

# MIXED USE COMMERCIAL 155 MILL ST

155 Mill St, Gardner, MA 01440



<b>SALE PRICE:</b>	\$1,000,000
<b>PRICE PER UNIT:</b>	-
<b>LOT SIZE:</b>	10.74 Acres
<b>BUILDING SIZE:</b>	0 SF
<b>ZONING:</b>	Commercial Business
<b>MARKET:</b>	North Central
<b>CROSS STREETS:</b>	Timpany Boulevard (Route 68)
<b>TRAFFIC COUNT:</b>	88,247

## PROPERTY OVERVIEW

This parcel This ten (10) plus acre parcel is cleared and ready for your winter-spring planning, design and permitting that will lead to a summer construction start....It is part of the Gardner Redevelopment Authority's Mill St Urban Renewal Plan. It is in the MA 43D Expedited Permitting Program and as part of the Mill St Corridor Overlay District has "By-Right" Development.

Gardner Redevelopment Authority is allowing Manufacturing, Marijuana Cultivation and may be open to other uses with a good clean plan. Municipal water, sewer and gas. Buyer to do Due Diligence on allowed uses.

## PROPERTY FEATURES

- Clean Site
- Cleared parcel
- Infrastructure to the site
- Expedited Permitting Process

**COASTAL LAND & COMMERCIAL GROUP (KWNC)**  
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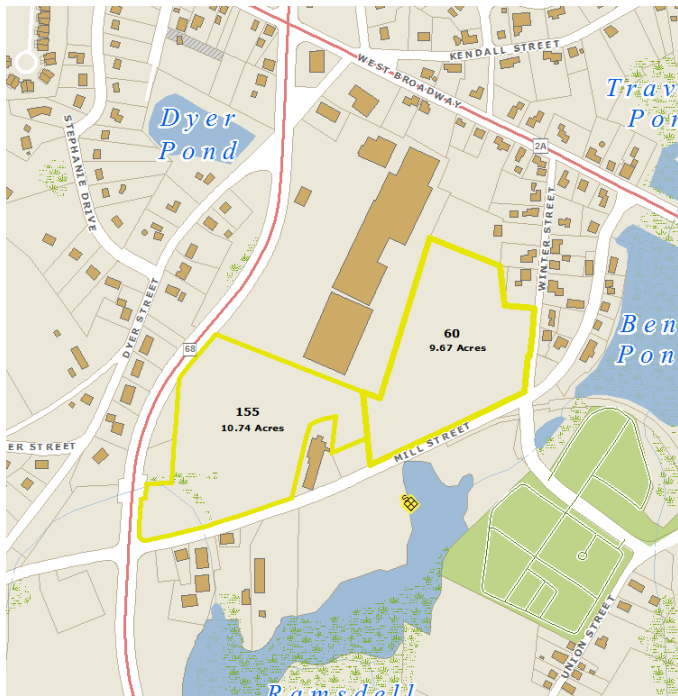


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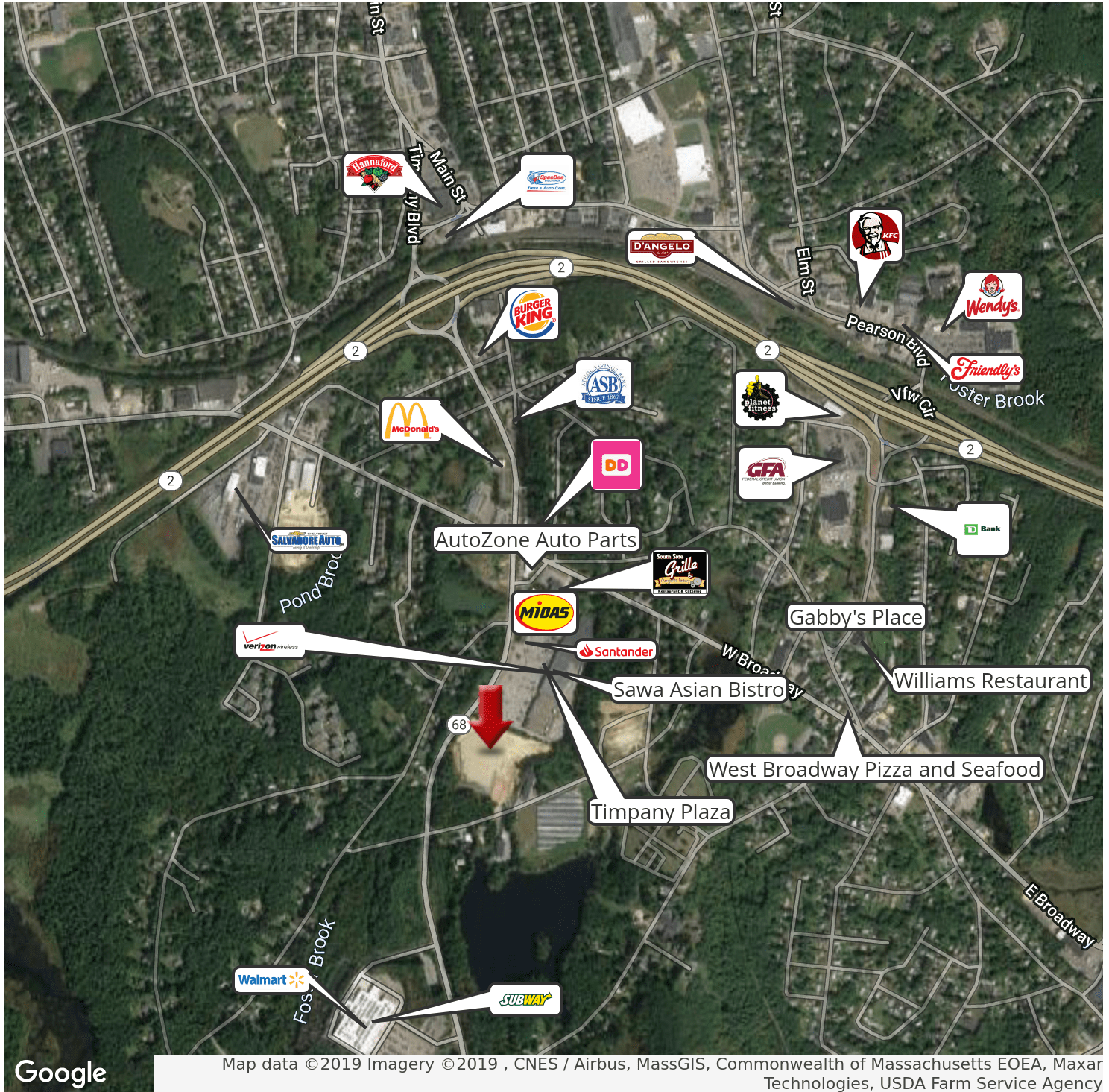


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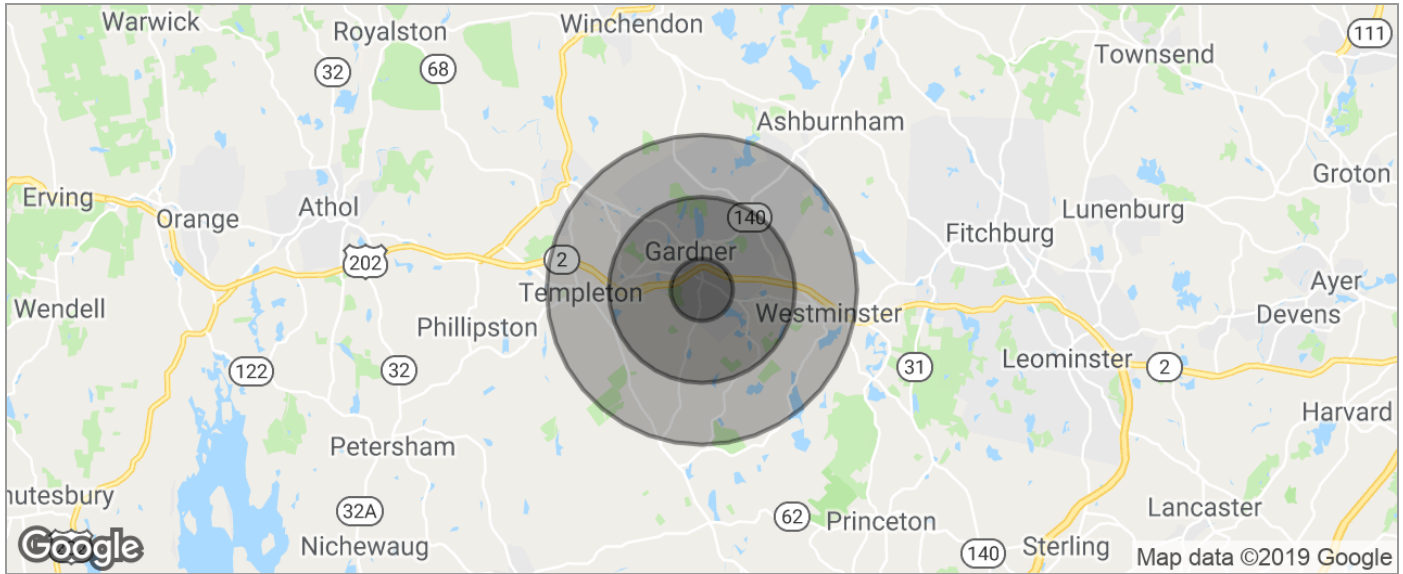


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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	4,180	20,353	35,757
MEDIAN AGE	37.3	38.5	39.4
MEDIAN AGE (MALE)	36.8	37.9	38.9
MEDIAN AGE (FEMALE)	37.8	38.9	39.7
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	1,773	8,291	13,679
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$55,881	\$58,225	\$64,448
AVERAGE HOUSE VALUE	\$217,156	\$248,235	\$256,348
<b>RACE</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
% WHITE	90.2%	91.8%	92.3%
% BLACK	4.1%	2.9%	2.7%
% ASIAN	1.3%	1.5%	1.6%
% HAWAIIAN	0.2%	0.1%	0.1%
% INDIAN	0.3%	0.2%	0.2%
% OTHER	0.4%	1.0%	1.1%
<b>ETHNICITY</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
% HISPANIC	3.5%	4.0%	4.1%

\* Demographic data derived from 2010 US Census

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