



47 SUGAR ROAD

BOLTON, MA

FOR SALE | 5,694 SF RETAIL BUILDING ON 11.8 AC

- Adjacent to Route 495
- 0.3 Miles to Route 117

EXCLUSIVE AGENT



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

5,694 SF +/- Freestanding Retail building on 11.8 AC +/- for Sale

ALLOWED USES BY-RIGHT

- Restaurants / cafe uses
- Daycare / Educational use
- Businesses & professional offices
- Banks / financial institutions
- Medical offices
- Residential apartment use (Special Permit)
- Retail storefronts

TRAFFIC VOLUME

- I 495: 90,536
- Rt 117: 8,399

PROPERTY SPECIFICATIONS

| | |
|-----------------|--------------|
| Building Size: | 5,694 SF +/- |
| Lot Size: | 11.8 AC +/- |
| Stories: | 2 |
| Ceiling Height: | 10' |
| Utilities: | Septic |
| Zoning: | Commercial |
| Construction: | Wood frame |
| Parking Spaces: | 45 |
| Sale Price: | Market |

| DEMOGRAPHICS | 3 MILES | 5 MILES | 10 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 5,511 | 20,860 | 90,163 |
| Total Population | 13,942 | 52,019 | 232,703 |
| Average HH Income | \$172,638 | \$154,806 | \$167,342 |





CONCEPT PLAN

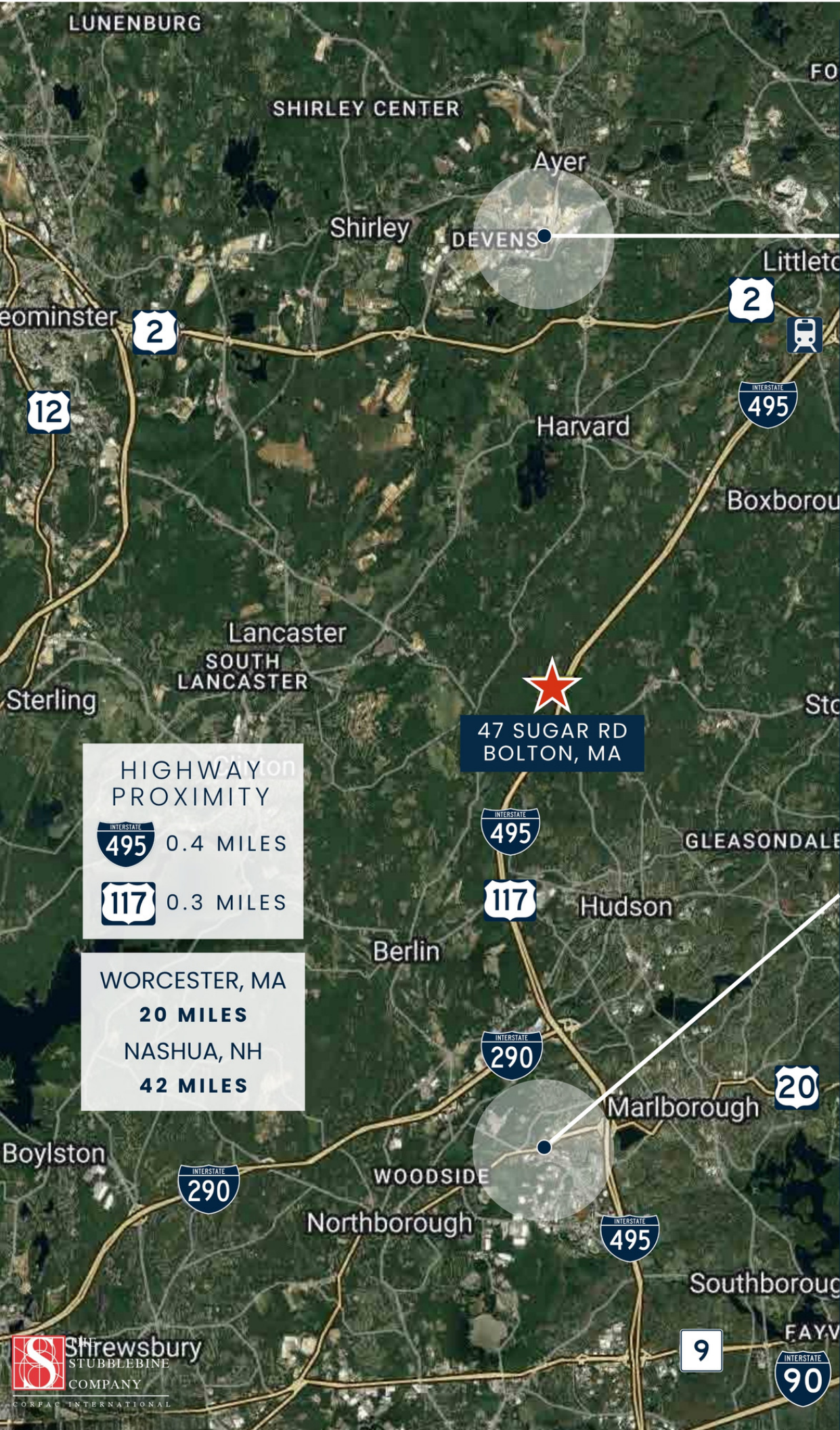
| DESCRIPTION | EXISTING |
|--|----------------------|
| ACRES | AC. |
| ADJACENT UPLAND RESOURCE AREA | AURA |
| APPROX. BOUNDARY OF BORDERING VEGETATED WETLANDS | ABBVW |
| BUILDING | BLDG |
| PLUS OR MINUS | +/- |
| SQUARE FEET | S.F. |
| TREELINE | — |
| WATER | FLOW |
| WETLANDS | — |
| WETLANDS 100' BUFFER ZONE | 100' BVW BZ |
| 200' RIVERFRONT AREA | 200' RIVERFRONT AREA |
| ZONE-A 100 YEAR FLOOD | FLOOD_ZONE_A |

ION(S):

65,340 S.F.
200 FEET
150 FEET
50 FEET
50 FEET
150 FEET
SEE NOTE*

S AND
HALL NOT





- DUNKIN'**
- TACO BELL**
- Wendy's*
-  
- shaws*
- Slater's**
- DOLLAR TREE**
- MARKET BASKET*
-  
- SUBWAY**
- Mobil**
- Chick-fil-A*
- MOOYAH**
BURGERS · FRIES · SHAKES
- T.J. maxx**
- KFC**
- Walmart** 

HIGHWAY PROXIMITY

 0.4 MILES

 0.3 MILES

WORCESTER, MA
20 MILES

NASHUA, NH
42 MILES

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