

775-785 WASHINGTON STREET  
HANOVER, MA

**CX**  
**COLUMBIA CROSSING**  
**AT 53**

**±5.87 ACRES**  
**PRIME DEVELOPMENT OR**  
**LEASE OPPORTUNITY**



326' Frontage on Route 53



Commercial Zoning (C)



±3,024 SF Existing Building





# CX COLUMBIA CROSSING AT 53

## EXECUTIVE SUMMARY

NNAI Parsons Commercial Group | Boston is pleased to present Columbia Crossing at 53, a  $\pm 5.87$ -acre commercial development/ lease opportunity located along Route 53 in Hanover, Massachusetts.

The site offers  $\pm 326$  feet of total frontage and includes a  $\pm 3,024$  SF freestanding building that can be delivered vacant, as well as nearly two acres of paved area. Zoned Commercial, the property supports a wide range of permitted uses including retail, service, professional, and institutional.

Strategically positioned less than two miles from Route 3 and Hanover Crossing, this high-visibility location presents strong potential for redevelopment, ground lease, or building lease in one of the South Shore's most active corridors.

## SITE OVERVIEW



ADDRESS

775-785 Washington Street Hanover, MA



BUILDING

$\pm 3,024$  SF



LOT SIZE

$\pm 5.87$  Acres



ZONING

C - Commercial



FRONTAGE

326' On Route 53

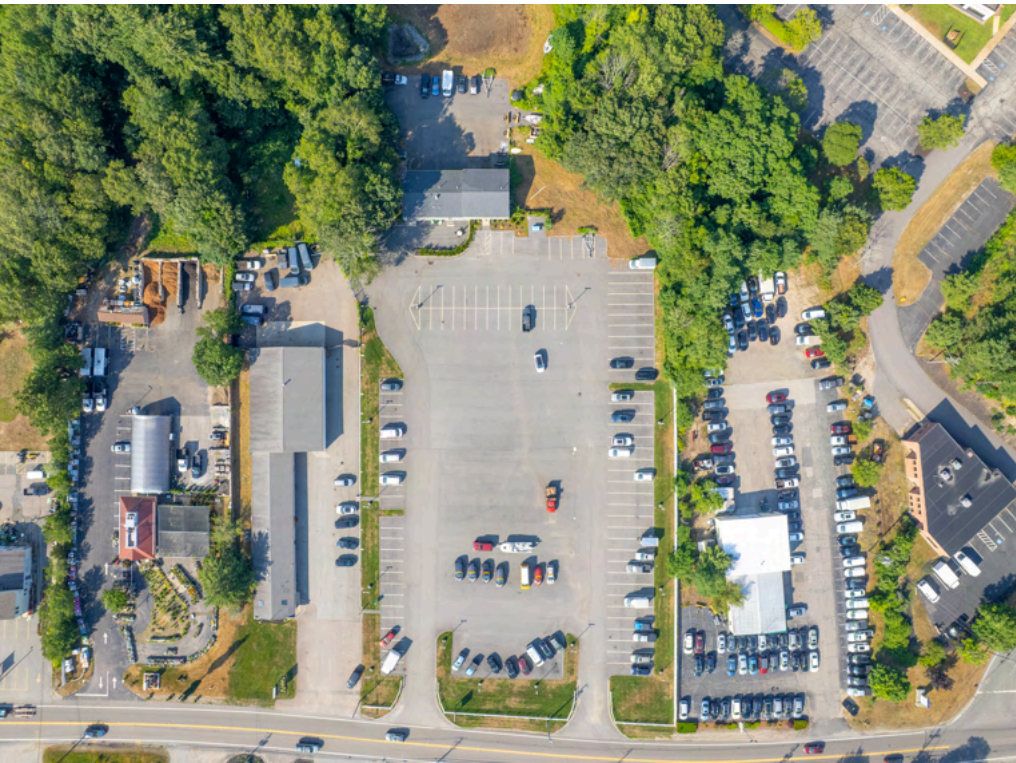


## ALLOWED USES

- Retail Store or Service Establishment
- Business or Professional Offices or Banks
- Restaurants
- Schools and Churches
- Day Care Centers, Senior Housing
- Research Laboratories
- Medical Uses
- Hotels
- Contractors' and Storage Yards
- Funeral Homes
- Passenger Depots and Terminals
- Utility Structures/Warehouses
- Most Assembly/Recreation Uses
- Industrial

*Permitted uses are summarized for convenience and may be subject to interpretation or change. For full details, refer to the Hanover Zoning Bylaws or consult the Hanover Planning Department.*





785 Washington Street - ±3,024 SF Freestanding Flex Building

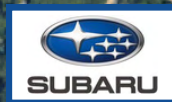






1.9 Miles  
(5 Minute Drive)

EXIT  
32



139

## DRIVE TIMES

Route 3	Less than 2 miles (5-minute drive)
Boston, MA	30-35 minutes via Route 3 North
I-93 Access	20 minutes via Route 3 North
Providence, RI	55-60 minutes via I-95 South
Worcester, MA	1 hour 10 minutes via I-90 West

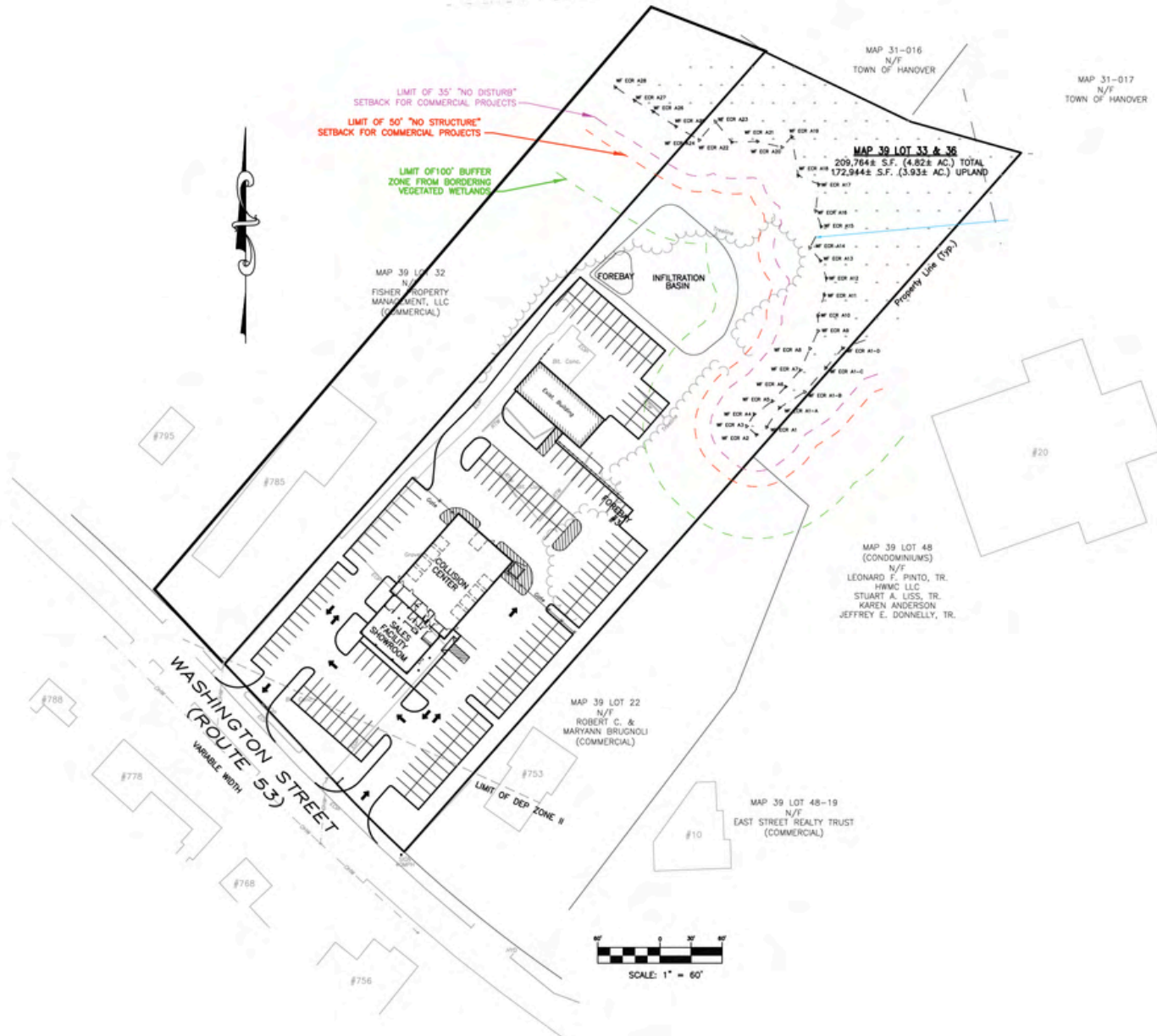


# FLOOR PLANS

785 Washington Street



# CONCEPTUAL PLANS 775-785 Washington Street







±5.87 ACRES | PRIME DEVELOPMENT OPPORTUNITY

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