOROUGH, MA 02346

*For More Information*

**DAVE ELLIS, SIOR**

781.919.0800 X701

dave@ellisrealtyadvisors.com





# 6 CLAYTON ROAD



## OFFERING SUMMARY

Sale Price:	\$1,595,000
Available SF:	
Lot Size:	5.35 Acres
Price / Acre:	\$298,131
Zoning:	General Use
Market:	Boston
Submarket:	Route 3 South

## PROPERTY OVERVIEW

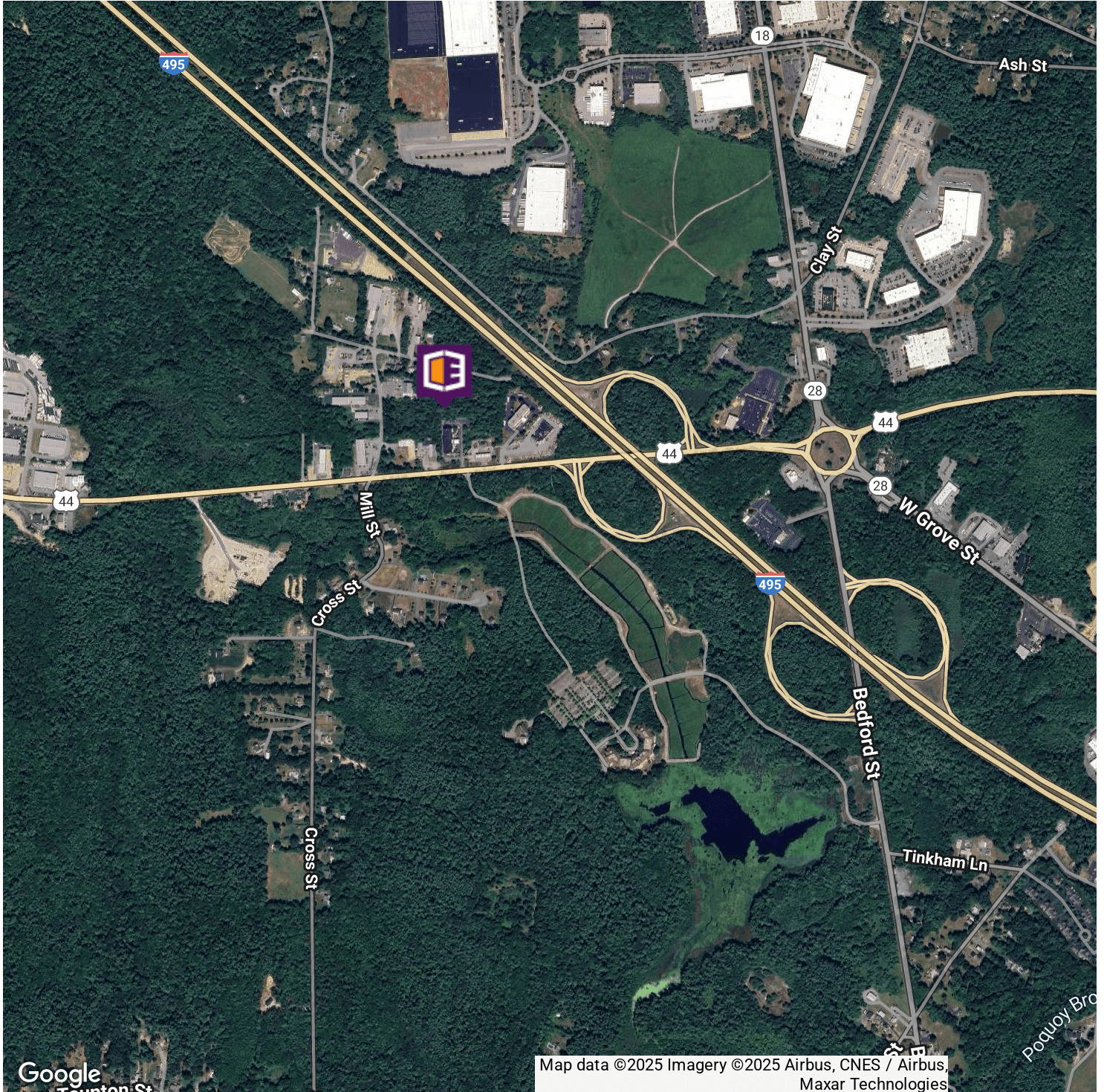
6 Clayton Road presents a rare opportunity for developers, investors, or owner-users to acquire a versatile 5.35 acre land parcel in the heart of Middleboro. Positioned within the highly flexible General Use zoning district, this site offers a wide array of permitted uses, accommodating everything from commercial and light industrial ventures to retail, office, or mixed-use development. The property's strategic location delivers direct access to major transportation routes—Route 495, Route 44, Route 58, and Route 18—providing unparalleled connectivity for both local and regional operations.

## PROPERTY HIGHLIGHTS

- 5.35 Acres
- General Use Zoning
- Direct Access to Route 495
- Developer or End-User
- Shallow Bay Development Site

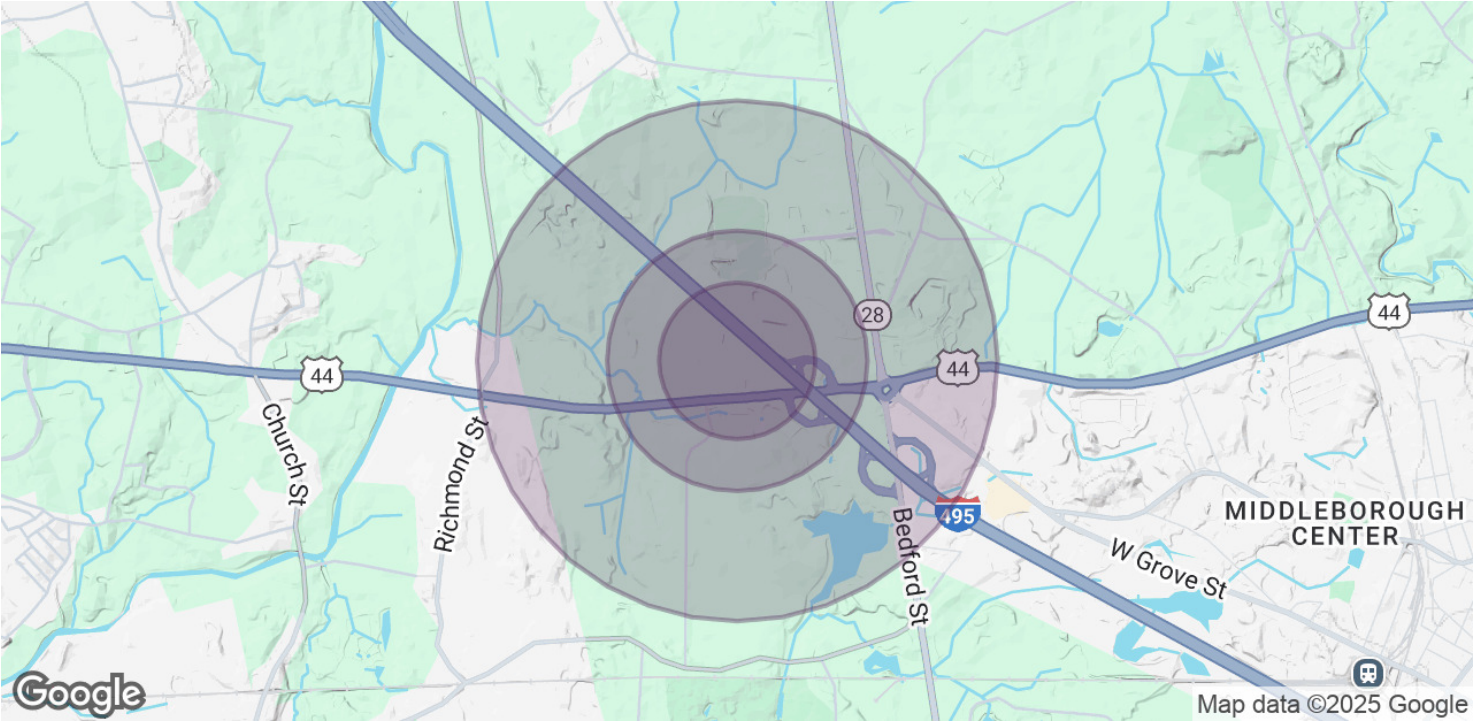


# 6 CLAYTON ROAD





# 6 CLAYTON ROAD



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	23	123	520
Average Age	43	44	43
Average Age (Male)	42	43	42
Average Age (Female)	43	44	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	8	44	188
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$164,395	\$155,665	\$145,703
Average House Value	\$703,897	\$663,803	\$625,686

Demographics data derived from AlphaMap