

326 BOSTON POST ROAD, WAYLAND: \$2,900,000

326 Boston Post Road | Wayland, MA

OFFERING MEMORANDUM



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CONTENTS

- 01 **Executive Summary**
 - Investment Summary
- 02 **Location**
 - Location Summary
 - Aerial Map
- 03 **Property Description**
 - Property Features
 - Site Plan
 - Parcel Map
- 04 **Rent Roll**
 - Satander Rent Roll

Exclusively Marketed by:

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01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	326 Boston Post Road Wayland MA 01778
BUILDING SF	5,034 SF
LAND ACRES	.95
YEAR BUILT	1972
YEAR RENOVATED	2018

FINANCIAL SUMMARY

OFFERING PRICE	\$2,900,000
PRICE PSF	\$576.08

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	1,772	23,342	87,546
2026 Median HH Income	\$231,314	\$221,059	\$202,239
2026 Average HH Income	\$308,467	\$286,103	\$267,263



326 Boston Post Road

- FOR SALE:

A highly visible .95 acre site in Wayland Center currently improved with a 5,034 square foot single story building currently leased to Santander Bank with the initial term of the lease expiring 5/31/29. Santander Bank has closed this location.

This property provides an investor a unique opportunity to purchase a site with income over the next 3 years while a re-tenant or re-development is in process. Potential to negotiate an early termination with the existing tenant.

Zoning is Business A. Allowed uses include retail, medical and day care. Restaurant use allowed by special permit.

02

Location

Location Summary

Aerial Map

Located in Wayland Center

- The property is located on Boston Post Road / Route 20. This prominent site offers great visibility, two points of access, a dedicated drive-through lane and ample parking.

Largest Employers

MassMutual Financial Group	9,844
University of Massachusetts Amherst	9,000
Baystate Medical Center	8,000
Big Y World Class Markets	6,000
Westover Air Reserve Base	5,500
Berkshire Medical Center	2,992
Mestek Inc.	2,584
Smith & Wesson Inc.	2,204



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311A

Google

Report a map error



03 Property Description

- Property Features
- Site Plan
- Parcel Map

PROPERTY FEATURES

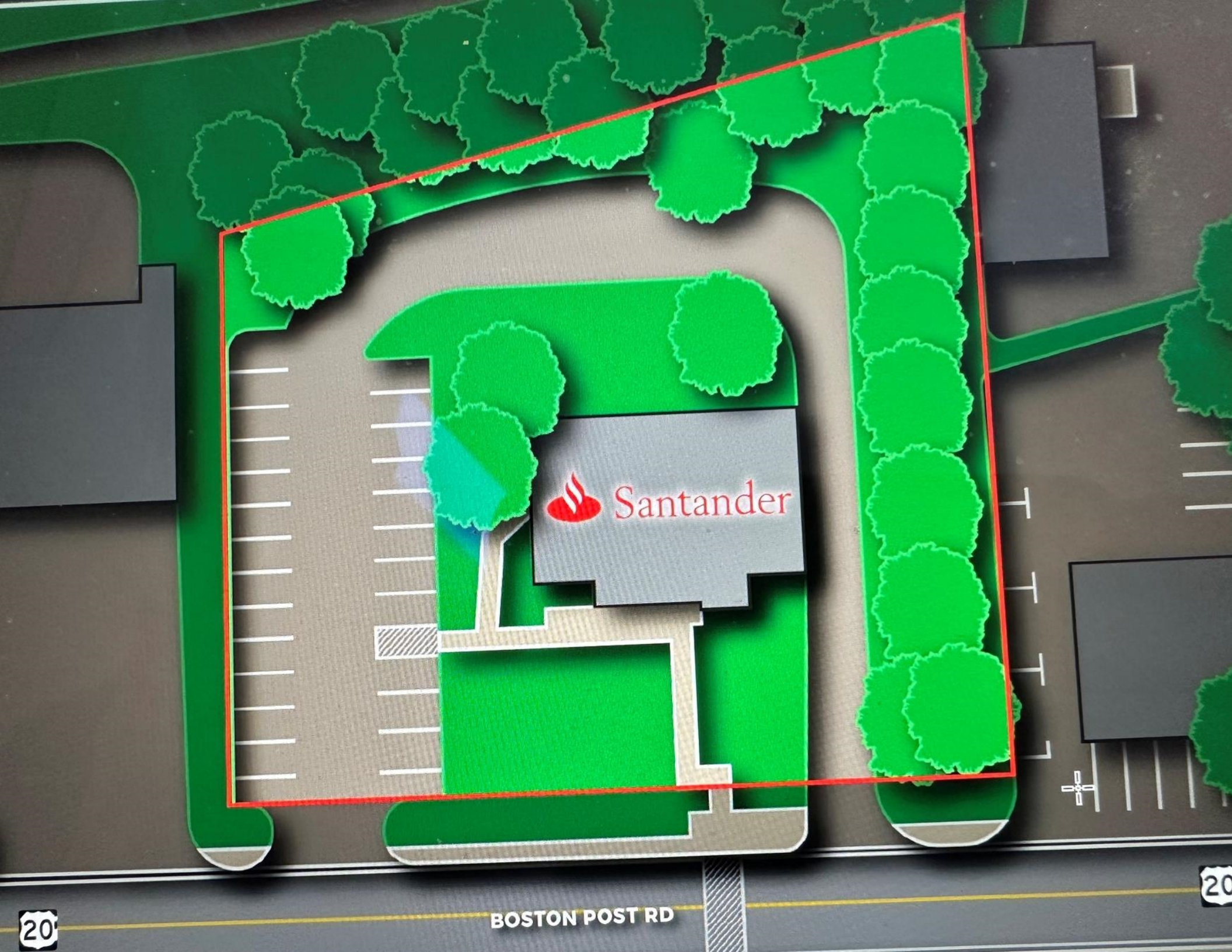
BUILDING SF	5,034
LAND ACRES	.95
YEAR BUILT	1972
YEAR RENOVATED	2018
ZONING TYPE	Business A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1





BOSTON POST RD

20



 Santander

BOSTON POST RD

20

20

04

Rent Roll

Satander Rent Roll



LEASE YEARS	ANNUAL RENT	% INCREASE
<u>CURRENT – 5/31/2029</u>	<u>\$151,800</u>	
<u>6/1/2029 – 5/31/2034 (OPTION 1)</u>	<u>\$166,980</u>	<u>10.0%</u>
<u>6/1/2034 – 5/31/2039 (OPTION 2)</u>	<u>\$183,678</u>	<u>10.0%</u>
<u>6/1/2039 – 5/31/2044 (OPTION 3)</u>	<u>\$202,046</u>	<u>10.0%</u>
<u>6/1/2044 – 5/31/2049 (OPTION 4)</u>	<u>\$222,250</u>	<u>10.0%</u>

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