



# GROUND LEASE AVAILABLE

2 School St.  
Framingham, MA 01701

5.5 ±  
Acres



## PROPERTY HIGHLIGHTS

- ◆ Prominent visibility with strong demographics.
- ◆ Located at the busy intersection of School St. (Rt. 126) and Concord St. with good access from Route 9, Route 30 and Interstate 90.
- ◆ Two existing buildings are available for lease.
- ◆ Expansive level-grade, asphalt paved parking field.
- ◆ Signalized entrance on Concord St.
- ◆ Numerous redevelopment opportunities.

## GROUND LEASE AVAILABLE

Parcel Size:	5.467 Acres
Zoning:	B-2
Price:	Negotiable
Parcel ID:	051-42-0449-000
Traffic Count:	14,425 ADT

## DEMOGRAPHICS

Radius	1 Mile	3 Miles	5 Miles
Population	9,000	63,000	142,000
Households	3,700	24,500	53,500
HH Density/Sq. Mile	1,180	860	680
Median HH Income	\$106,000	\$110,000	\$115,000

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:

Commercial Real Estate Broker  
Mark Sobel  
(508)280-4563  
msobel@1stusrealty.com



Office: 427 Columbia Road  
Hanover, MA 02339  
Mailing: PO Box 1261  
Plymouth, MA 02362

508-591-3000 | www.1stusrealty.com

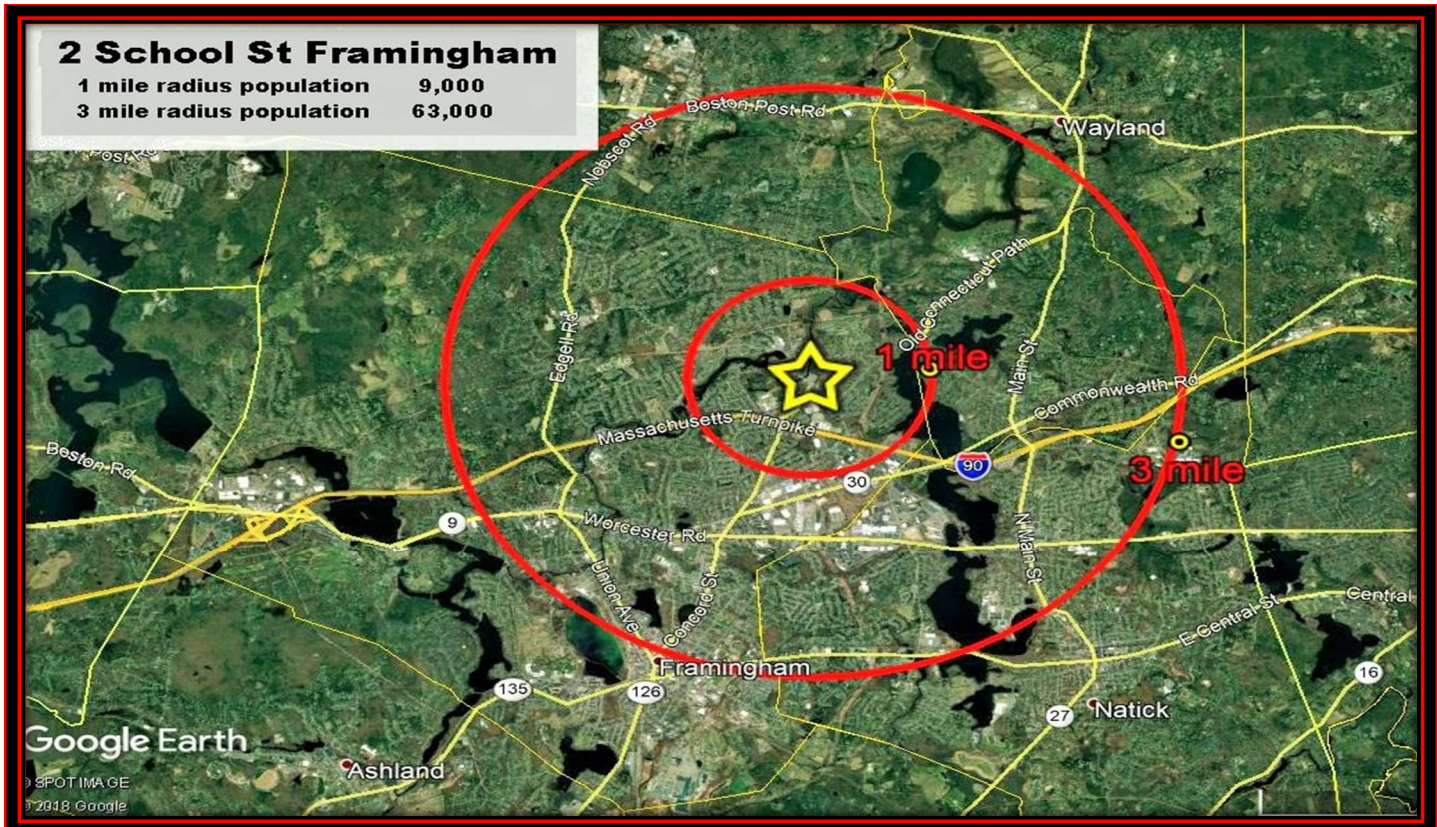




**GROUND LEASE AVAILABLE**

**2 School St.  
Framingham, MA 01701**

**5.5 ±  
Acres**



Located in Saxonville, a densely populated neighborhood in northern Framingham--- formerly a lumberyard, the parcel has 2 existing structures: a rectangular concrete-block warehouse with approximate dimensions of 100 feet by 240 feet plus truck docks and a second concrete block building of approximately 9,000 square feet. Large asphalt parking field; attractive city sidewalks surrounding the site; superb visibility.

Site is prominently situated at the corner of School St. (Route 126) and Concord St. with a signalized entrance on Concord St. The surrounding area is pedestrian friendly and zoned for Community Business (B-2).

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:**

Commercial Real Estate Broker

Mark Sobel

(508)280-4563

msobel@1stusrealty.com



Office: 427 Columbia Road  
Hanover, MA 02339

Mailing: PO Box 1261  
Plymouth, MA 02362

508-591-3000 | [www.1stusrealty.com](http://www.1stusrealty.com)





# GROUND LEASE AVAILABLE

2 School St.  
Framingham, MA 01701

# 5.5 ±

# Acres

## Development Opportunity



“The purpose of the Community Business District (B-2) is to foster small commercial sites and compact commercial centers which provide a variety of services to nearby residential neighborhoods and the community. The emphasis of this District is on uses which will provide services for the nearby residential areas. The B-2 District shall be primarily accessible and inviting to motorists, pedestrians, and bicyclists of all ages and abilities. The District allows for a full range of retail, service, and business uses with a local market area. The desired character includes areas which are predominantly built-up, with buildings close to and oriented towards the sidewalk especially at corners. Development is intended to be pedestrian-oriented and buildings with an improved visual quality storefront are encouraged.”

\*Excerpt from Zoning Bylaws-Framingham MA, page, 21.

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:

Commercial Real Estate Broker

Mark Sobel

(508)280-4563

msobel@1stusrealty.com



Office: 427 Columbia Road  
Hanover, MA 02339

Mailing: PO Box 1261  
Plymouth, MA 02362

508-591-3000 | www.1stusrealty.com