

RETAIL FOR SALE

MIXED USE COMMERCIAL 155 MILL ST

155 Mill St, Gardner, MA 01440



SALE PRICE:	\$1,000,000
PRICE PER UNIT:	-
LOT SIZE:	10.74 Acres
BUILDING SIZE:	0 SF
ZONING:	Commercial Business
MARKET:	North Central
CROSS STREETS:	Timpany Boulevard (Route 68)
TRAFFIC COUNT:	88,247

PROPERTY OVERVIEW

This parcel This ten (10) plus acre parcel is cleared and ready for your winter-spring planning, design and permitting that will lead to a summer construction start....It is part of the Gardner Redevelopment Authority's Urban Renewal Plan. It is in the MA 43D Expedited Permitting Program and as part of the Mill St Corridor Overlay District has "By-Right" Development.

PROPERTY FEATURES

- Cleared parcel
- Infrastructure to the site
- Expedited Permitting Process

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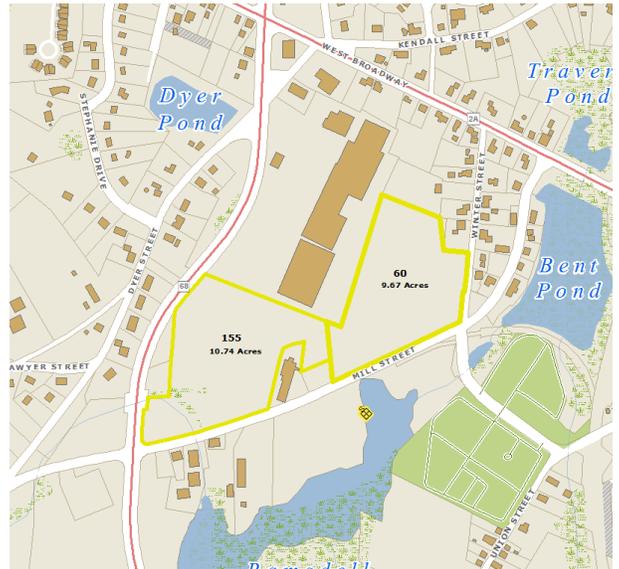
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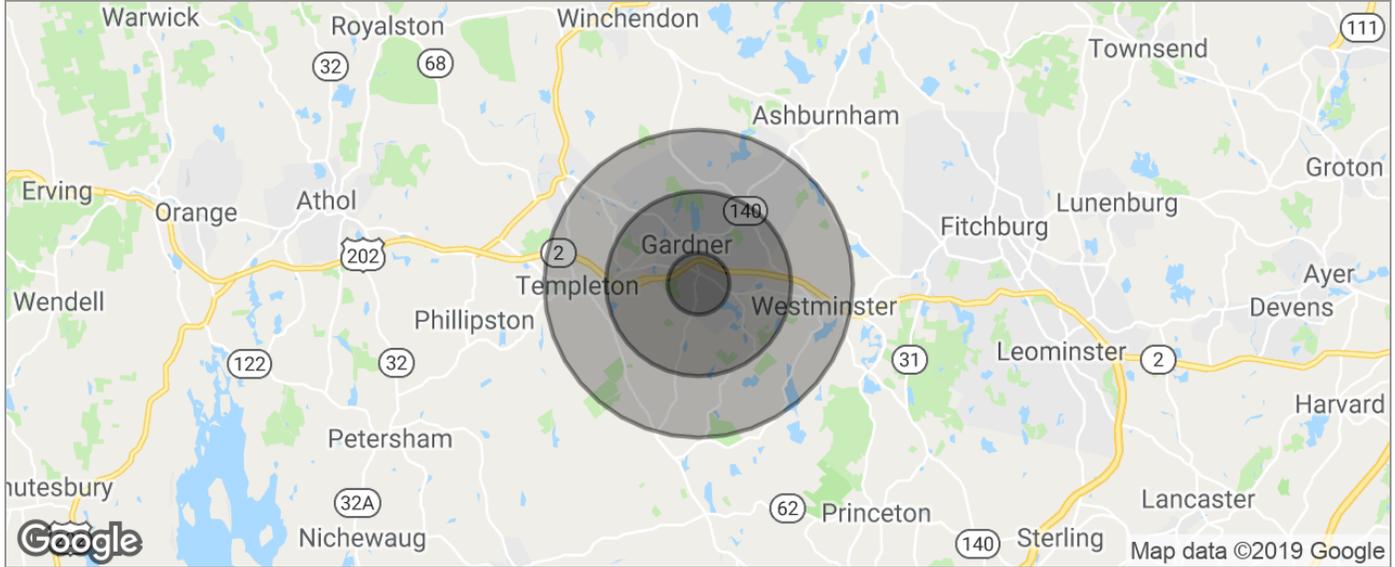
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,180	20,353	35,757
MEDIAN AGE	37.3	38.5	39.4
MEDIAN AGE (MALE)	36.8	37.9	38.9
MEDIAN AGE (FEMALE)	37.8	38.9	39.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,773	8,291	13,679
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$55,881	\$58,225	\$64,448
AVERAGE HOUSE VALUE	\$217,156	\$248,235	\$256,348
RACE	1 MILE	3 MILES	5 MILES
% WHITE	90.2%	91.8%	92.3%
% BLACK	4.1%	2.9%	2.7%
% ASIAN	1.3%	1.5%	1.6%
% HAWAIIAN	0.2%	0.1%	0.1%
% INDIAN	0.3%	0.2%	0.2%
% OTHER	0.4%	1.0%	1.1%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	3.5%	4.0%	4.1%

* Demographic data derived from 2010 US Census

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