

ALTA FRENCH HILL

303 LINCOLN STREET | MARLBOROUGH, MA 01752

AVAILABLE 8,058 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 8,058 sf

AREA DEMOGRAPHICS

2024 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	15,668	49,993	87,006
MEDIAN HH INC	\$87,599	\$108,253	\$127,074
AVERAGE HH INC	\$102,133	\$135,347	\$161,378



FOR MORE INFORMATION CONTACT:

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www.CharterRealty.com

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TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
A	Available	2,331
B	Available	5,727

RETAIL A:

Electrical AMP: 400 AMP

Water Supply: 1 ½" cw capped

Gas Supply for Cooking only: 2500 CFH

Mechanical Conduit: 6 - 6" piping holders to roof

Ceiling height: 13' 7"-24' 3"

RETAIL B:

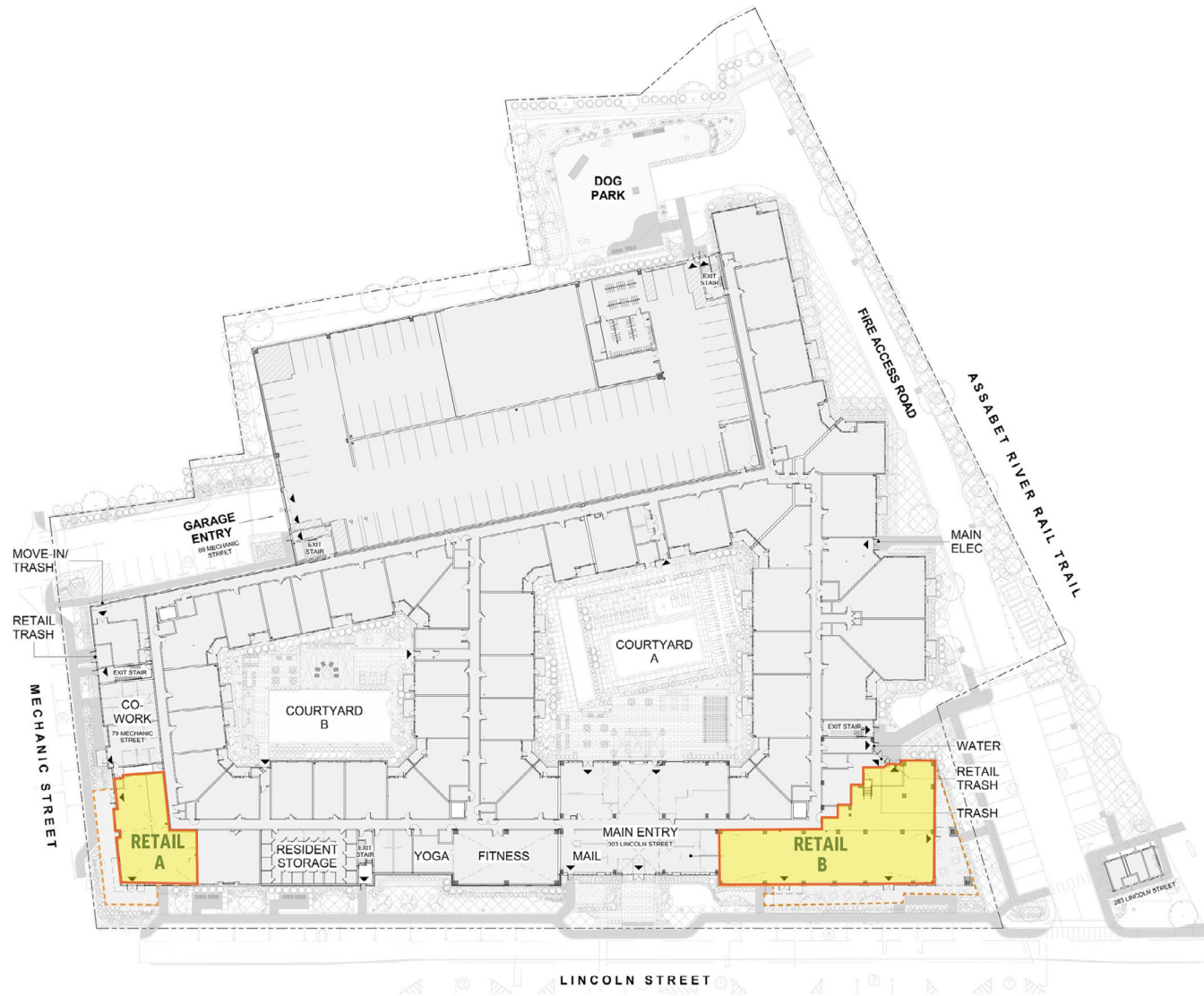
Electrical AMP: 800 AMP

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'

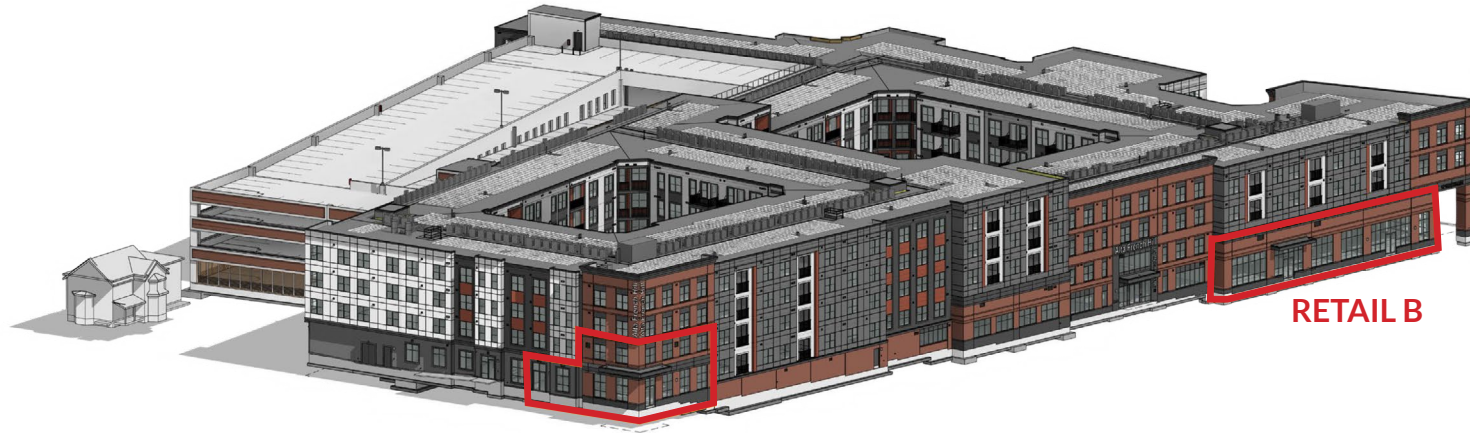


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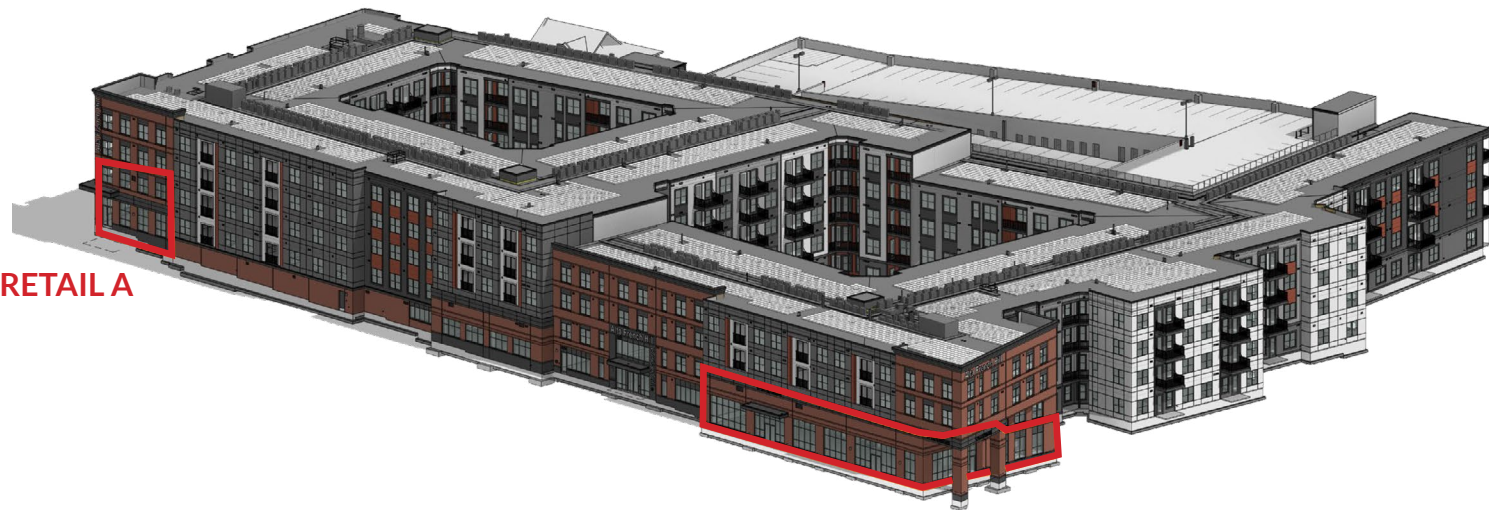
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RETAIL A

RETAIL B



RETAIL A

RETAIL B



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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **15,668**

Households: **6,276**

Daytime Population: **11,115**

Median Age: **37.0**



Average Household Income: **\$102,133**

Median Household Income: **\$87,599**

3 MILE RADIUS:



Total Population: **49,993**

Households: **20,477**

Daytime Population: **48,495**

Median Age: **40.6**



Average Household Income: **\$135,347**

Median Household Income: **\$108,253**

5 MILE RADIUS:



Total Population: **87,006**

Households: **34,723**

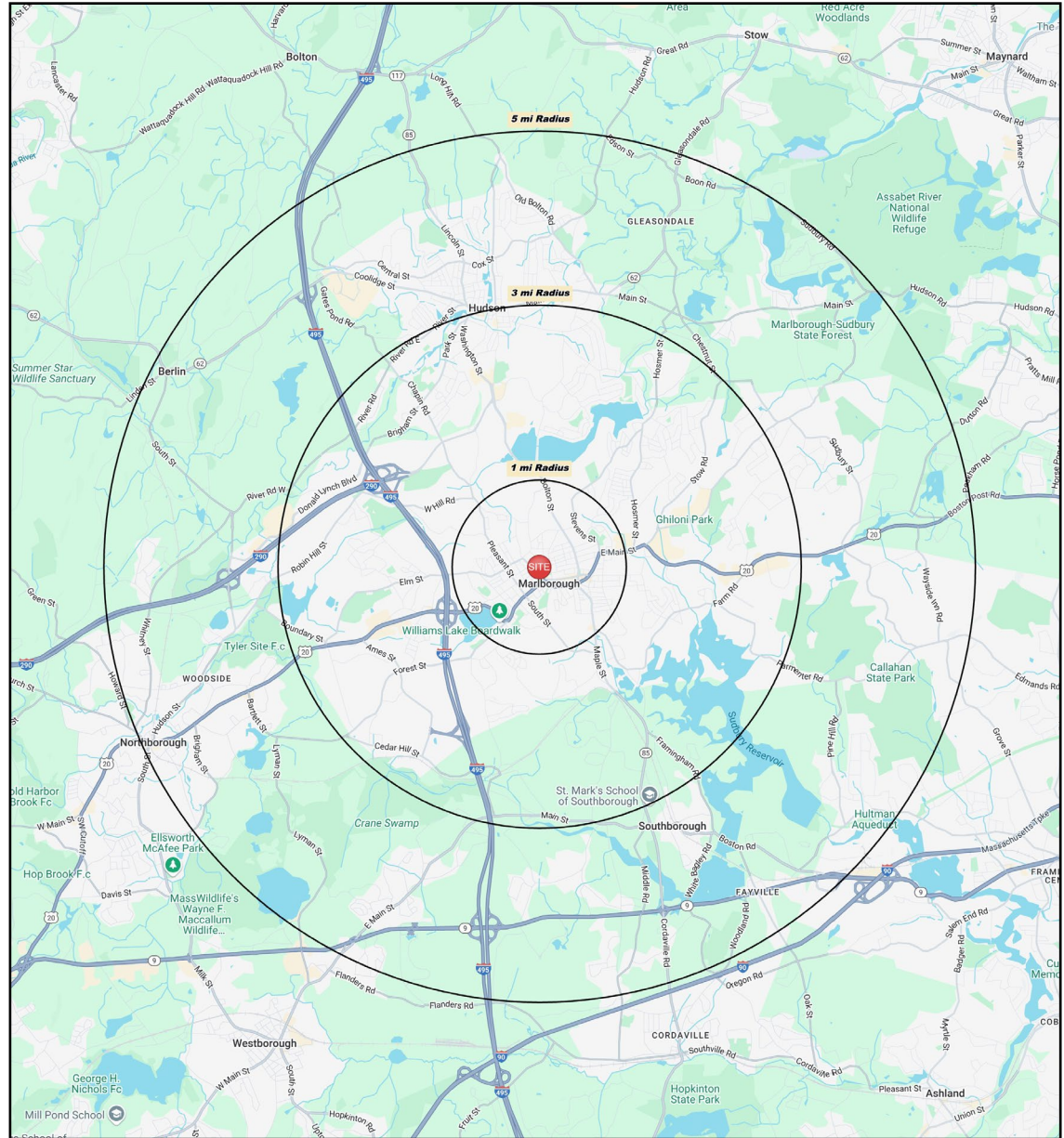
Daytime Population: **93,507**

Median Age: **41.7**



Average Household Income: **\$161,378**

Median Household Income: **\$127,074**



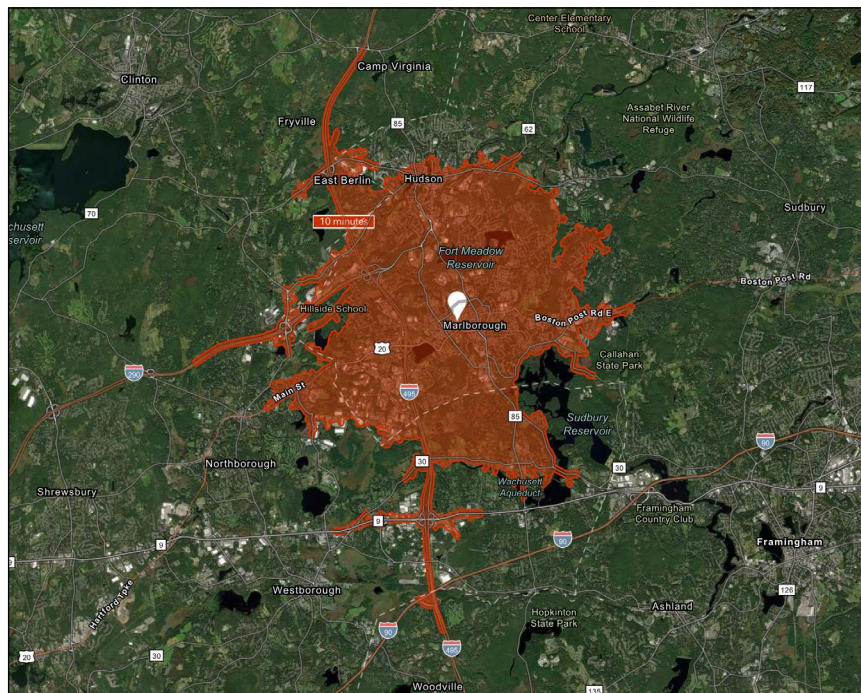
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10 MINUTE DRIVE TIME



KEY FACTS

54,833

Population

41.5

Median Age

\$96,117

Median Household Income

63,935

Daytime Population

TAPESTRY SEGMENTS

City Lights <i>3,459 Households</i>	Pleasantville <i>3,383 Households</i>	Enterprising Professionals <i>3,267 Households</i>
Socioeconomic Traits Residents work hard in professional and service occupations but also seek to enjoy life. They earn above average incomes.	Socioeconomic Traits 66% college educated. Higher labor force participation rate. Many professionals in finance, information/ technology, education, or management.	Socioeconomic Traits This young market makes over one and a half times more income than the US median. Residents are well educated & climbing the ladder in STEM (science, tech, engineering, & math) occupations.
Household Types Families, both married couples and single parents, as well as singles.	Household Types Older married-couple families, more w/o children under 18, but many w/ children over 18. years	Household Types Almost half of households are married couples, and 29% are single-person households.
Typical Housing Multi-units; Single Family	Typical Housing Single Family	Typical Housing Single Family; Multi-units

TOTAL RETAIL SALES

Includes F&B



\$636,467,935

EDUCATION

Bachelor's Degree or Higher



46%

OWNER OCCUPIED HOME VALUE

Average



\$576,615

ANNUAL HOUSEHOLD SPENDING

\$4,546

Eating Out

\$2,744

Apparel & Services

\$8,361

Groceries

\$327

Computer & Hardware

\$8,469

Health Care

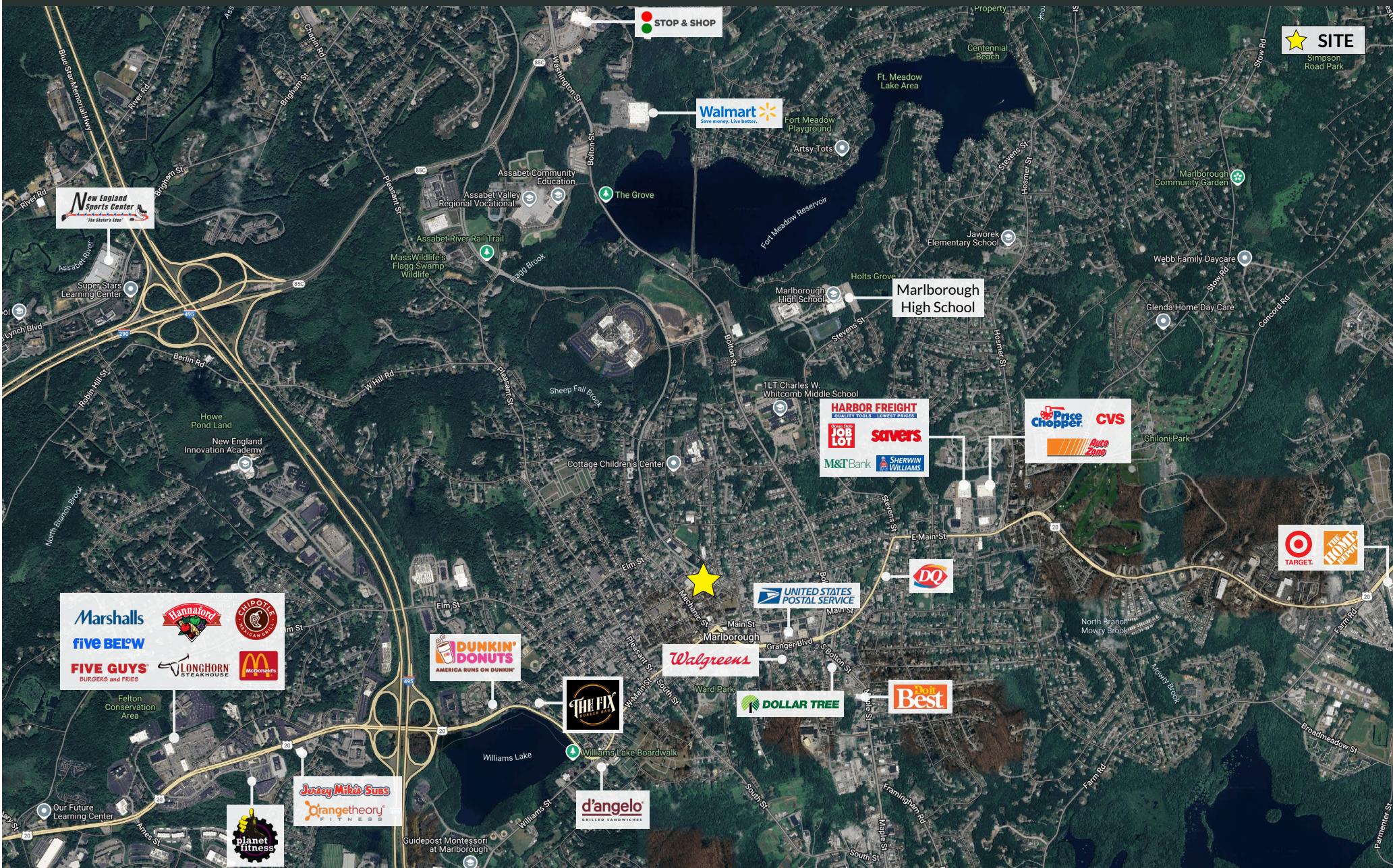


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