



OFFERING SUMMARY

| Sale Price: | \$1,200,000 |
|----------------|---------------|
| Available SF: | |
| Lot Size: | 8.5 Acres |
| Price / Acre: | \$141,176 |
| Zoning: | Business |
| Market: | Boston |
| Submarket: | Route 3 South |
| Traffic Count: | 20,000 |

PROPERTY OVERVIEW

Commercial land which includes approved plans for 60,000 SF self-storage facility, and Approved 48'x14' digital billboard. The site is located directly on Route 44 just 1/2 mile to Route I-495. Other plans on file for medical office, and retail with drive-thru.

PROPERTY HIGHLIGHTS

- 20,000 SF Building Footprint
- · Self Storage, Medical Office, QSR
- Close Proximity to Route 495
- Prominent Exposure on Route 44
- Approvals in-hand for Billboard

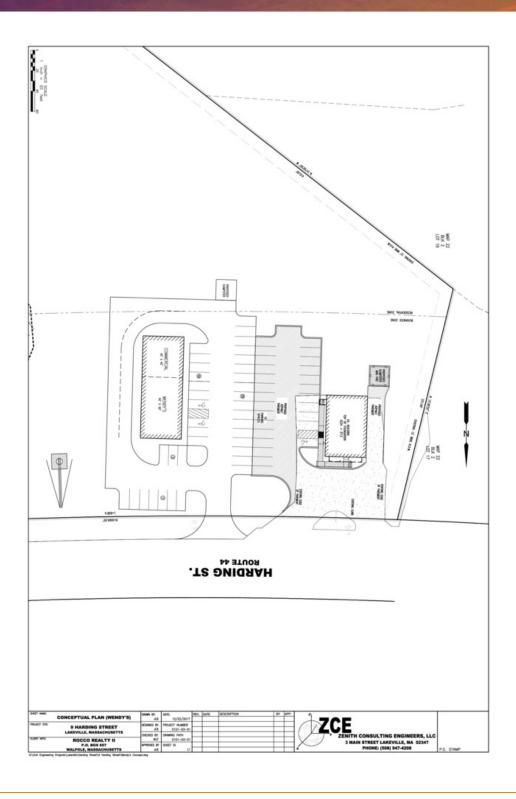


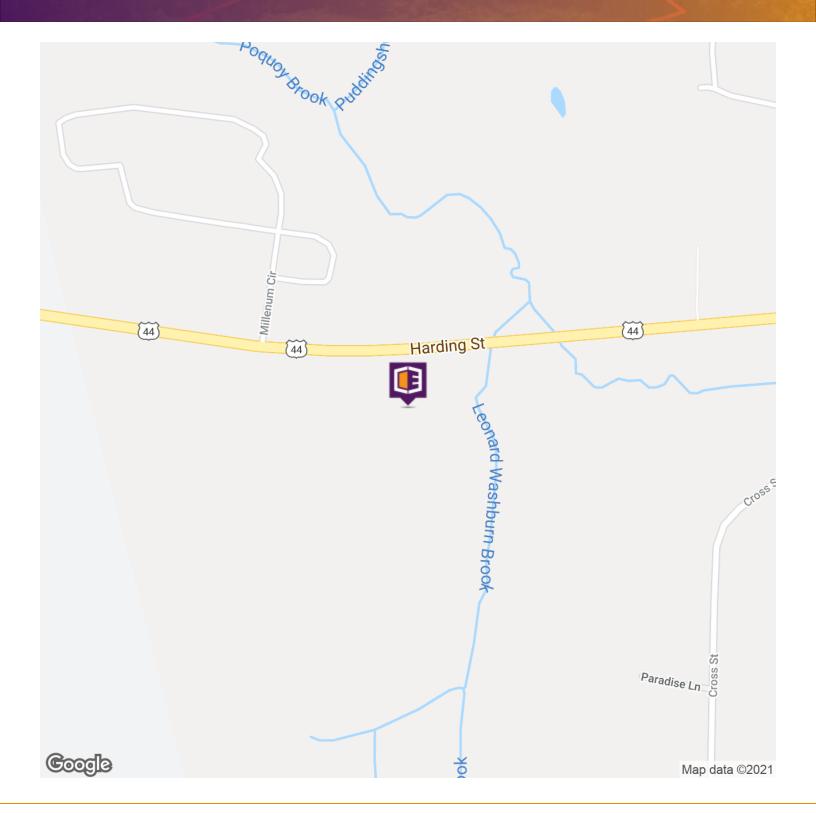
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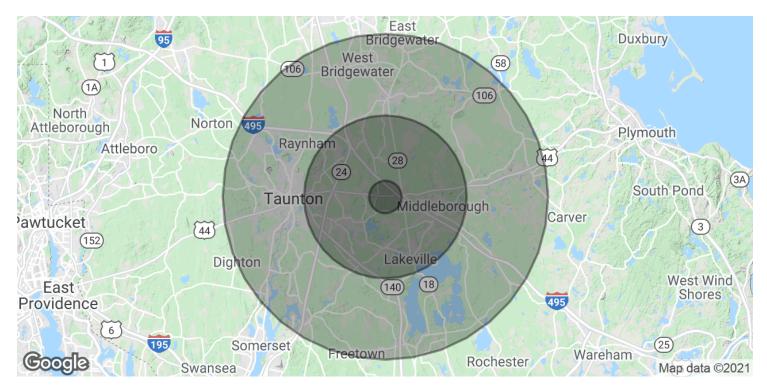












| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Population | 1,362 | 50,386 | 186,162 |
| Median age | 38.9 | 37.2 | 38.4 |
| Median age (Male) | 34.9 | 35.8 | 37.1 |
| Median age (Female) | 41.1 | 34.7 | 38.3 |
| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
| Total households | 475 | 16,157 | 66,074 |
| # of persons per HH | 2.9 | 3.1 | 2.8 |
| Average HH income | \$85,122 | \$84,810 | \$79,289 |
| Average house value | \$389,268 | \$367,532 | \$351,015 |

^{*} Demographic data derived from 2010 US Census