

DOWNTOWN REDEVELOPMENT OPPORTUNITY

FOR SALE

THE SANBORN COLLECTION

11 SANBORN STREET
DOWNTOWN READING, MASSACHUSETTS

A premier redevelopment opportunity in the heart of downtown Reading with unmatched visibility, transit access and exceptional redevelopment potential.

GREATER BOSTON
NORTH SUBMARKET



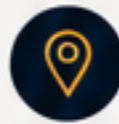
±5,008 SF BUILDING
±18,730 SF LOT (0.43 ACRES)
BUSB ZONING | DOWNTOWN CORE

EXECUTIVE SUMMARY

11 Sanborn Street is a rare, high-visibility redevelopment opportunity located in the vibrant downtown of Reading, Massachusetts. The property consists of a ±5,008 SF building on a ±18,730 SF (0.43 acre) lot in the BUSB zoning district, allowing for a wide range of commercial, retail, residential and mixed-use redevelopment options.

Located steps from the MBTA Commuter Rail and surrounded by thriving retail, dining, and professional services, this site offers exceptional potential for developers, investors and owner-users seeking to capitalize on one of Greater Boston's most desirable suburban markets.

INVESTMENT HIGHLIGHTS



PRIME DOWNTOWN LOCATION
Located in the heart of Reading's vibrant downtown with strong retail and foot traffic.



PROXIMITY TO MBTA
Approx. 0.3 miles to Reading MBTA Commuter Rail Station.



FLEXIBLE BUSB ZONING
Allows for a wide range of commercial, retail, residential and mixed-use options.



GENEROUS SITE
±18,730 SF (0.43 acres) of land in the downtown core – a rare find.



STRONG MARKET FUNDAMENTALS
Affluent community with high household incomes and strong consumer spending.



EXCELLENT ACCESS
Easy access to I-93, Route 128 and major employment centers.



DENSE SURROUNDING AMENITIES
Surrounded by restaurants, cafes, retail, professional services and more.



SIGNIFICANT UPSIDE POTENTIAL
Ideal for redevelopment, repositioning or long-term hold.



DOWNTOWN READING, MA

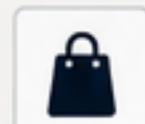
MARKET AT A GLANCE



110,680+
POPULATION
(5 MILE RADIUS)



\$164,196
AVERAGE HOUSEHOLD
INCOME (5 MILE RADIUS)



\$1.9B+
ANNUAL CONSUMER
SPENDING (5 MILE RADIUS)



1.6%
PROJECTED POPULATION
GROWTH (2024-2029)

STRATEGIC LOCATION



15 MILES TO BOSTON | **20** MINUTES TO LOGAN AIRPORT | **2** MILES TO I-93 | **4** MILES TO ROUTE 128

EXCLUSIVELY OFFERED BY



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