

223 E MAIN STREET

MARLBOROUGH, MA

OFFERED FOR SALE: \$1,350,000

VALUE ADD OPPORTUNITY

2-STORY RETAIL (3,774 SF)

RETAIL REDEVELOPMENT | VACANT LEASE-UP



ROYAL CREST
473 CONDO UNITS

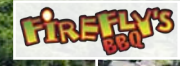
MAR
BY PRICE
CHOPPER
KET

MARLBOROUGH COURT
CONDOMINIUMS
108 UNITS

MARLBOROUGH
COUNTRY CLUB



Main Street
BANK



E MAIN ST 27,000 VPD

CONFIDENTIAL OFFERING MEMORANDUM



223 E MAIN STREET

MARLBOROUGH, MA

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale 223 E Main Street, a 3,774-square-foot, two-story commercial building situated on 0.88 acres along the highly trafficked Route 20 corridor in Marlborough, Massachusetts. Offered vacant, the Property provides investors, owner-users, and developers with immediate control of a highly visible asset in one of MetroWest's most established commercial markets.

The Property benefits from approximately 27,000 vehicles per day, 138 feet of frontage, and immediate connectivity to Route 20, I-495, and I-290, providing convenient access throughout MetroWest, Greater Boston, and Worcester. Marlborough continues to benefit from a deep employment base, strong surrounding demographics, and its position as a regional hub for corporate, healthcare, life sciences, and advanced manufacturing users.

223 E Main Street features a functional existing building, 36 on-site parking spaces, and B-Commercial zoning that supports a broad range of potential uses, including retail, medical, professional office, financial services, and service-oriented concepts. The combination of delivered-vacant control, flexible zoning, strong frontage, and ample parking creates multiple pathways for near-term occupancy, lease-up, adaptive reuse, or longer-term value creation.

With its prominent Route 20 presence within a durable MetroWest submarket, 223 E Main Street represents a compelling opportunity to acquire a well-located commercial asset with significant flexibility and upside.



**HIGH
VISIBILITY**
ON ROUTE 20



3,774
SQUARE FEET



36
SPACES
TOTAL PARKING

ASSET SNAPSHOT

ADDRESS:	223 E Main Street, Marlborough MA
OCCUPANCY:	Delivered Vacant
BUILDING SF:	3,774 SF
STORIES:	2-Story
LAND SIZE	0.88 Acres
PARKING:	36 Spaces
YEAR BUILT:	1910
FRONTAGE:	138' on E Main St
ZONING:	B - Commercial

PRICING: \$1,350,000



223 E MAIN STREET

MARLBOROUGH, MA

INVESTMENT HIGHLIGHTS



OWNER-OCCUPY
LEASE-UP
REDEVELOPMENT

DELIVERED VACANT WITH IMMEDIATE UPSIDE POTENTIAL

The Property is being offered vacant, allowing a buyer to immediately execute an owner-user, leasing, or redevelopment strategy without in-place tenancy constraints.

±0.88 ACRE SITE



FUNCTIONAL EXISTING IMPROVEMENTS

The 3,774 SF, two-story building sits on 0.88 acres and features 36 on-site parking spaces, offering a practical layout for immediate occupancy, adaptive reuse, or future value creation.



27,000 VPD
ON ROUTE 20
138 FEET
OF FRONTAGE

HIGHLY VISIBLE ROUTE 20 LOCATION

Positioned along East Main Street / Route 20 with approximately 27,000 vehicles per day and 138 feet of frontage, the Property benefits from strong visibility along one of Marlborough's primary commercial corridors.

ACCESS > 3 MILES AWAY



STRONG METROWEST MARKET FUNDAMENTALS

Located in Marlborough, one of MetroWest's established corporate and life sciences hubs, the Property benefits from access to a deep employment base, strong surrounding demographics, and connectivity to I-495, I-290, Worcester, and Greater Boston.



B-COMMERCIAL ZONING

FLEXIBLE B-COMMERCIAL ZONING

B-Commercial zoning supports a wide range of potential uses, including retail, medical, professional office, financial services, and service-oriented concepts, providing flexibility for both investors and end-users.

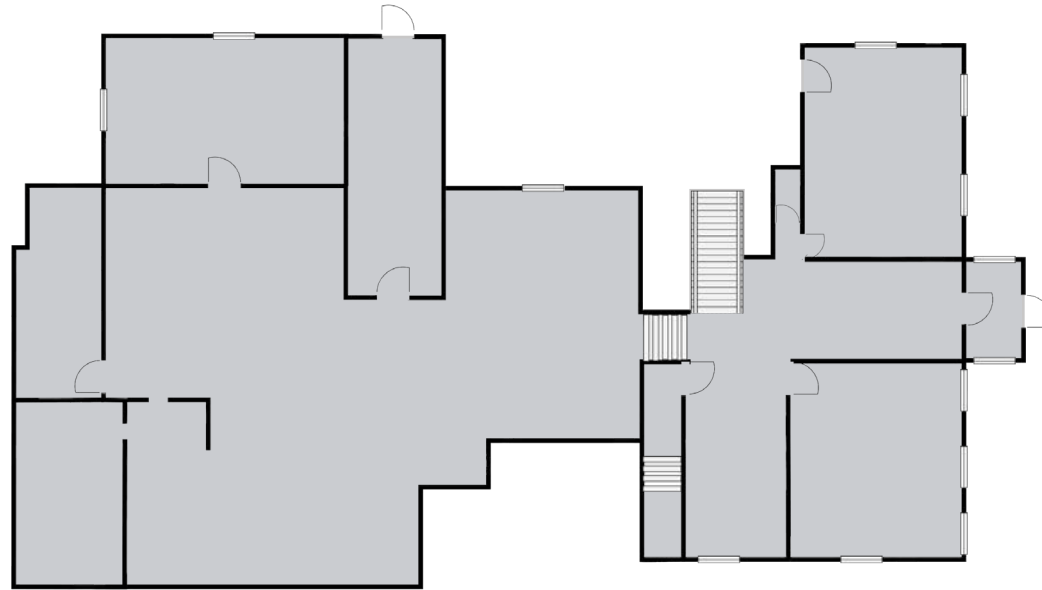


EXISTING DRIVE-THRU INFRASTRUCTURE & PYLON SIGNAGE

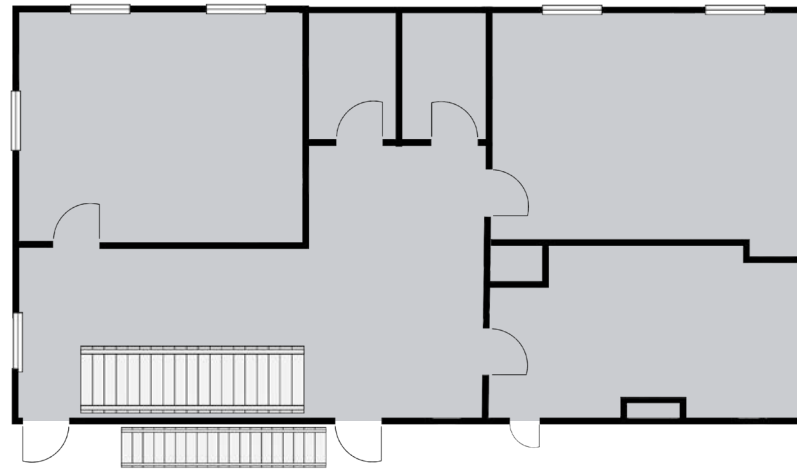
Existing two-lane drive-through provides immediate functionality and convenient customer access, while potential pylon signage offers exceptional visibility along the corridor.



1ST FLOOR



2ND FLOOR



223 E MAIN STREET

MARLBOROUGH, MA

NORTHEAST AERIAL



ROYAL CREST
473 CONDO UNITS

MARKET
BY PRICE
CHOPPER

MARLBOROUGH COURT
CONDOMINIUMS
108 UNITS

MARLBOROUGH
COUNTRY CLUB



Main Street
BANK



E MAIN ST - 27,000 VPD

223
E MAIN
STREET
MARLBOROUGH, MA

223 E MAIN STREET

MARLBOROUGH, MA

NORTHEAST AERIAL

BOSTON 30 MILES



FIREFLY'S BBQ

MIRANDA BEGAG

MARLBOROUGH COUNTRY CLUB

THE HOME DEPOT
CHIPOTLE MEXICAN GRILL
Staples

TARGET

Raytheon Technologies

Main Street BANK

VESA APARTMENTS
140 UNITS

WAYSIDE ATHLETIC CLUB

PRINCETON GREEN APARTMENTS
219 UNITS

ORCHARDS APARTMENTS
160 UNITS

CVS
Advance Auto Parts

DCU

DUNKIN'

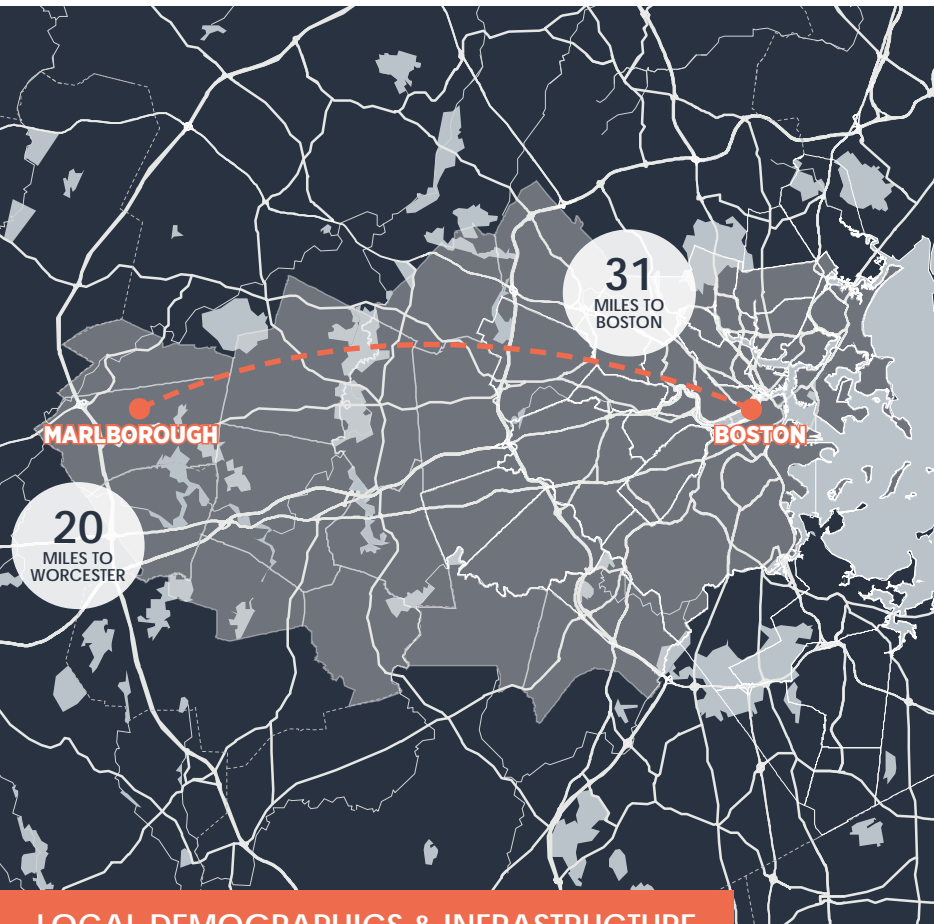
MTDAS

223 E MAIN STREET
MARLBOROUGH, MA

E MAIN ST 27,000 VPD

223 E MAIN STREET

MARLBOROUGH, MA



LOCAL DEMOGRAPHICS & INFRASTRUCTURE



25 MINS
TO WORCESTER
REGIONAL AIRPORT

35 MINS
TO BOSTON
LOGAN
INTERNATIONAL

IMMEDIATE
ACCESS



AREA'S NOTABLE EMPLOYERS

moderna

TJX
THE TJX COMPANIES, INC.



GE HealthCare

Quest
Diagnostics

HOLOGIC

Boston
Scientific

LOCAL SUBMARKET

MARLBOROUGH, MA

Marlborough, Massachusetts, located in western Middlesex County approximately 30 miles west of Downtown Boston, is one of MetroWest's most established corporate and life sciences hubs. Home to more than 41,000 residents, the city has transformed into a premier destination for technology, healthcare, and advanced manufacturing companies due to its strategic location at the intersection of Interstate 495 and U.S. Route 20.

The city boasts a highly diversified economy supported by a robust employment base and strong population growth. Marlborough has successfully attracted both national and international corporations through its business-friendly environment, modern infrastructure, and highly educated workforce.

Marlborough is widely regarded as the economic center of the MetroWest region, benefiting from exceptional connectivity to Boston, Worcester, and the broader New England market via I-495, I-290, Route 20, and the Massachusetts Turnpike (I-90). The city maintains unemployment levels below many surrounding communities and continues to experience strong demand from life sciences, healthcare, and technology tenants seeking high-quality suburban locations with access to a deep labor pool.

NOTABLE INVESTMENTS

- Moderna announced a major expansion of its Marlborough operations, reinforcing the city's position as one of Massachusetts' leading life sciences and biotechnology clusters.
- A significant amount of new industrial and flex development has occurred along the Interstate 495 corridor, attracting advanced manufacturing, logistics, and technology users seeking high-quality suburban space.
- The continued redevelopment of Marlborough's downtown district and Route 20 commercial corridor has generated new multifamily housing, hospitality, and retail investment, supporting long-term population and employment growth.
- Ongoing infrastructure improvements and corporate investment activity throughout the MetroWest region continue to drive demand for office, life science, and industrial real estate in Marlborough.

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Exclusively Offered By



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