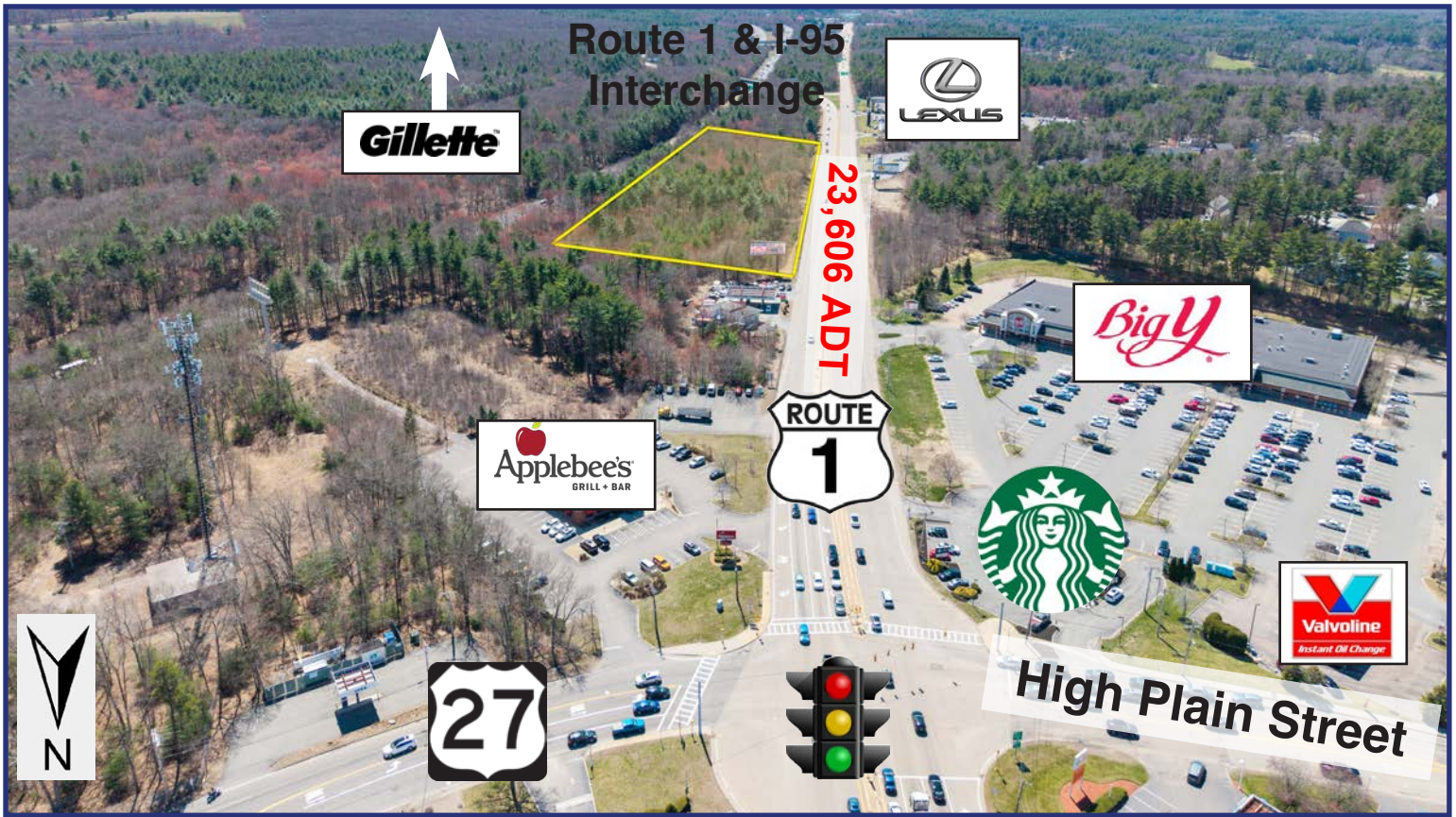




**FOR SALE / FOR LEASE / BUILT-TO SUIT  
EPIC 7.07-ACRE DEVELOPMENT OPPORTUNITY**

**4 GENERAL EDWARDS HIGHWAY  
SHARON, MASSACHUSETTS 02067**

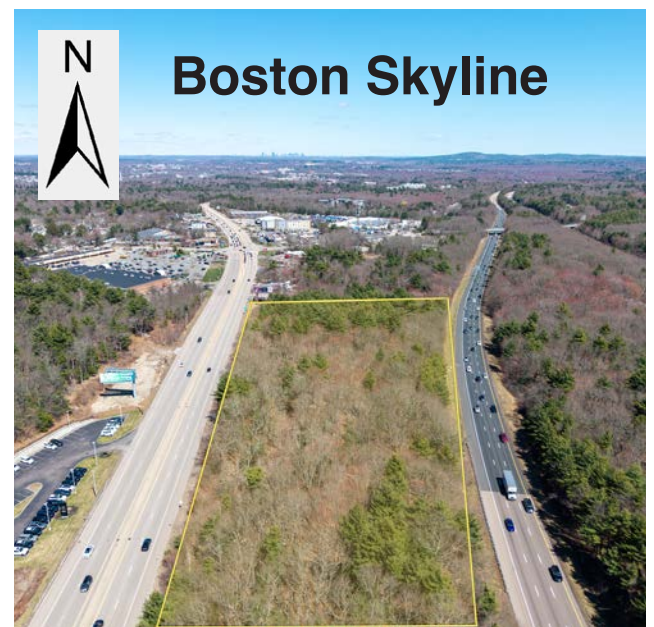


**Property Highlights**

- 7.07 Acres of Prime Commercial Land
- 0.25 miles from the Route 1 & Route 27 interchange (traffic light)
- Premier Branding / Flagship Location Opportunity
- Flexible Deal Structure: Sale, Ground Lease, or Build-to-Suit
- Strong Demographics & High-Income Trade Area
- Excellent Access to Greater Boston & Providence Markets

**Opportunity Overview**

This is a rare chance to develop a high-profile, landmark site in a supply-constrained market. Whether you're an investor, developer, or national tenant, this parcel offers the scale and visibility to support a signature project with long-term value.



**INFO@DMGBROKERAGE.COM | O: 781.591.3232 X0**  
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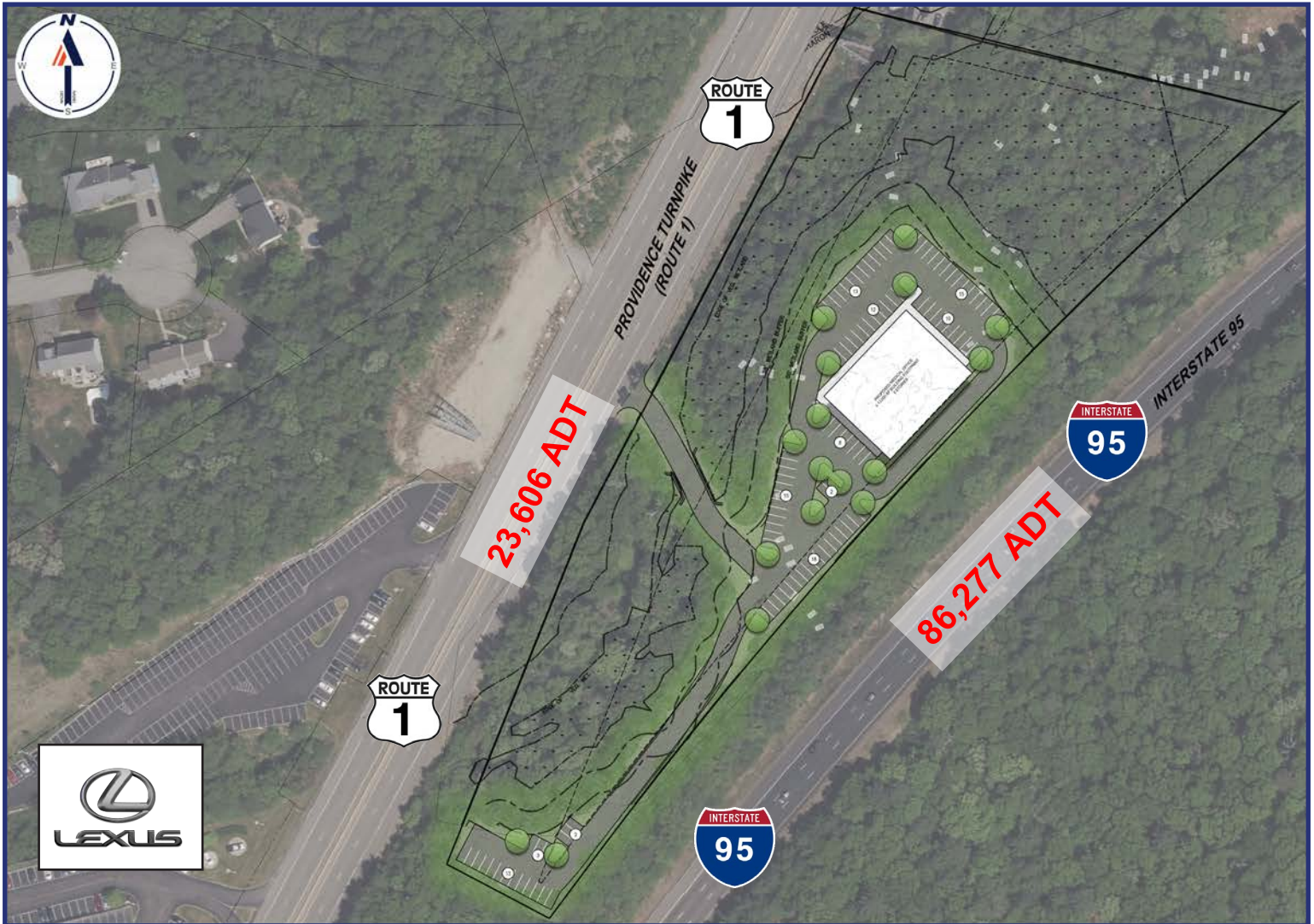
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2025 Demographics	2 Miles	5 Miles	10 Miles
Population	16,698	113,658	425,668
Households	6,381	43,212	157,641

This marketing flyer has been prepared to provide summary, unverified information to prospective purchasers or tenants, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. DMG Brokerage has not made any investigation, and makes no warranty or representation. The information in the marketing flyer has been obtained from sources deemed reliable; however DMG Brokerage has not verified and will not verify any of the information contained herein or attached, nor has DMG Brokerage conducted any investigation regarding the accuracy or completeness of the information provided. All potential buyers/tenant must take appropriate measure to verify all the information set forth herein and attached.

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