

ALTA FRENCH HILL

303 LINCOLN STREET | MARLBOROUGH, MA 01752

AVAILABLE 5,727 SF

A NEW DEVELOPMENT BY



PROPERTY INFORMATION

- 4.5 acre mixed-use development
- 276 upscale apartments with high level finishes
- Metered on-street parking
- Adjacent to Assabet River Rail Trail
- Close proximity to I-495, I-290, I-2, U.S. Route 20, & Mass Turnpike
- Strategically located in Marlborough's corporate employment hub including GE Healthcare, BostonScientific, Hologic, and more

AVAILABLE SPACE

- Available 5,727 sf

AREA DEMOGRAPHICS

| 2025 DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|-------------------|-----------|-----------|-----------|
| POPULATION | 15,944 | 51,547 | 89,814 |
| MEDIAN HH INC | \$94,295 | \$113,580 | \$133,003 |
| AVERAGE HH INC | \$106,634 | \$135,395 | \$163,879 |



www.CharterRealty.com



FOR MORE INFORMATION CONTACT:

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TENANTS / AVAILABILITY

| # | TENANT | Sq. Ft. |
|---|----------------------|---------|
| A | Aero Coffee Roasters | 2,331 |
| B | Available | 5,727 |

RETAIL B:

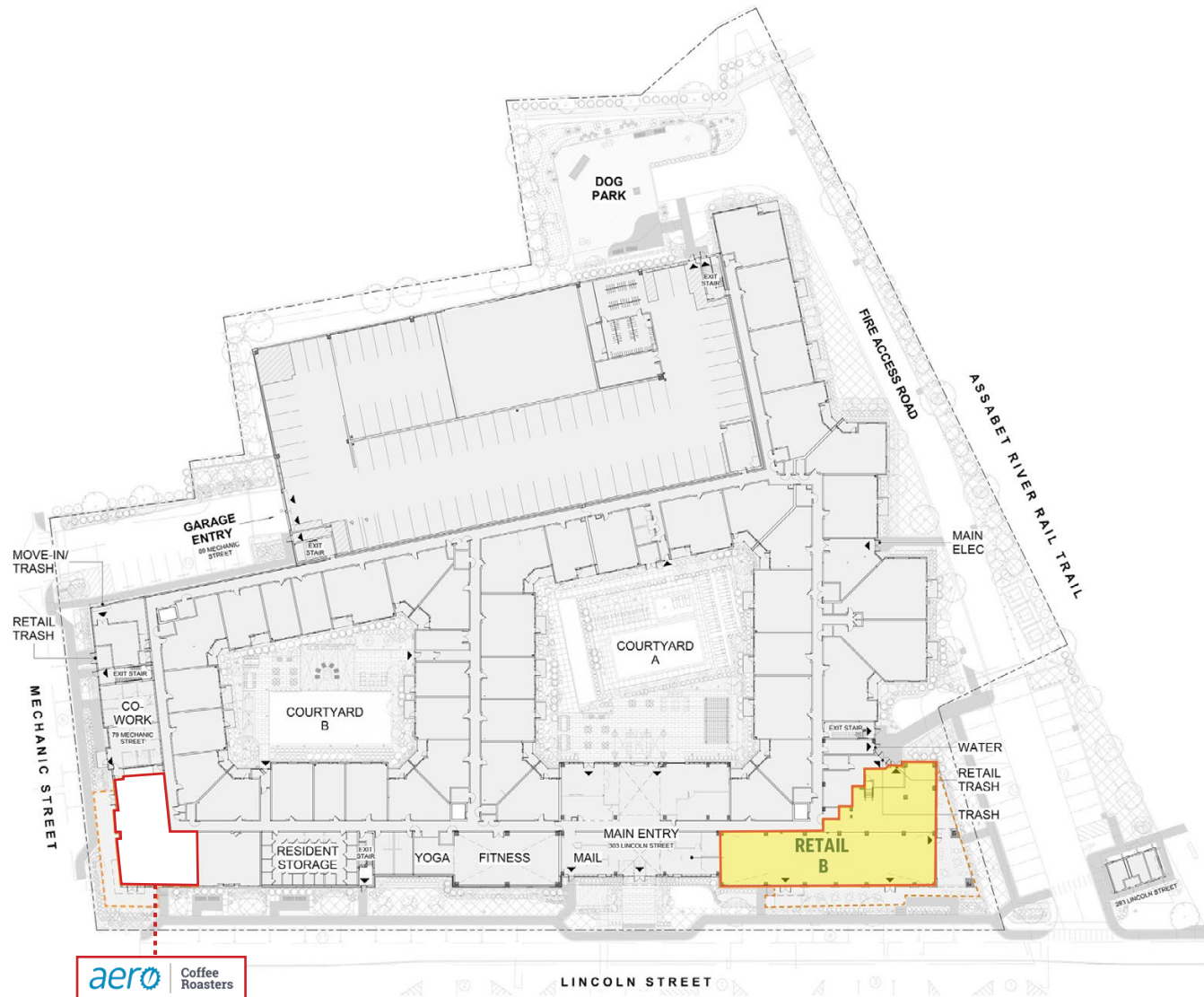
Electrical AMP: 800 AMP

Water Supply: 1 ½" cw capped for B1, 2" cw capped for B2

Gas Supply for Cooking only: 2500 CFH

Mechanical Conduit: 6 – 6" piping holders to roof

Ceiling height: 13' 4"-25'



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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **15,944**

Households: **6,305**

Daytime Population: **10,940**

Median Age: **36.8**



Average Household Income: **\$106,634**

Median Household Income: **\$94,295**

3 MILE RADIUS:



Total Population: **51,547**

Households: **20,920**

Daytime Population: **48,466**

Median Age: **40.5**



Average Household Income: **\$135,395**

Median Household Income: **\$113,580**

5 MILE RADIUS:



Total Population: **89,814**

Households: **35,595**

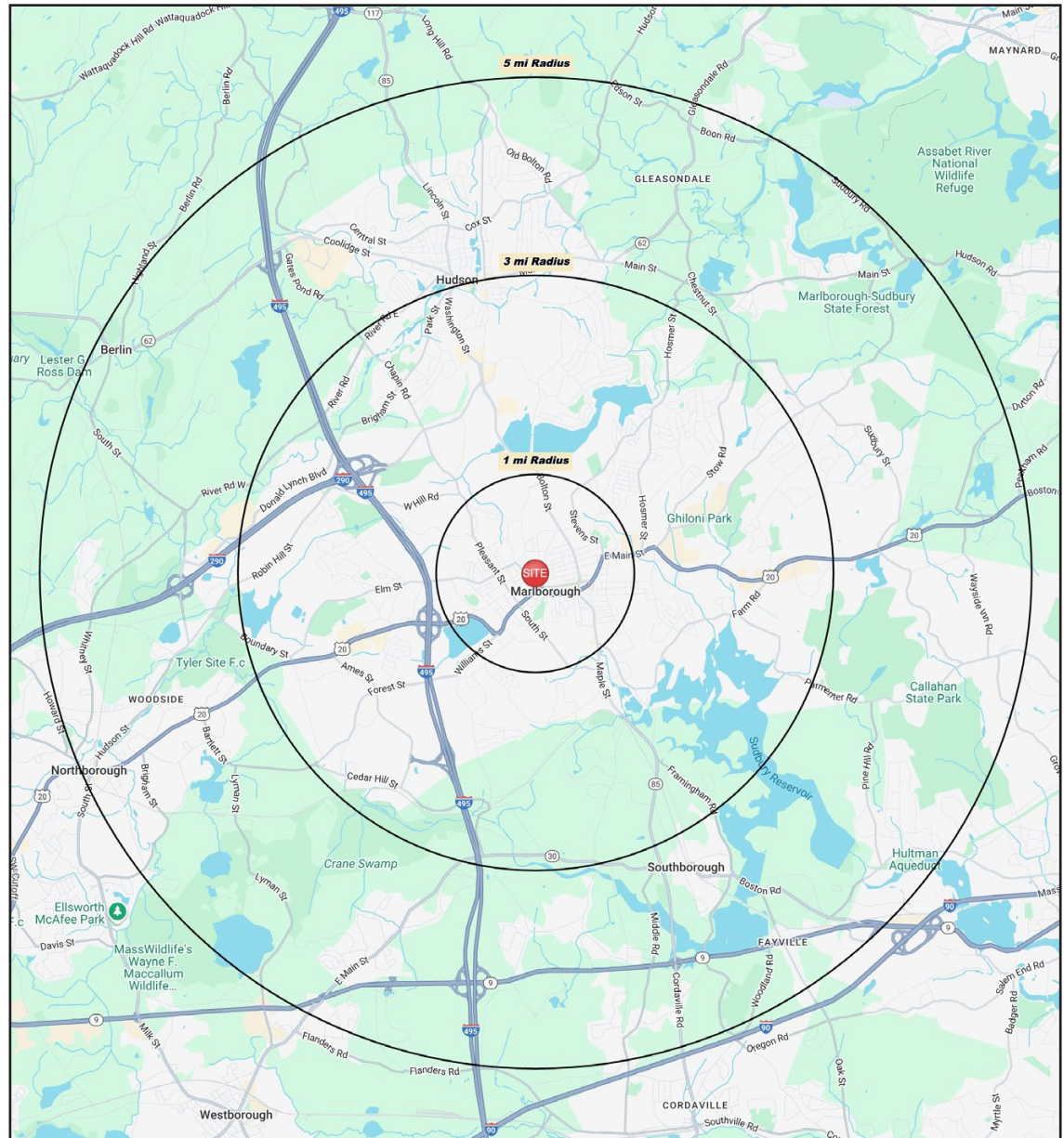
Daytime Population: **93,138**

Median Age: **41.7**



Average Household Income: **\$163,879**

Median Household Income: **\$133,003**



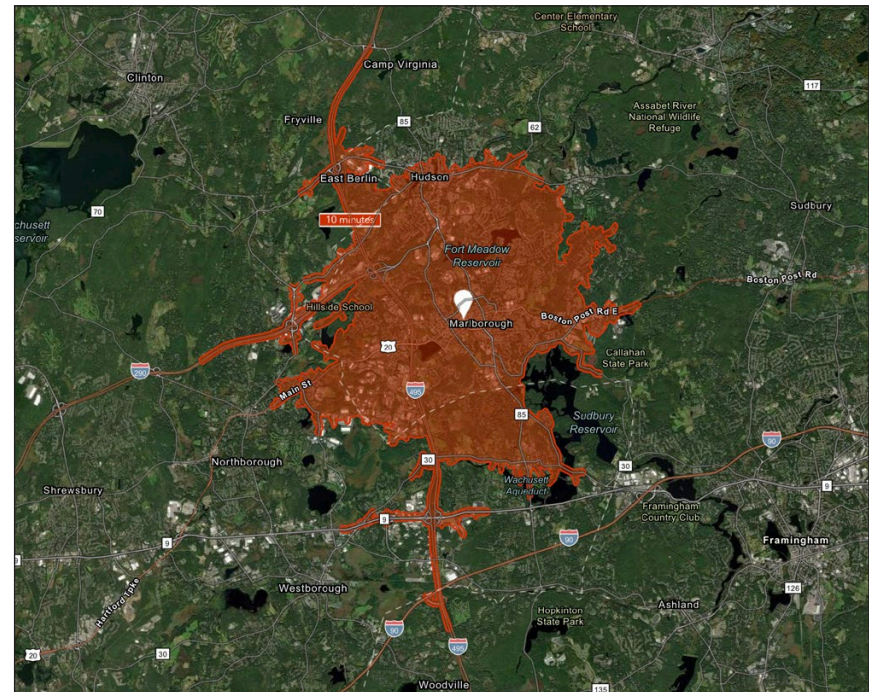
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10 MINUTE DRIVE TIME



KEY FACTS

54,681

Population

41.0

Median Age

\$107,757

Median Household Income

64,826

Daytime Population

TAPESTRY SEGMENTS

Uptown Lights

5,082 households

Socioeconomic Traits

Found in coastal metros like NYC and LA, these diverse, educated neighborhoods include families and singles. Residents earn middle incomes, work in varied fields, often rent older homes, and commute long distances.

Household Types

Married couples;
singles living alone

Typical Housing

Single Family

Trendsetters

3,121 households

Socioeconomic Traits

These urban professionals, mostly aged 25–44, are highly educated, often foreign-born, and work in fields like tech and health care. Most rent in dense metros and commute via public transit.

Household Types

Singles living alone;
married couples

Typical Housing

Multi-Units

Savvy Suburbanites

2,288 households

Socioeconomic Traits

Concentrated in New England and Mid-Atlantic suburbs, these mostly owner-occupied, single-family homes house professional families with children. Combined incomes and investments place households in middle to upper tiers with high net worth.

Household Types

Married couples

Typical Housing

Single Family

TOTAL RETAIL SALES

Includes F&B



\$702,375,642

EDUCATION

Bachelor's Degree
or Higher



47%

OWNER OCCUPIED HOME VALUE

Average



\$796,785

ANNUAL HOUSEHOLD SPENDING

\$5,249

Eating
Out

\$3,049

Apparel &
Services

\$9,011

Groceries

\$282

Computer &
Hardware

\$8,646

Health
Care

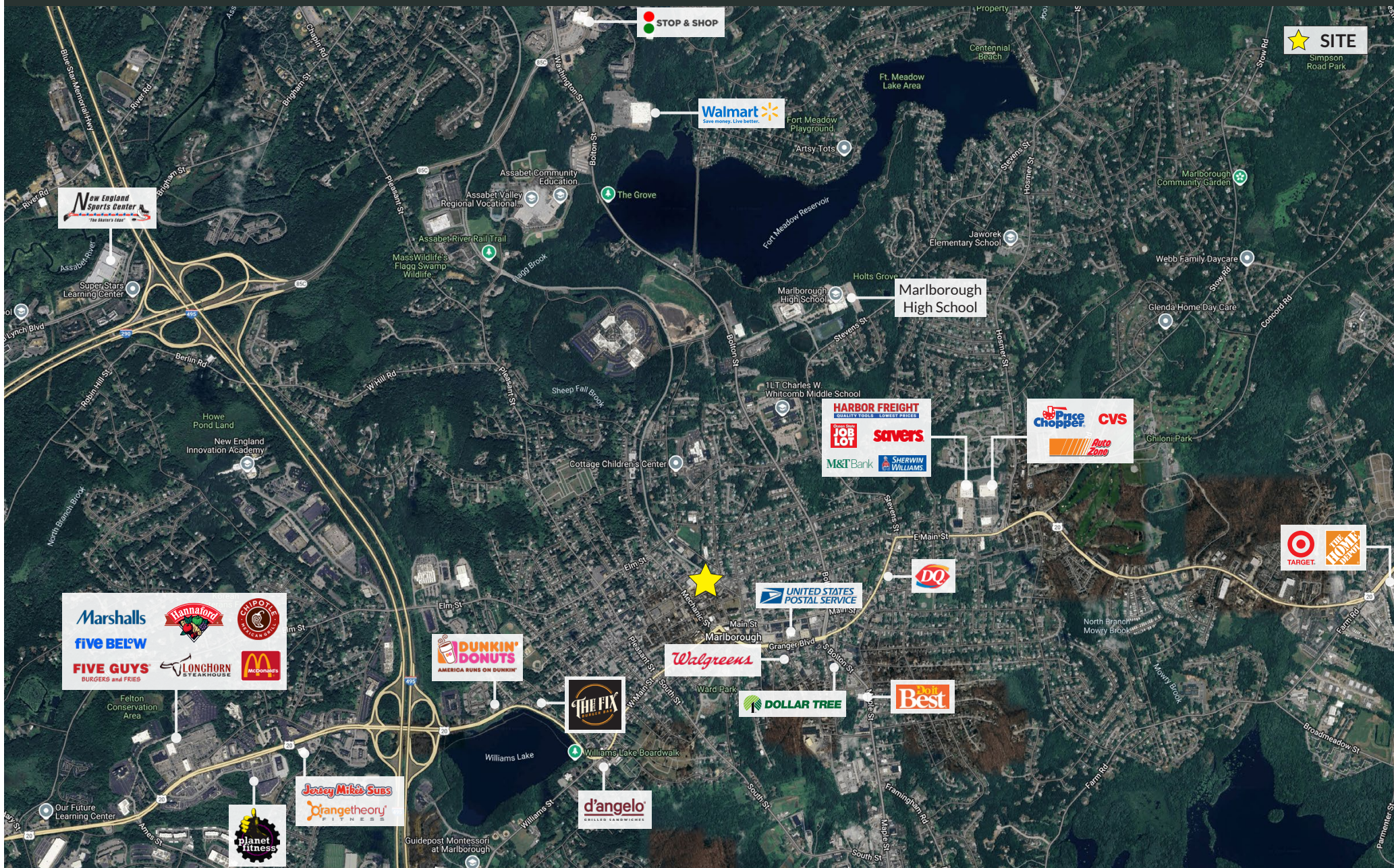


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