

# LAND FOR SALE

PRICE: \$750,000



## ABOUT PROPERTY

83 E Main Street is a prime +/- .75 acre land site located on Route 135 in the affluent town of Hopkinton, MA. Situated at a lighted intersection, the site abuts the newly developed Legacy Farms, an 800+ unit residential development by Pulte Homes.

83 E Main Street consists of excellent visibility and frontage on Route 135, directly adjacent to Weston Nurseries and is only minutes from downtown Hopkinton. All municipal utilities are on-site including gas, water, and sewer. The site is located in the Village Center Subdistrict, which allows for many uses and businesses.



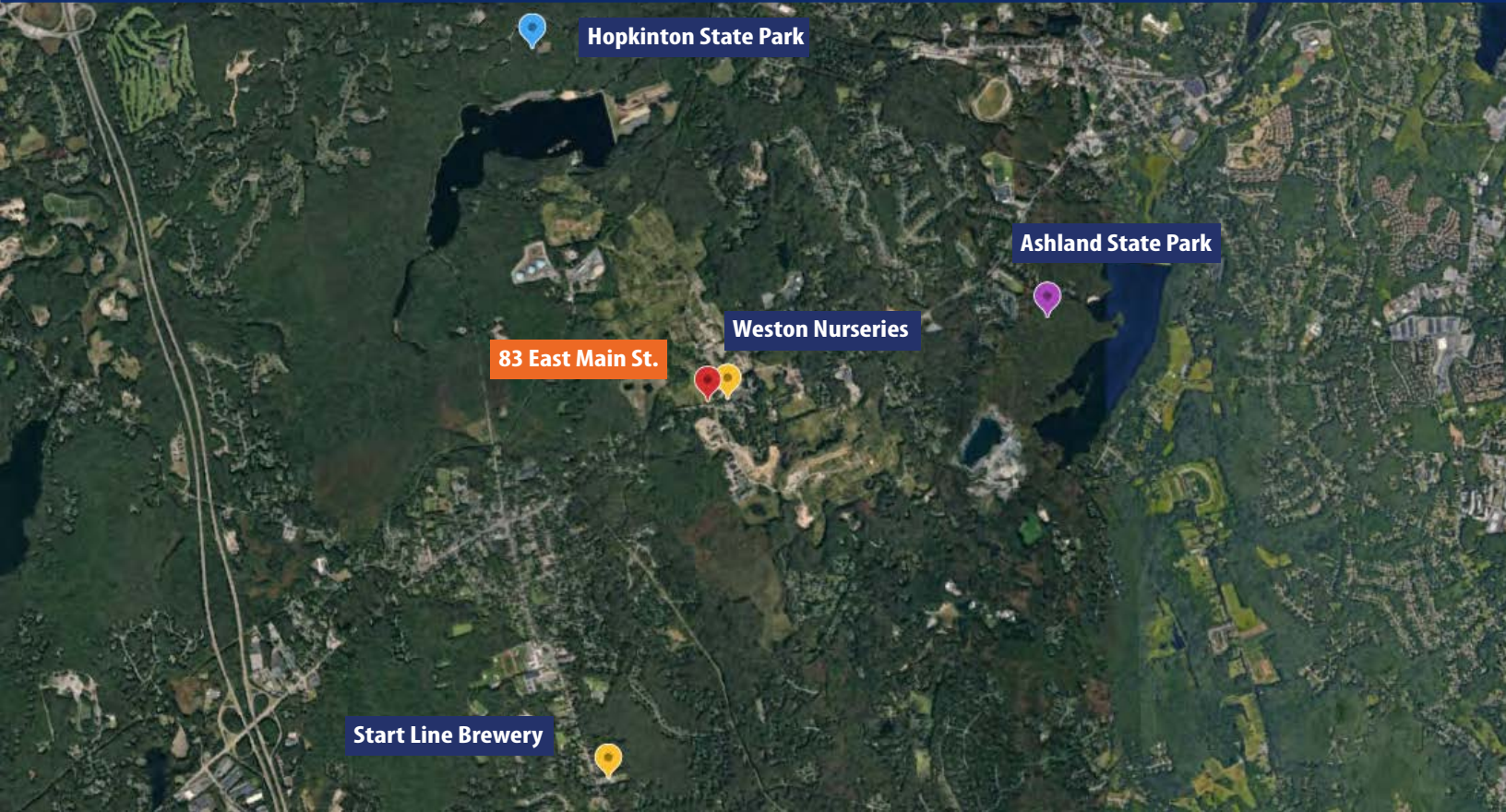
## BEST SUITED FOR:

- Educational Services
- Day Care Providers
- Banks
- Businesses or Professional Offices

## OTHER USES

*Include but are not limited to:*

- Medical offices
- Places of worship & religious uses
- Landscaping businesses
- Public/Private educational uses & public libraries
- Bed and breakfast
- Funeral Homes
- Light Manufacturing
- Restaurants
- Adult daycare facilities



## PROPERTY HIGHLIGHTS

LOT SIZE	.75 Acres
ACCESS	Located at a lighted intersection on Route 135 in Hopkinton
FRONTAGE	Adjacent and abutting the affluent residential development, Legacy Farms
UTILITIES	Water, gas and sewer on site
LOCATION	Minutes from downtown Hopkinton, tremendous visibility and frontage

## DEMOGRAPHICS

HOPKINTON	
TOTAL POPULATION	18,269
AVERAGE HOUSEHOLD INCOME	\$190,259
MEDIAN HOUSEHOLD INCOME	\$166,156

## CONTACTS

**SVN | Parsons Commercial Group | Boston**  
1881 Worcester Road, Suite 200  
Framingham, MA 01701

**GARRETT QUINN**  
Senior Advisor  
508.271.9229  
garrett.quinn@svn.com

**VICTOR GALVANI**  
VP of Investment Sales  
508.271.9225  
victor.galvani@svn.com