

RE-DEVELOPMENT
PARCEL



LAND
FOR SALE



20 Central St, Brookfield MA

ASKING PRICE: Negotiable

LOT SIZE 1.95 Acres

ZONING BB

UTILITIES Town Water, Septic,
Natural gas

FRONTAGE:
Route 9: +/- 381ft
Central Street: +/- 157ft
Prouty Street: +/- 415ft



INVESTMENT HIGHLIGHTS

- 1.95 Acres for redevelopment to retail, convenience or medical
- Located along Route 9 about 15 miles west of Worcester in the center of Brookfield, Massachusetts
- Versatile redevelopment parcel features frontage along three roads:
 - Central Street
 - Prouty Street
 - Route 9
- BB zone allows for a variety of commercial uses

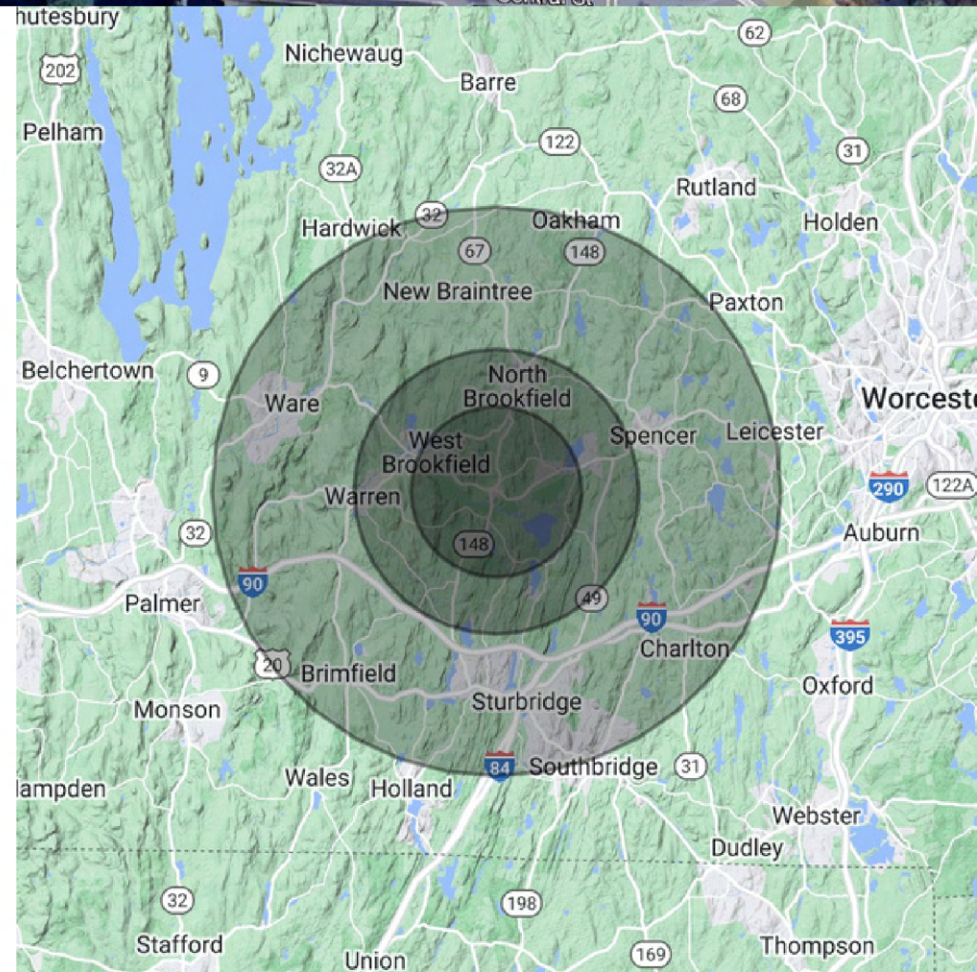
DEMOGRAPHICS



Population	3 Miles	5 Miles	10 Miles
Total Population	6,467	18,487	79,770
Average Age	46	45	43
Average Age (Male)	45	44	42
Average Age (Female)	47	46	44

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	2,669	7,632	32,545
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$106,027	\$109,520	\$111,156
Average House Value	\$375,742	\$388,742	\$421,312

Demographics data derived from AlphaMap





United States Postal Service

Post Rd

Butler Ave

Central St

Sherman St

Pleasant

2

1

1

2

20 Central Street
Available

Negotiable



Main St

Green St

Draper St

Maple St

Grove St

Lamb St

High St

Central St

Central St

River St

Sherman St

Pleasant St

Lincoln St

Lincoln St Ext



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