

FOR SALE

**135 - 139A**  
CAMBRIDGE STREET  
BURLINGTON, MA



**A Versatile 2.53 Acre Development Site  
Adjacent To Desirable Burlington Center**

**AVISON  
YOUNG**

# 135 -139A

## CAMBRIDGE STREET

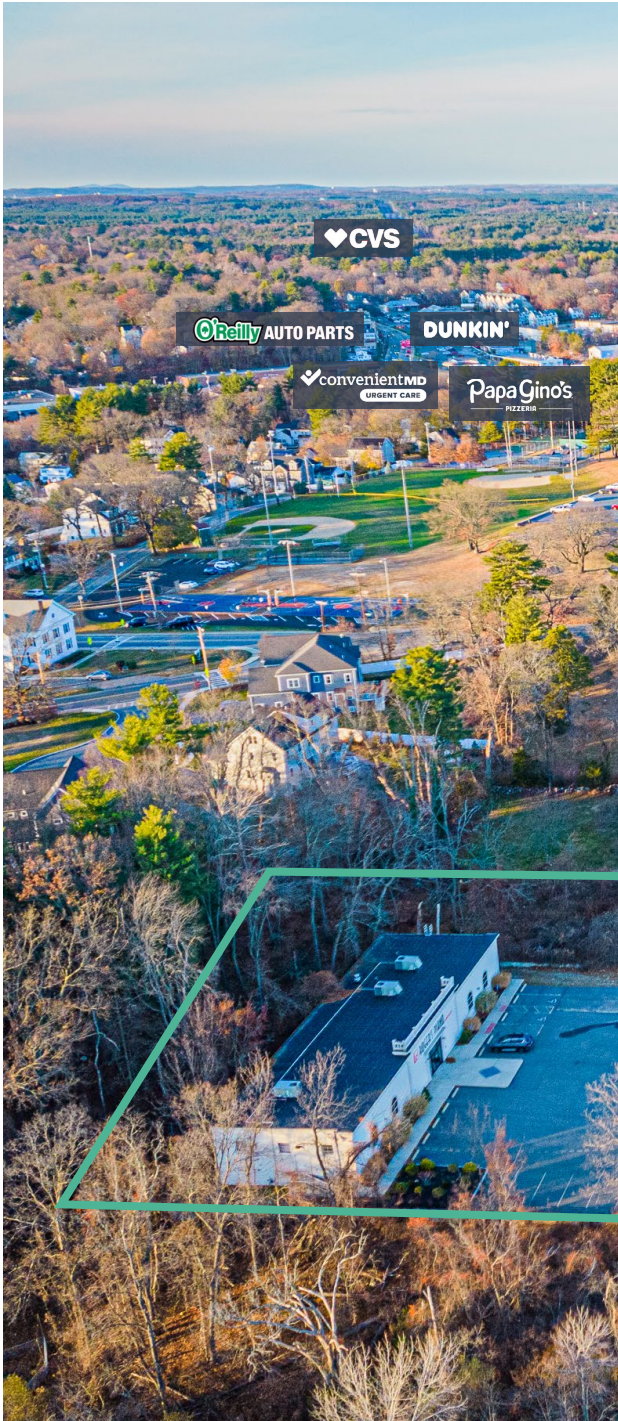
BURLINGTON, MA

Avison Young is pleased to offer for sale 135-139A Cambridge Street, a generous 2.5-acre development site ideally located along Route 3A in vibrant Burlington, Massachusetts. Strategically situated in a high-demand area adjacent to Burlington Town Center, the site offers tremendous access to major highways including 1-95 and Route 3, making it an ideal location for commercial or residential development. Adding to its appeal, the site is surrounded by a diverse range of amenities, including shopping centers, restaurants, entertainment, recreational facilities, and ample green space.

135-139A Cambridge Street is primarily situated within the General Business zoning district and Central Business overlay district, which support a variety of uses including senior living, residential, retail, and office development. The town's proactive approach to development and business-friendly environment make 135-139A Cambridge Street a truly special investment opportunity.

### OFFERING SUMMARY:

- Large 2.5-Acre development site
- General Business zoning district and Central Business District overlay afford a variety of potential uses
- 320 Feet of frontage along desirable Cambridge Street/Route 3A
- Adjacent to Burlington Town Center, The Town Common, and Simonds Park
- 1 mile from the I-95 via exit 51
- Robust nearby retail amenities, including the Shoppes at Simonds Park and the 1.3 million SF Burlington Mall
- Population of 64,696 within 3 miles with an average household income of \$148,512



**ASKING PRICE: \$6,500,000**

### POTENTIAL USES


For more information please contact:

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**SENIOR LIVING**



**RETAIL**



SHOPPES AT  
**SIMONDS PARK**  
 GOODNIGHTS JOHNNY'S  
 Cambridge Street Animal Hospital  
 Cambridge Savings Bank  
 PREMIER MARTIAL ARTS  
 Safari Kid  
 burn boot camp

Bank of America  
 Northern Bank

**SIMONDS PARK**

**BURLINGTON TOWN COMMON**

**Shell**

**2.53 ACRES**



**A·J·ROSE**  
CARPETS & FLOORING

**Eastern Bank**

**KinderCare**  
LEARNING CENTERS

**3A**



**RESIDENTIAL**



**RESTAURANT**



**FAST FOOD**



**HOTEL**



**OFFICE**

# PROPERTY DESCRIPTION

135-139A Cambridge Street is comprised of four separate tax parcels totaling 2.5-acres. The front portion of 135 Cambridge Street is improved with a +/-17,000 SF two-story warehouse building that was constructed in 1950, and the rear of the site is improved with approximately 6,075 SF single-story show room that was constructed in 1985 and substantially renovated in 2016. The site includes a large paved parking lot with approximately 100 striped spaces. 137 Cambridge Street is improved with a vacant ranch-style +/-814 square foot single family home constructed in 1951. 139A Cambridge Street is improved with a vacant two-story +/- 1,355 square foot single family home constructed in 1983.

## SITE SUMMARY

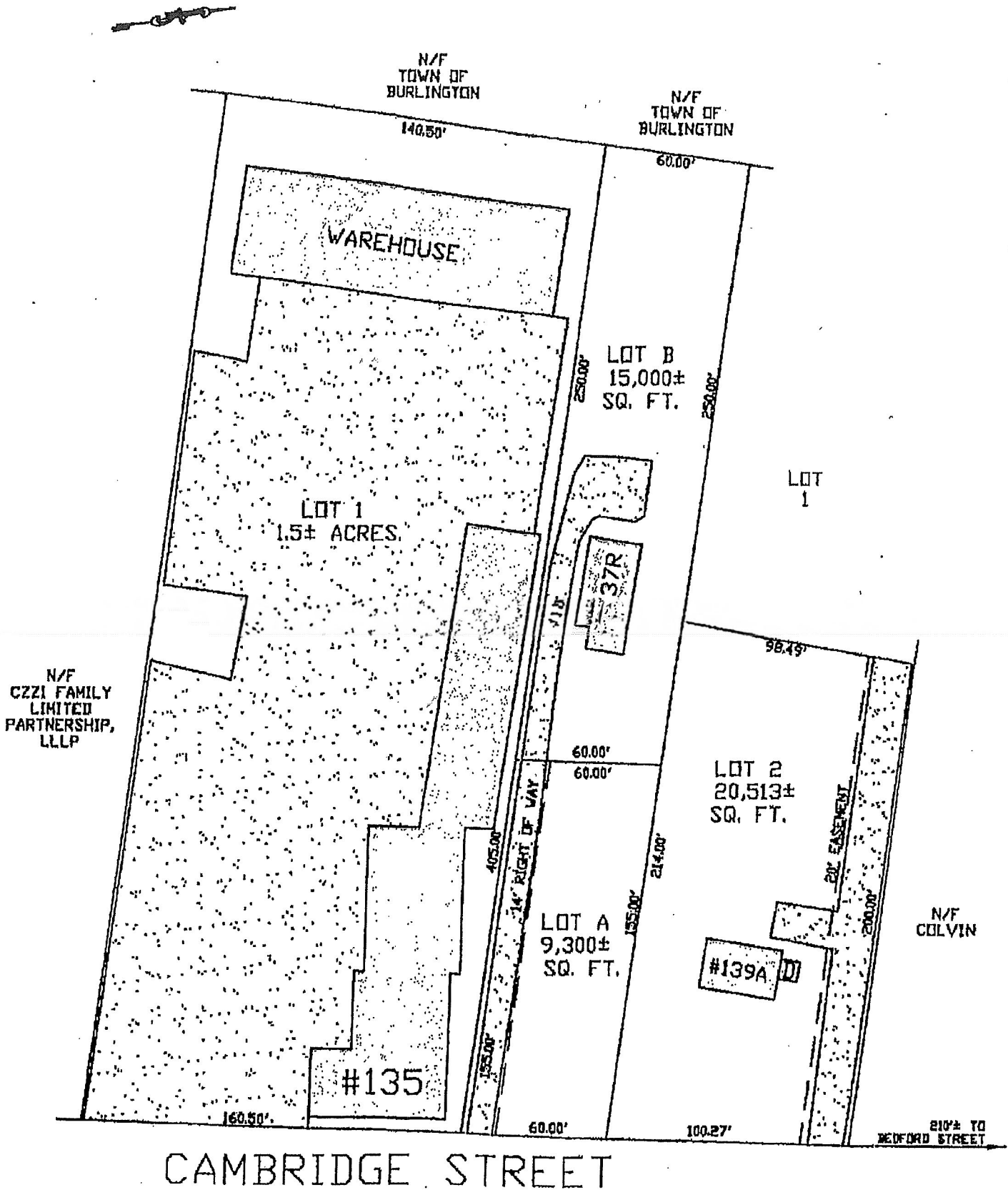
Address:	135	137	137-R	139A
	Cambridge Street	Cambridge Street	Cambridge Street	Cambridge Street
Parcel ID:	29-137-0	29-138-0	29-139-0	29-140-0
Site Size:	65,340	9,300	15,000	20,513
Zoning:	BG	RO	RO	RO
Zoning Overlay:	CBD	CBD	CBD	CBD
<b>Total Site Size:</b>	<b>110,153 SF (2.53 Acres)</b>			

## ZONING SUMMARY

Zoning District:	General Business (BG)	One-Family-Dwelling (RO)
Overlay District:	CBD	CBD
Minimum Lota Area:	20,000 SF	10,000 SF
Minimum Lot Frontage:	100 feet	100 feet
Minimum Side Yard:	15 feet	15 feet
Maximum Lot Coverage:	33.33%	33.33%
Maximum Height:	30 feet	30 feet
Notable Allowable Uses:	Retail (<10k SF), Fitness Centers, Bakeries, Office, Medical Office, Group Care, Child Care, Agriculture, Garden Centers	
Notable Uses by Special Permit:	Retirement Community, Independent Living, Assisted Living, Retail (>10k SF), Fast Food, Restaurant, Supermarket, Massage Therapy, Hotel, Life Science Lab, 2-3 Family Dwellings	

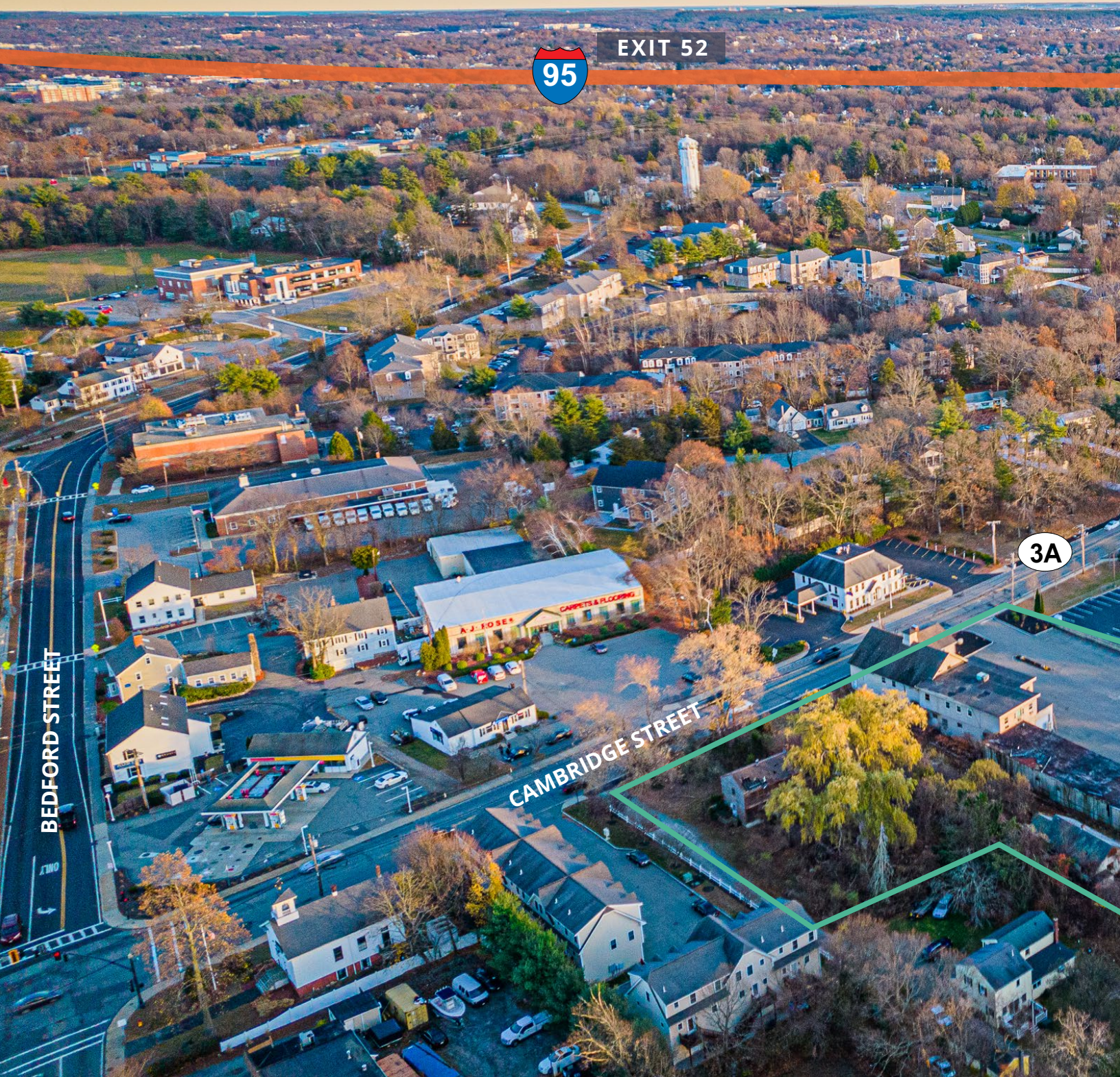
*Zoning summary is for informational purposes only, it is recommended that potential buyers complete their own analysis of the sites and Burlington zoning code before completing a transaction.*

# SITE PLAN

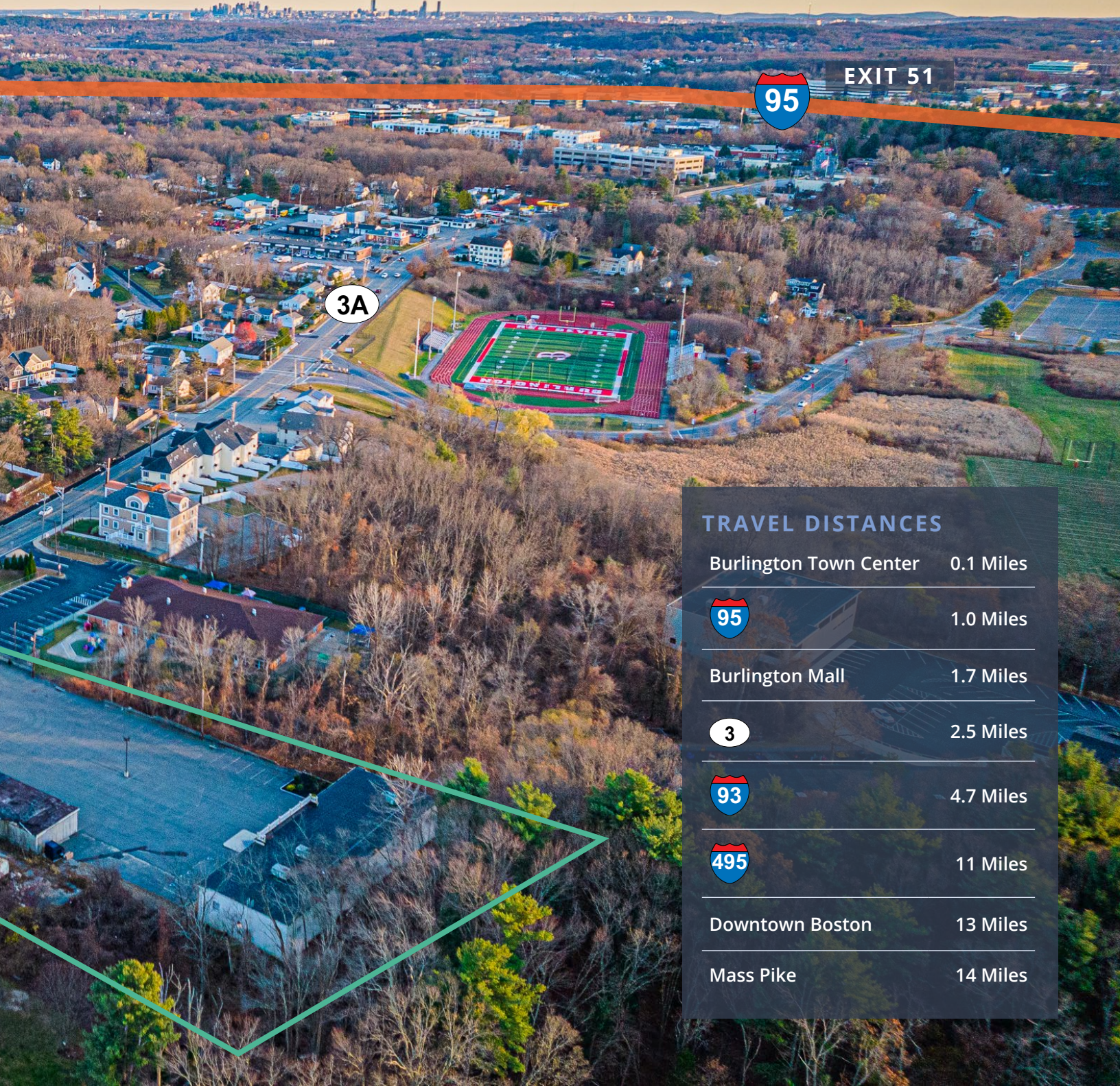


CAMBRIDGE STREET

# EXCELLENT HIGHWAY ACCESSIBILITY



# DOWNTOWN BOSTON



EXIT 51

3A

## TRAVEL DISTANCES

Burlington Town Center 0.1 Miles



1.0 Miles

Burlington Mall 1.7 Miles



2.5 Miles



4.7 Miles



11 Miles

Downtown Boston 13 Miles

Mass Pike 14 Miles

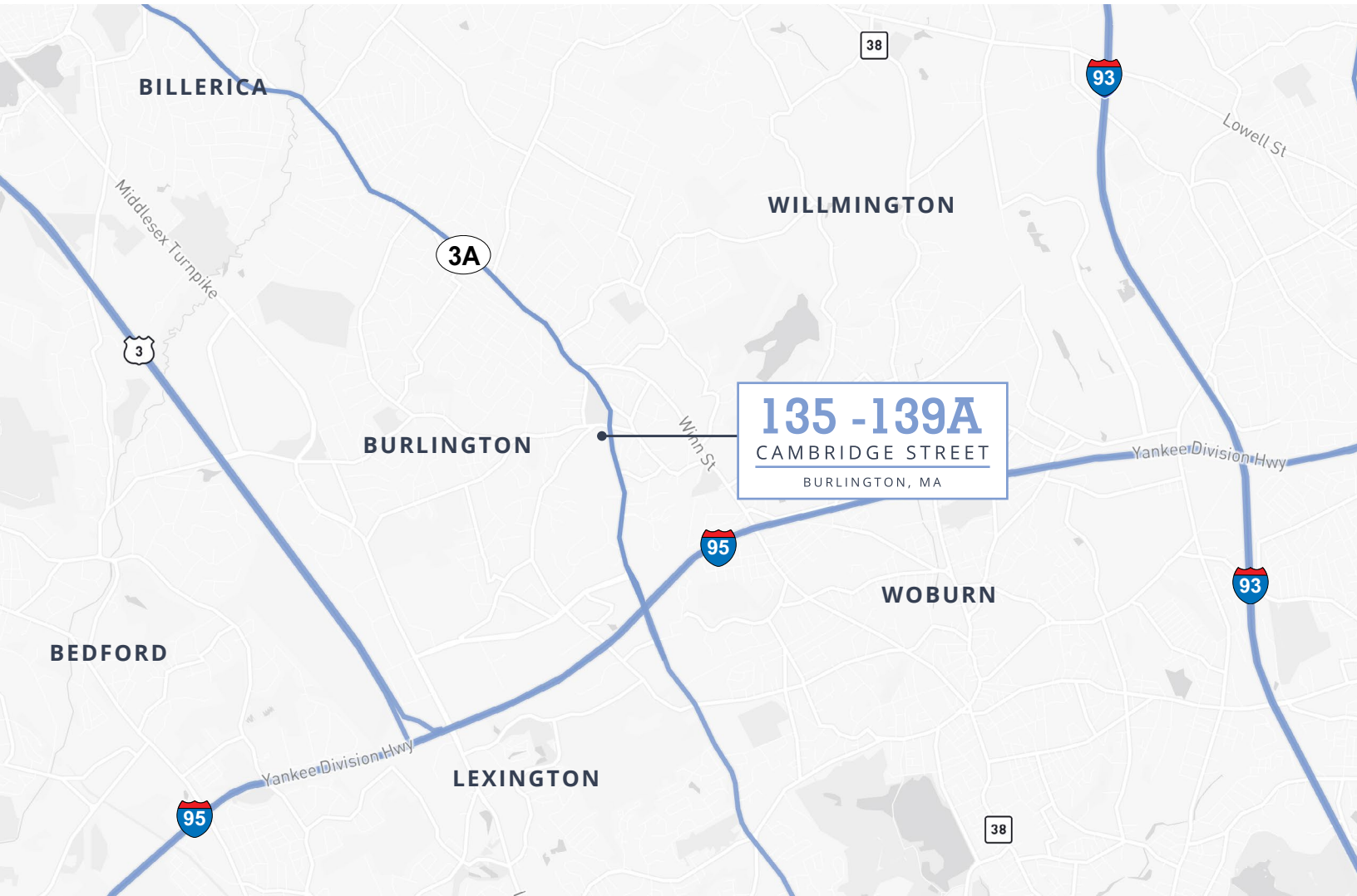






## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population:	7,234	64,696	184,512
Annual Growth 2020-2024:	1.30%	0.20%	0.50%
Median Age:	44.7	42.6	43.6
Bachelors Degree or Higher:	54%	51%	55%
Owner Occupied Households:	2,138	16,538	51,078
Renter Occupied Households:	645	7,972	18,457
Average Household Size:	2.6	2.6	2.6
Average Household Income:	\$156,257	\$148,512	\$160,748



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