

PRESCHOOL LEASE TO PURCHASE

13 ACADEMY HILL ROAD, WESTMINSTER, MA 01473



**KW COMMERCIAL | NORTH CENTRAL**

670 Mechanic Street  
Leominster, MA 01453



*PRESENTED BY:*

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# TABLE OF CONTENTS

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Disclaimer	3
Property Description	4
Property Photos	5
Location Maps	6
Demographics	7
Professional Bio - Duncan	8

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# PROPERTY DESCRIPTION

Upton School  
13 Academy Hill Road | Westminster, MA 01473

04



## Pre-school Property Lease to Buy

This historic school property's highest and best use is as a Pre-school.

Location-Location-Location next to the elementary school and just off the Town Center makes for easy drop-off and pick up.

The Owner has completed a full 44 page set of plans and \$50K + restoration of the slate roof.

The owner would consider a ten year lease to purchase with both parties contributing to the required building improvements.

Give us a call and let's see if working together this project could be "Fast-tracked" for a September or January opening.

# PROPERTY PHOTOS

Upton School

13 Academy Hill Road | Westminister, MA 01473

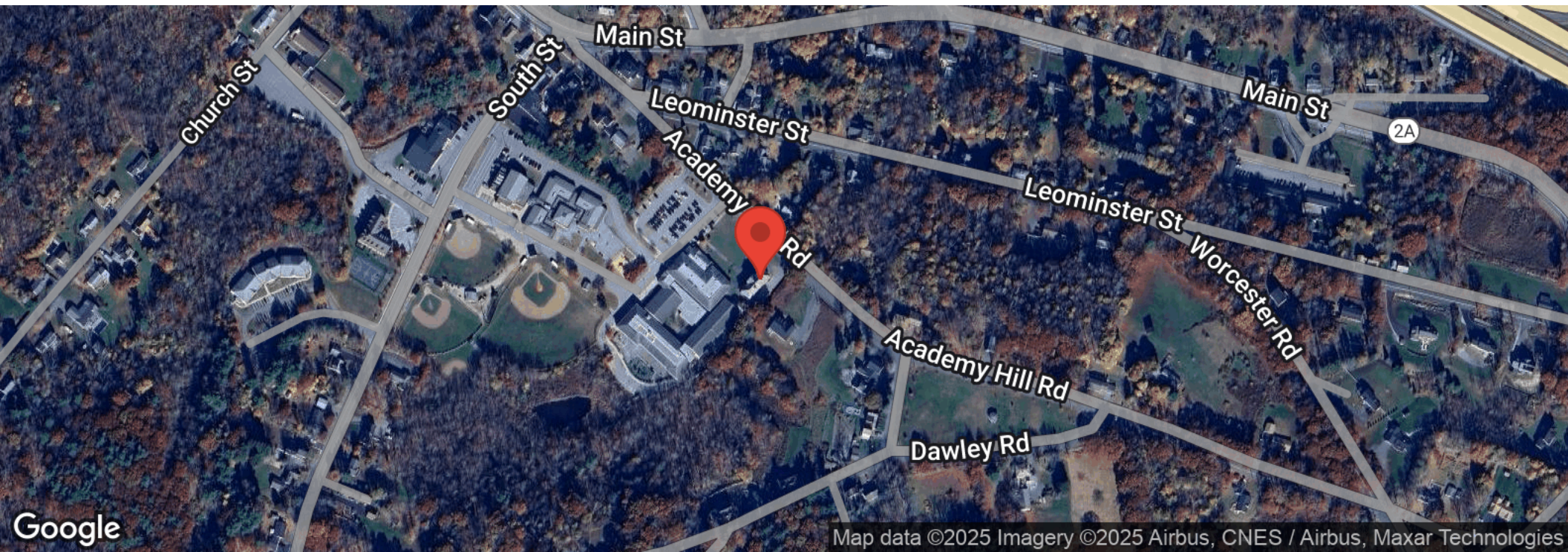
05



# LOCATION MAPS

Upton School

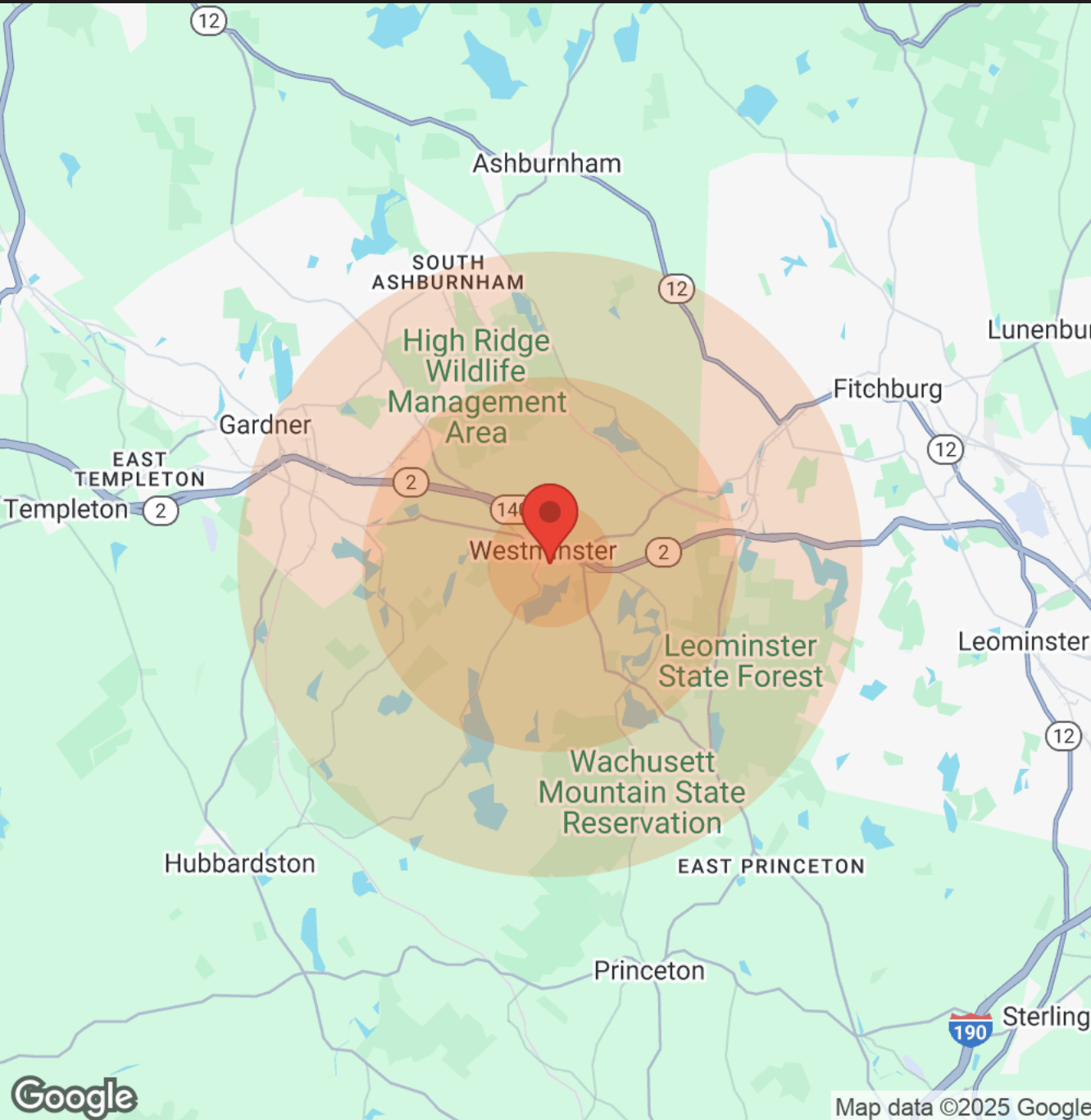
13 Academy Hill Road | Westminster, MA 01473



# DEMOGRAPHICS

Upton School

13 Academy Hill Road | Westminster, MA 01473



Population	1 Mile	3 Miles	5 Miles
Male	N/A	2,616	14,120
Female	N/A	2,574	13,426
Total Population	N/A	5,190	27,546

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	859	4,598
Ages 15-24	N/A	707	3,476
Ages 25-54	N/A	1,850	10,693
Ages 55-64	N/A	815	3,824
Ages 65+	N/A	959	4,955

Race	1 Mile	3 Miles	5 Miles
White	N/A	5,151	25,899
Black	N/A	5	518
Am In/AK Nat	N/A	N/A	31
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	63	1,927
Multi-Racial	N/A	50	1,834

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$70,727	\$66,823
< \$15,000	N/A	94	1,127
\$15,000-\$24,999	N/A	151	883
\$25,000-\$34,999	N/A	144	955
\$35,000-\$49,999	N/A	210	1,351
\$50,000-\$74,999	N/A	462	2,186
\$75,000-\$99,999	N/A	314	1,496
\$100,000-\$149,999	N/A	465	2,030
\$150,000-\$199,999	N/A	70	371
> \$200,000	N/A	57	301

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	2,216	11,175
Occupied	N/A	2,008	10,211
Owner Occupied	N/A	1,711	6,953
Renter Occupied	N/A	297	3,258
Vacant	N/A	208	964



**NORTHEAST  
SOLUTIONS**

# DUNCAN CHAPMAN

## MANAGING BROKER | FOUNDER



### PERSONAL PROFILE

A retired Colonel, Duncan has extensive large-scale U.S. and international real estate brokerage experience. He has successfully worked on many private and public real estate transactions at all levels: local, state, federal and quasi-government (e.g., military base redevelopments).

### WORK EXPERIENCE

Duncan is the Managing Broker of Northeast Real Estate Solutions, Inc., a New England-based real estate brokerage and consulting firm. He helps clients with all of their real estate needs from development and implementation of complex projects to standard real estate brokerage services. Duncan has over 30 years of commercial and corporate real estate experience. Prior to Northeast, he was a Senior Vice President at The Staubach Company for seven years, based in Boston, MA.

Duncan's diverse experience includes working with large institutional clients such as Texas Instruments, Kaman Aerospace and Cisco Systems. At one point, he was responsible for over 22 million square feet of real estate.

Duncan is a community leader, serves as a Commissioner on the Devens Enterprise Commission. He has succeeded in completing complex projects for a diverse group of public and private clients and organizations.

### CONTACT INFO

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### SKILLS SUMMARY

Real Estate Negotiations  
Project Management  
Budgeting and Cost Analysis  
Short & Long Term Planning  
Staff and Client Training  
Process Improvement

### STATES LICENSED

- Massachusetts
- Rhode Island

### EDUCATION

Norwich University  
B.S. Civil Engineering

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