

775-785 WASHINGTON STREET
H A N O V E R , M A

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 ± 5.87 -acre commercial development/ lease opportunity located along Route 53 in Hanover, Massachusetts.

The site offers ± 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

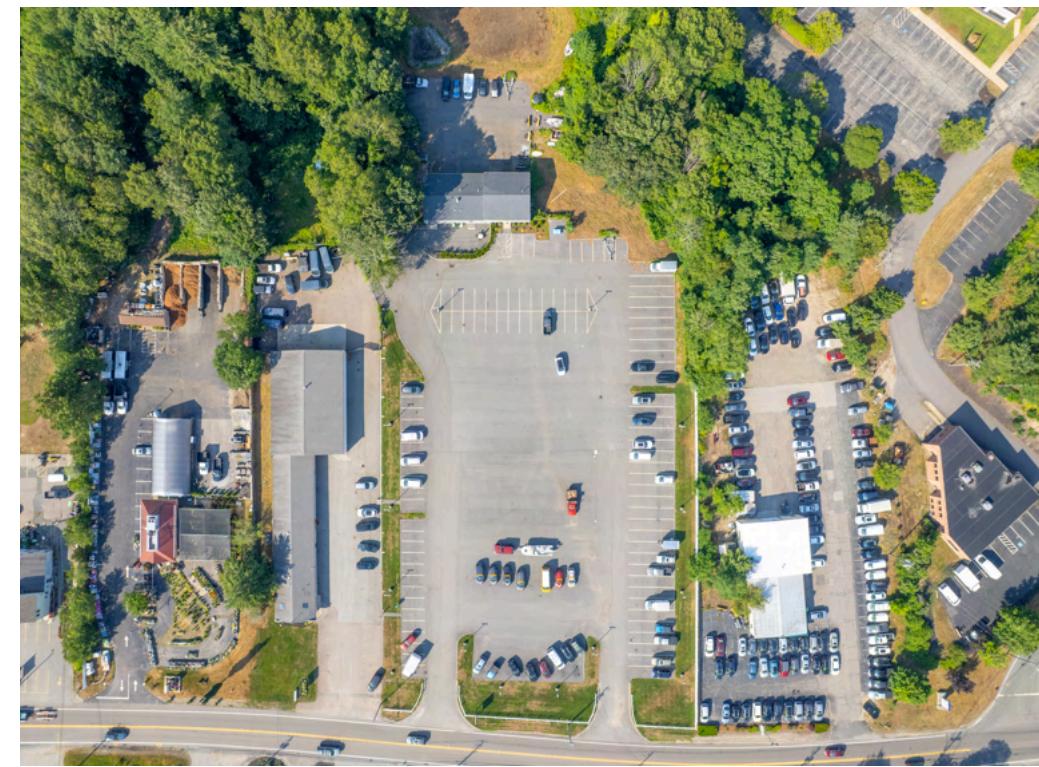
	ADDRESS	775-785 Washington Street Hanover, MA
	BUILDING	$\pm 3,024$ SF
	LOT SIZE	± 5.87 Acres
	ZONING	C - Commercial
	FRONTAGE	326' On Route 53



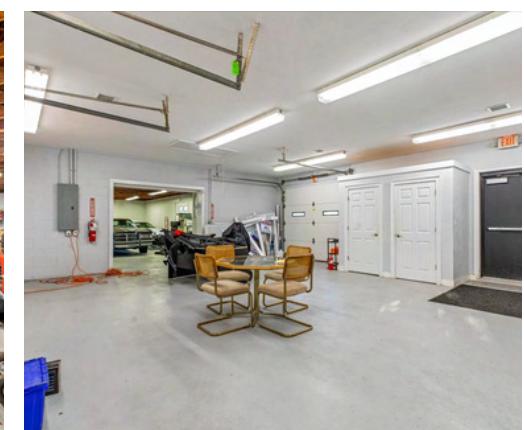
ALLOWED USES

- 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.



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



31.9 Miles
(5 Minute Drive)EXIT
32**53**
CX
COLUMBIA CROSSING
 AT 53
3**139**

North Pointe

BETHANY
APARTMENTS**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

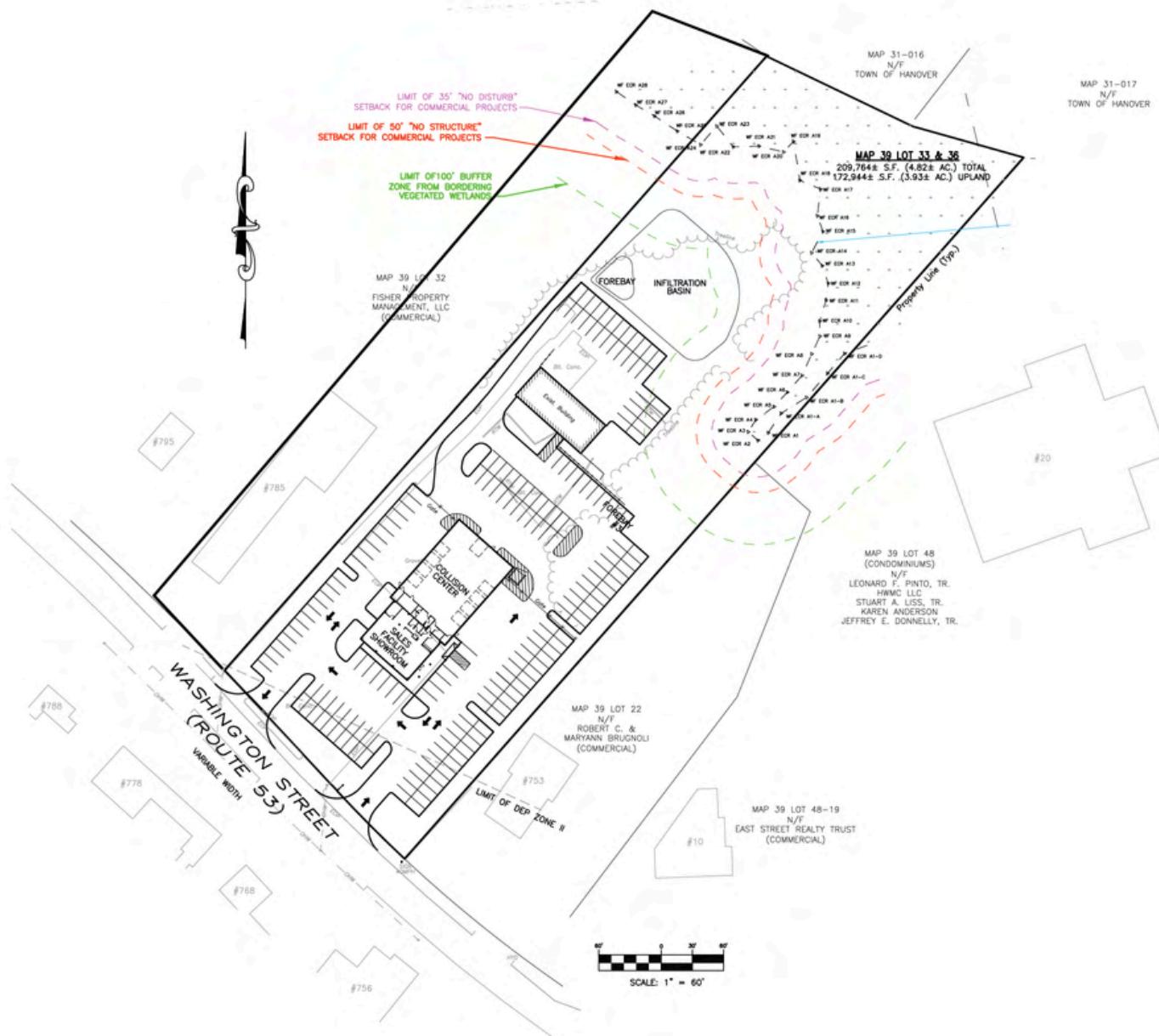
The logo for Columbia Crossing, featuring the letters 'CX' in a large, bold, white font, with 'COLUMBIA CROSSING' in a smaller white font below it, all set against a red background.



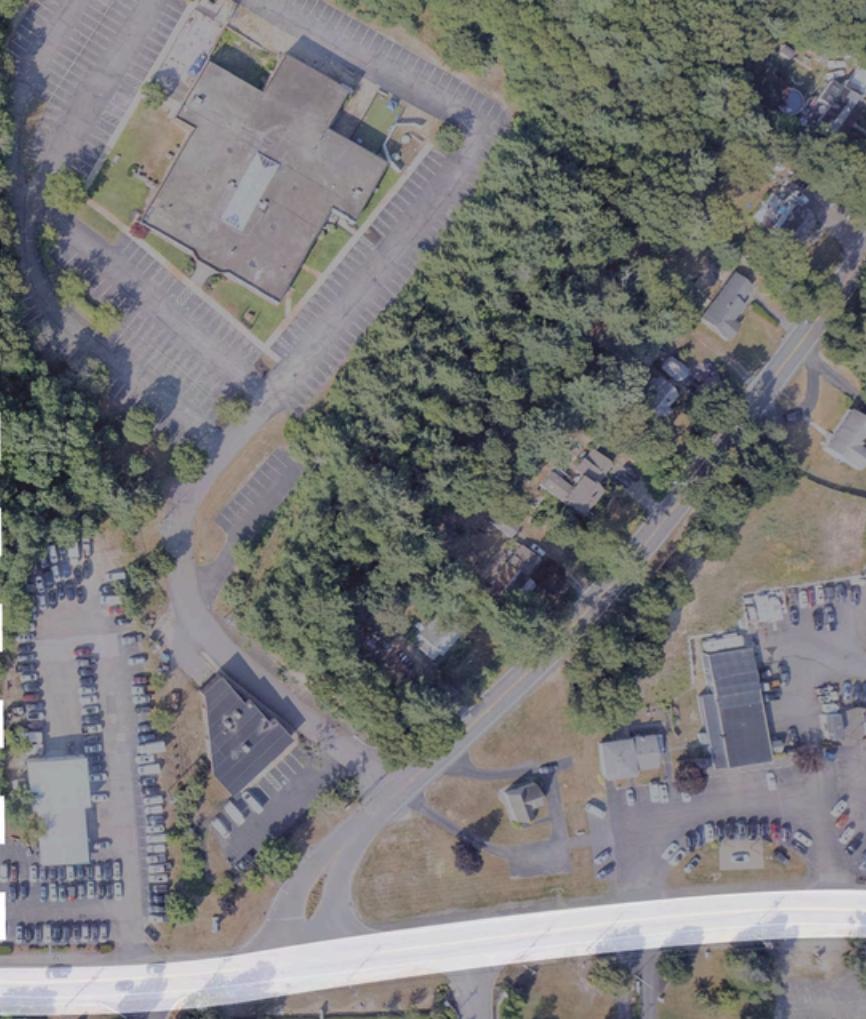
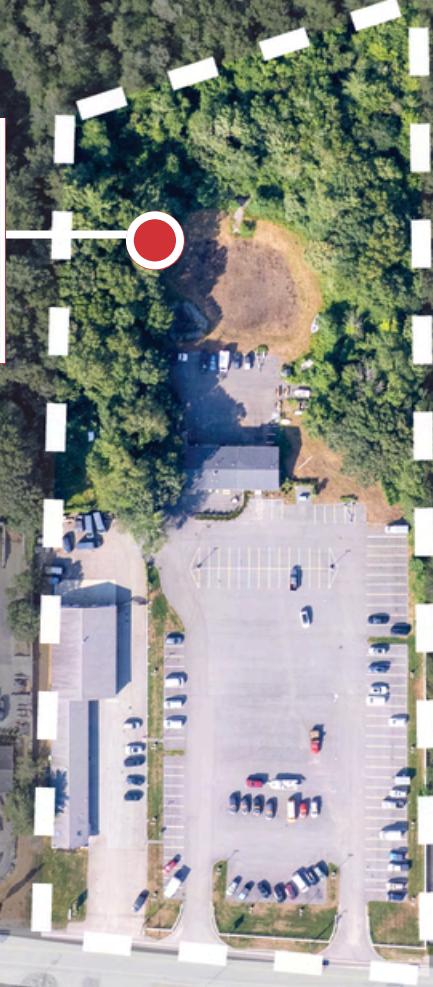
CONCEPTUAL PLANS

775-785 Washington Street

The logo for Columbia Crossing, featuring the letters 'CX' in a large, bold, white font, with 'COLUMBIA CROSSING' in a smaller white font below it, and 'AT 53' in a white font at the bottom.



CX
COLUMBIA CROSSING
AT 53



±5.87 ACRES | PRIME DEVELOPMENT OPPORTUNITY

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NAI Parsons Commercial Group Boston

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