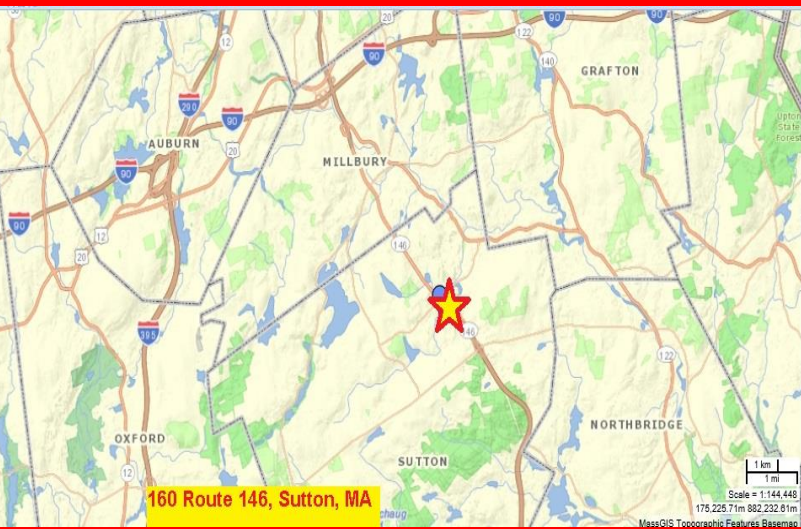
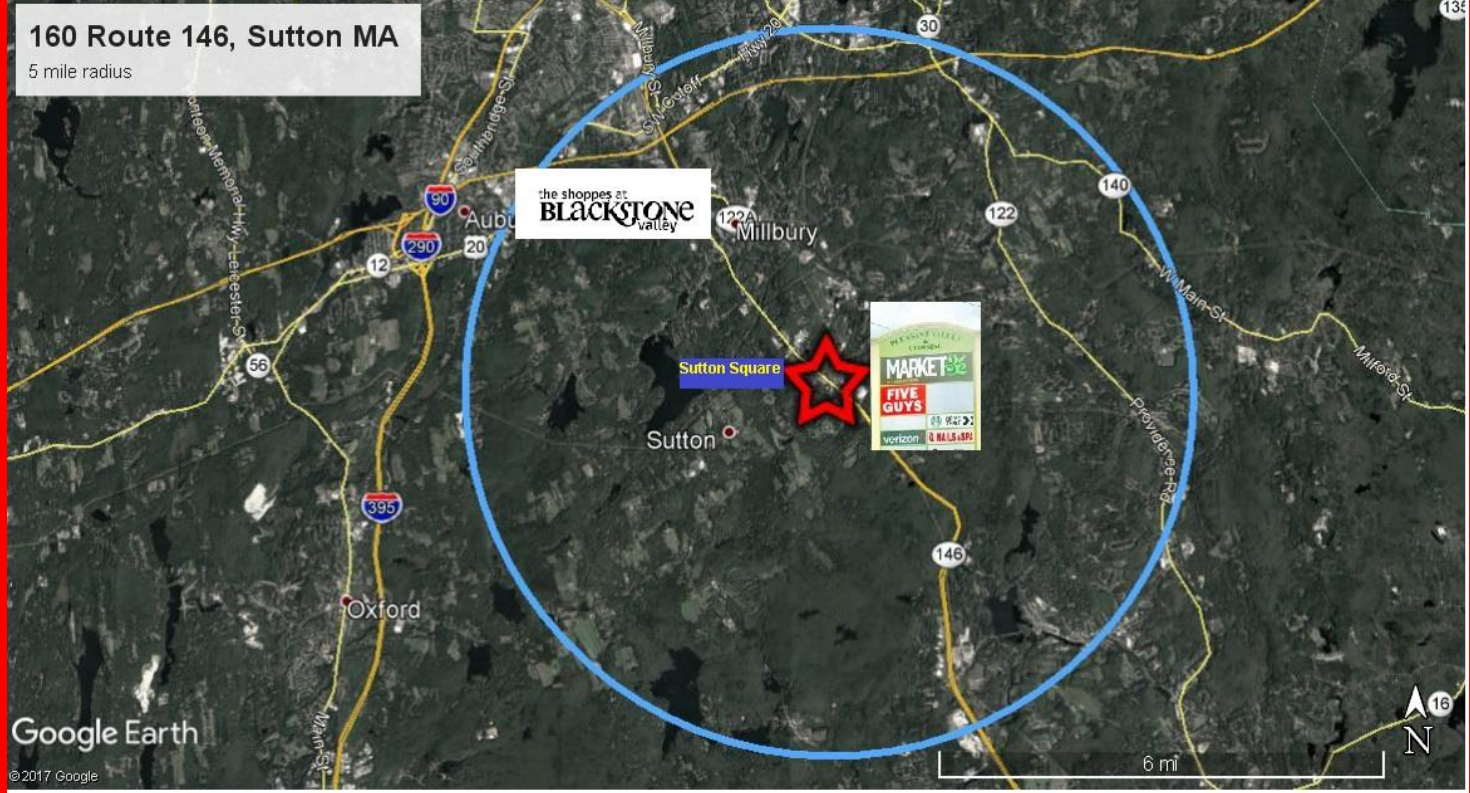




SUTTON MA

**160 Worcester Providence TPKE
Route 146**

**GROUND
LEASE
6.63 Acre
Parcel**



Ground Lease

Size: 6.63 Acre Parcel
Terms: Negotiable
Zoning: B2 (Business Highway)
Traffic: 46,000 ADT (Route 146)

DEMOGRAPHICS

Radius	Population	Med. HH Income
5 Miles	48,500	\$70,000.

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, changes of price, lease, terms or other conditions and/or withdrawals without notice. All information must be verified by interested parties.

For additional information contact
Mark Sobel, Commercial Real Estate Broker
(508)280-4563 msobel@1stusrealty.com

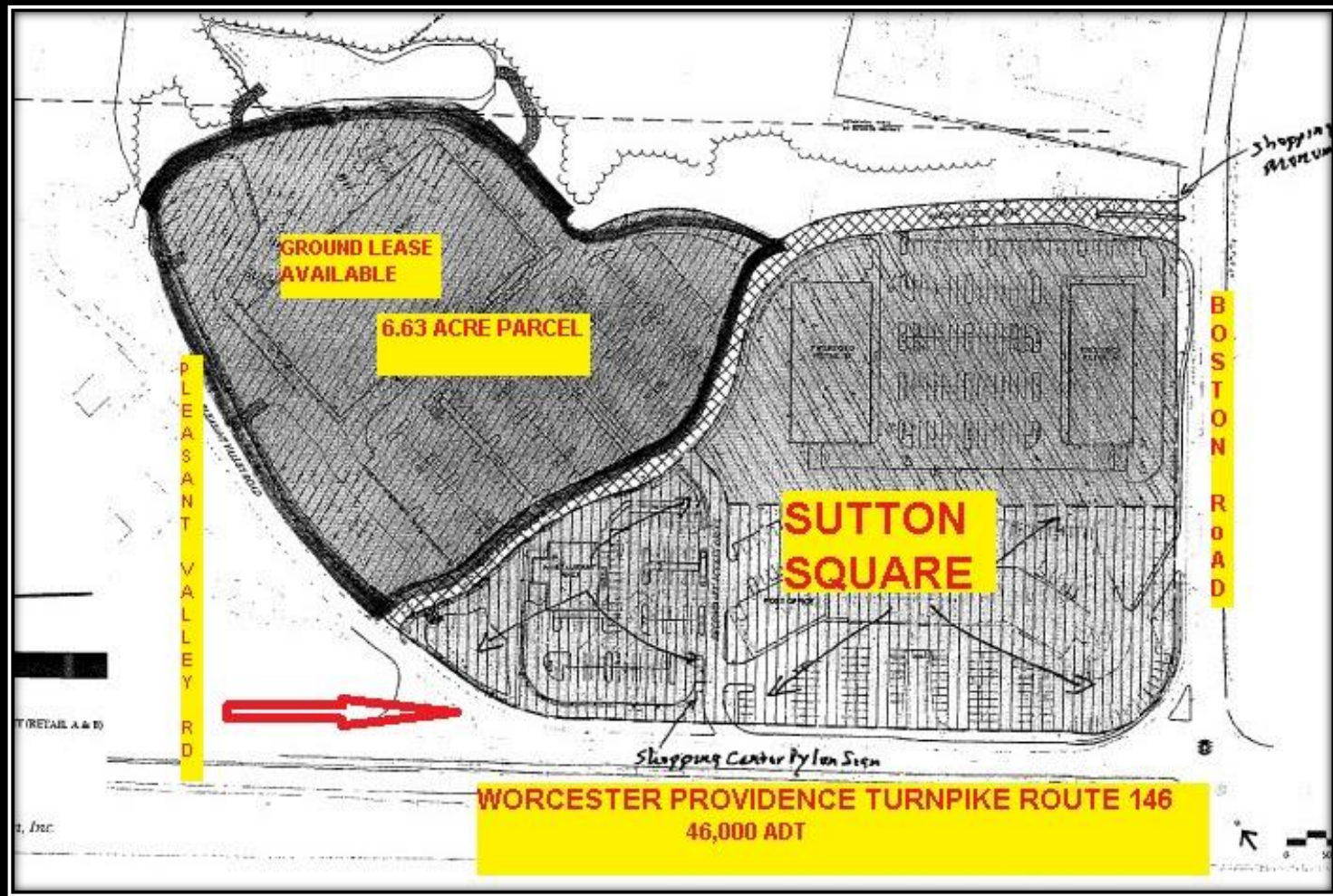
1st U S Realty, LLC
427 Columbia Rd., Hanover, MA 02339
Mailing address: PO Box 1261, Plymouth, MA 02362
www.1stusrealty.com



SUTTON MA

160 Worcester Providence TPKE
Route 146

**GROUND
LEASE
6.63 Acre
Parcel**



1st U S Realty, as exclusive leasing agent, is pleased to present a 6.63 acre developable parcel which is available for long term ground lease. This site, part of Sutton Square, is located on the southbound side of Route 146, just 4 miles south of Massachusetts Turnpike Exit 10, and can be accessed at the signalized Boston Road intersection. Route 146 serves as the main connector between Worcester and Providence with heavy use by local residents and long distance commuters. Area is experiencing increased commercial development.

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, changes of price, lease, terms or other conditions and/or withdrawals without notice. All information must be verified by interested parties.

**For additional information contact
Mark Sobel, Commercial Real Estate Broker
(508)280-4563 msobel@1stusrealty.com**

**1st U S Realty, LLC
427 Columbia Rd., Hanover, MA 02339
Mailing address: PO Box 1261, Plymouth, MA 02362
www.1stusrealty.com**