

AVAILABLE

# 1.5 Acre Pad Site: Sutton, MA

156 Worcester Turnpike | Sutton, MA



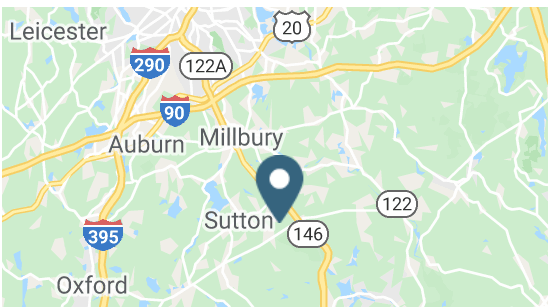
## Overview

**LEASE RATE** Contact Broker

**LOT SIZE** 1.5 Acres

## Description

1.5 Acre Pad Site available immediately. Adjacent to Starbucks and Five Guys Burgers and Fries. Shadow-anchored by Market 32 by Price Chopper.



## Demographics

	1 MILE	3 MILES	5 MILES
Population	1,529	17,319	51,727
Median HH Income	\$113,835	\$95,985	\$91,094
Total Daytime Population	1,636	14,835	41,264

Year: 2019 | Source: Esri

## Traffic Counts

Worcester Turnpike, adjacent to Site	30,300 AADT VPD
Worcester Turnpike, S of Site	30,000 AADT VPD
Boston Road, E of Site	5,800 AADT VPD

Year: 2019 | Source: Kalibrate Technologies

## Contact

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**THE SHOPPES AT  
BLACKSTONE VALLEY**

**TSC TRACTOR  
SUPPLY CO**

**DUNKIN'**

**Brickstone  
KITCHEN**

**F L C  
PREMIER**

**DUNKIN'**

WORCESTER TURNPIKE  
1.0 MILE RADIUS

**SUTTON SQUARE**

**UNIBANK**

5,800 AADT

**SITE**

30,300 AADT

PROPOSED  
**LOWE'S**

**MARKET**  
BY PRICE CHOPPER

**FIVE GUYS**  
BURGERS and FRIES



	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	1,327	15,290	43,479
2010 Population	1,442	16,442	48,613
2019 Population	1,529	17,319	51,727
2024 Population	1,573	17,765	53,260
2000-2010 Annual Rate	0.83%	0.73%	1.12%
2010-2017 Annual Rate	0.64%	0.56%	0.67%
2017-2022 Annual Rate	0.57%	0.51%	0.59%
2019 Male Population	48.1%	48.8%	48.4%
2019 Female Population	51.9%	51.2%	51.6%
2019 Median Age	45.1	43.1	42.5
<b>Households</b>			
2000 Households	486	5,612	16,259
2010 Households	558	6,333	18,550
2019 Total Households	589	6,631	19,608
2024 Total Households	605	6,785	20,140
2000-2010 Annual Rate	1.39%	1.22%	1.33%
2010-2017 Annual Rate	0.59%	0.50%	0.60%
2017-2022 Annual Rate	0.54%	0.46%	0.54%
2019 Average Household Size	2.59	2.61	2.61
<b>Housing Units</b>			
2019 Total Housing Units	609	6,959	20,471
2019 Owner Occupied Housing Units	490	4,687	14,214
2019 Renter Occupied Housing Units	99	1,944	5,395
2019 Vacant Housing Units	20	328	863
<b>Race and Ethnicity</b>			
2019 White Alone	95.5%	91.5%	89.7%
2019 Black Alone	0.5%	1.3%	1.8%
2019 American Indian/Alaska Native Alone	0.4%	0.2%	0.2%
2019 Asian Alone	1.5%	3.9%	5.0%
2019 Pacific Islander Alone	0.1%	0.1%	0.1%
2019 Hispanic Origin (Any Race)	2.7%	3.3%	3.9%
<b>Income</b>			
2019 Median Household Income	\$113,835	\$95,985	\$91,094
2019 Average Household Income	\$150,114	\$122,966	\$117,909
Per Capita Income	\$53,566	\$47,100	\$44,576
<b>2019 Population 25+ by Educational Attainment</b>			
Total	1,085	12,370	36,777
High School Graduate	27.6%	27.0%	25.2%
GED/Alternative Credential	3.3%	2.0%	2.6%
Some College, No Degree	14.9%	16.5%	16.7%
Associate Degree	6.9%	8.3%	8.2%
Bachelor's Degree	27.5%	25.2%	24.0%
Graduate/Professional Degree	15.9%	15.9%	17.7%
<b>Daytime Population</b>			
2019 Total Daytime Population	1,636	14,835	41,264
Workers	975	7,401	17,830
Residents	661	7,434	23,434