



FOR LEASE

22,045 SF AVAILABLE, 2 SPACES, DIVIDABLE PINEFIELD PLAZA

New Façade And Parking Lot Coming Soon!
1 - 55 Nicholas Rd., Framingham (Saxonville), MA

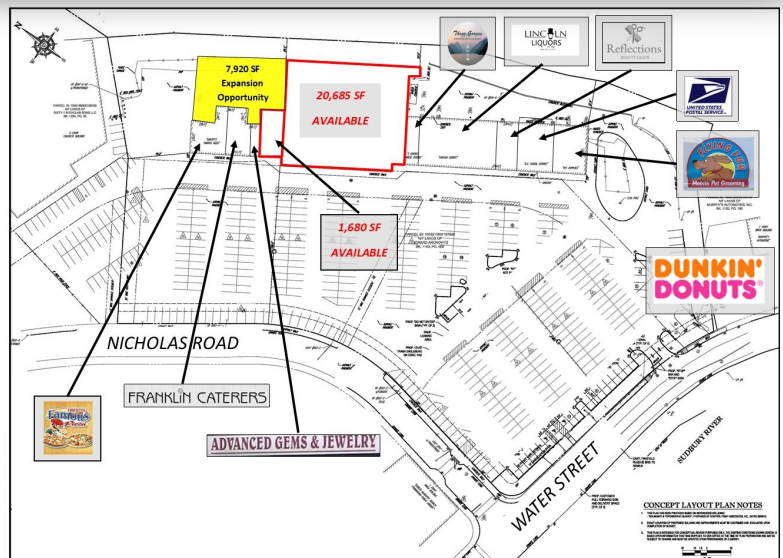
Highlights

- 2 Combinable Spaces Totaling 22,045 SF Available:
 - 1,680 SF Former Restaurant
 - 20,685 SF Former Hardware
- Possibility for adding up to 7,920 SF New Construction to the Available Space
- Possible Pad Sites Available
- New Façade and Parking Lot coming in 2024-25
- Existing 45,000 SF Center on 6.65 Acres includes US Post Office, Dunkin Donuts, Famous Pizza, Franklin Caterers, 3 Gorges Restaurant, Lincoln Liquors, Reflections Beauty Salon, and more
- Traffic: 13,751 ADT
- Parking: 383 Spaces



Demographics

	3 Miles	5 Miles	10 Miles
Population	58,103	139,793	462,745
Median HH Income	\$116,462	\$116,496	\$128,815



AMERICAN COMMERCIAL REAL ESTATE
50 LEDGEVIEW WAY #2415, WRENTHAM, MASSACHUSETTS 02093

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Information presented herein is from sources deemed reliable. However, no warranty can be made as to the accuracy of this information, which is presented subject to prior sale, rental, or withdrawal from the market without notice.



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