



SITE
6.97 ACRES

CONNECTOR TO
195

Bank of America
SUBWAY
AutoZone
FAMILY DOLLAR

DUNKIN' DONUTS

CVS pharmacy

BayCoast

Green State
JOB LOT

Planet Fitness

STOP & SHOP

WebsterBank

Cumberland

BURGER KING

Sonic Drive-Ins

FAIRFIELD
HOTELS
Marriott

PANCHEROS
MEXICAN GRILL
Starbucks
Jenny Holm
SUNBATH

SONIC

THE HOME DEPOT

KFC



PROJECT DETAILS

GRAND ARMY HIGHWAY (ROUTE 6) & LEES RIVER AVE • 6.97 ACRES AVAILABLE • LAND

PROPERTY HIGHLIGHTS

- New Retail Development
- 6.97 Acre Retail Parcel Available
- Zone: Business District
- Signalized Access
- 23,963 ADT on Route 6

OFFERING SUMMARY

LEASE RATE	Call for pricing
LOT SIZE	6.97 Acres

DEMOGRAPHICS

TOTAL HOUSEHOLDS

1 MILE	2 MILES	3 MILES	5 MILES
1,863	6,960	22,928	60,158

TOTAL POPULATION

1 MILE	2 MILES	3 MILES	5 MILES
4,810	17,139	53,410	141,738

DAYTIME POPULATION

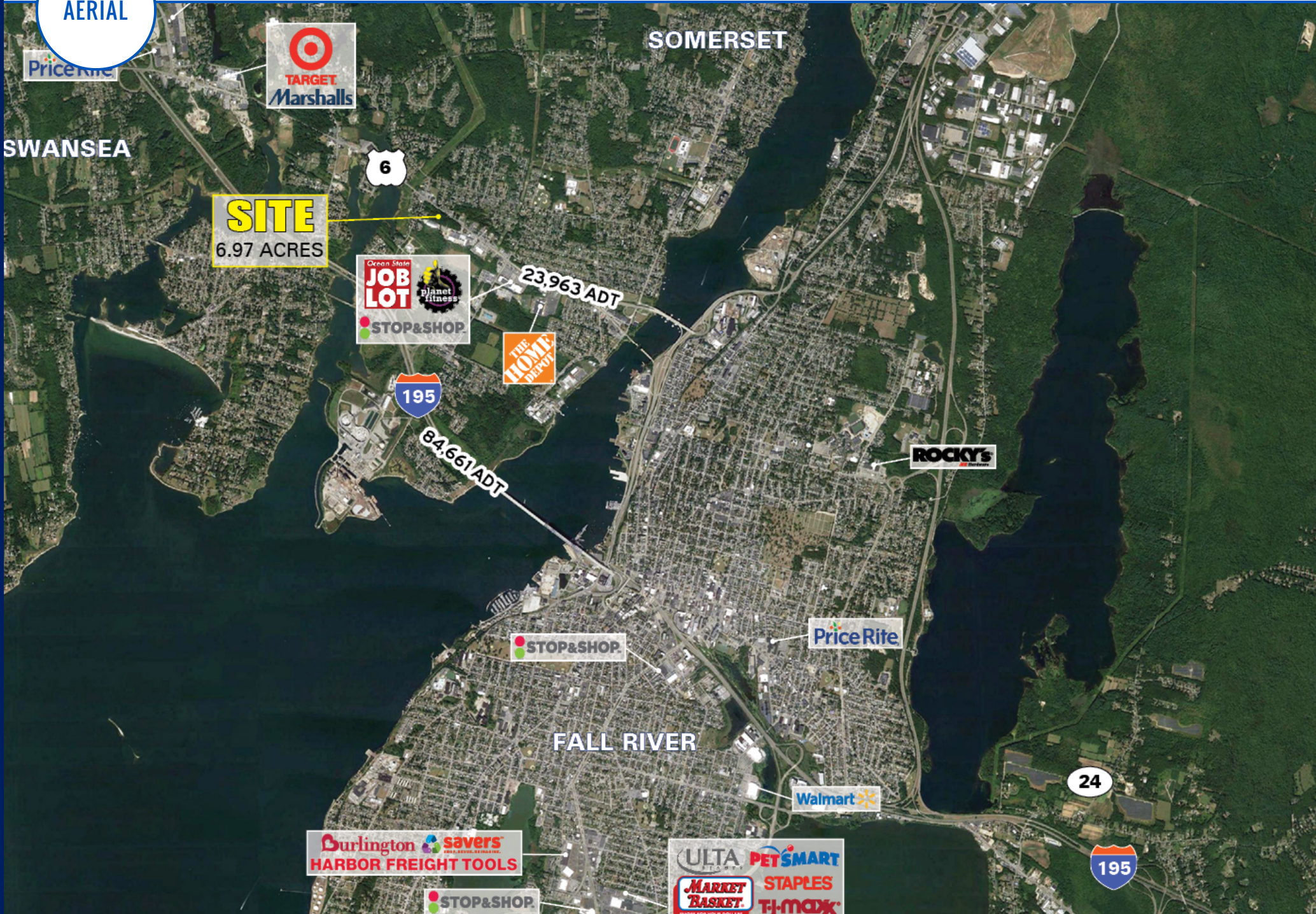
1 MILE	2 MILES	3 MILES	5 MILES
5,713	16,368	54,404	131,205

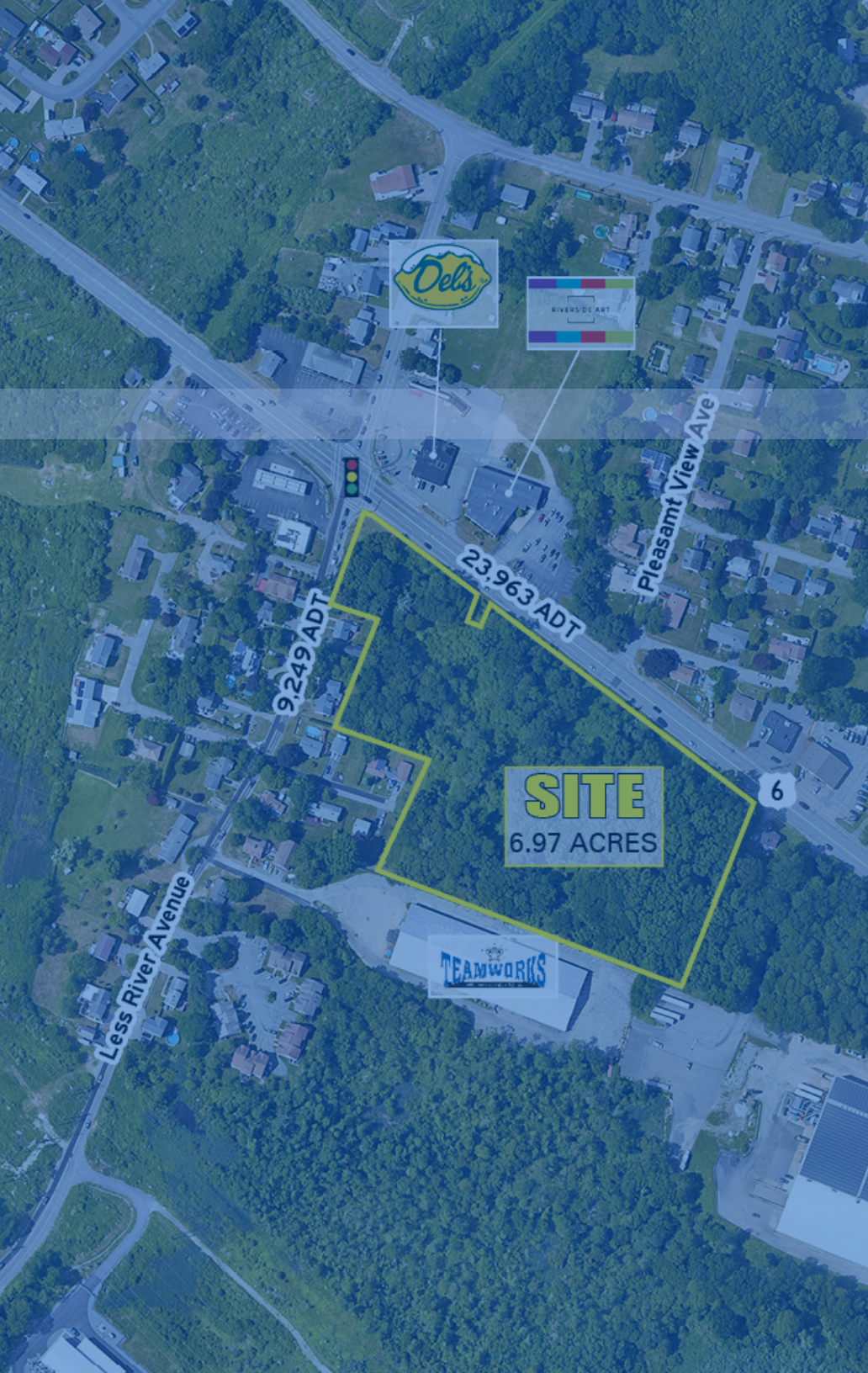
MEDIAN HH INCOME

1 MILE	2 MILES	3 MILES	5 MILES
\$76,464	\$79,077	\$64,360	\$58,400



AERIAL





SOMERSET, MA
GRAND ARMY HIGHWAY (ROUTE 6) & LEES RIVER AVE

6.97 ACRES AVAILABLE | LAND

DAVID MCCARTHY

617.369.5907

DMCCARTHY@ATLANTICRETAIL.COM

JACK LYMAN

860.391.1736

JLYMAN@ATLANTICRETAIL.COM



BOSTON

THE PRUDENTIAL CENTER

BOSTON, MA 02199

617.239.3600

ALBANY

ATLANTA

CHARLOTTE

LOS ANGELES

NEW YORK CITY

ORLANDO

PITTSBURGH

WEST PALM BEACH

WWW.ATLANTICRETAIL.COM

[LINKEDIN.COM/COMPANY/ATLANTIC-RETAIL-PROPERTIES](https://www.linkedin.com/company/atlantic-retail-properties)

[INSTAGRAM.COM/ATLANTIC_RETAIL](https://www.instagram.com/atlantic_retail)