

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:

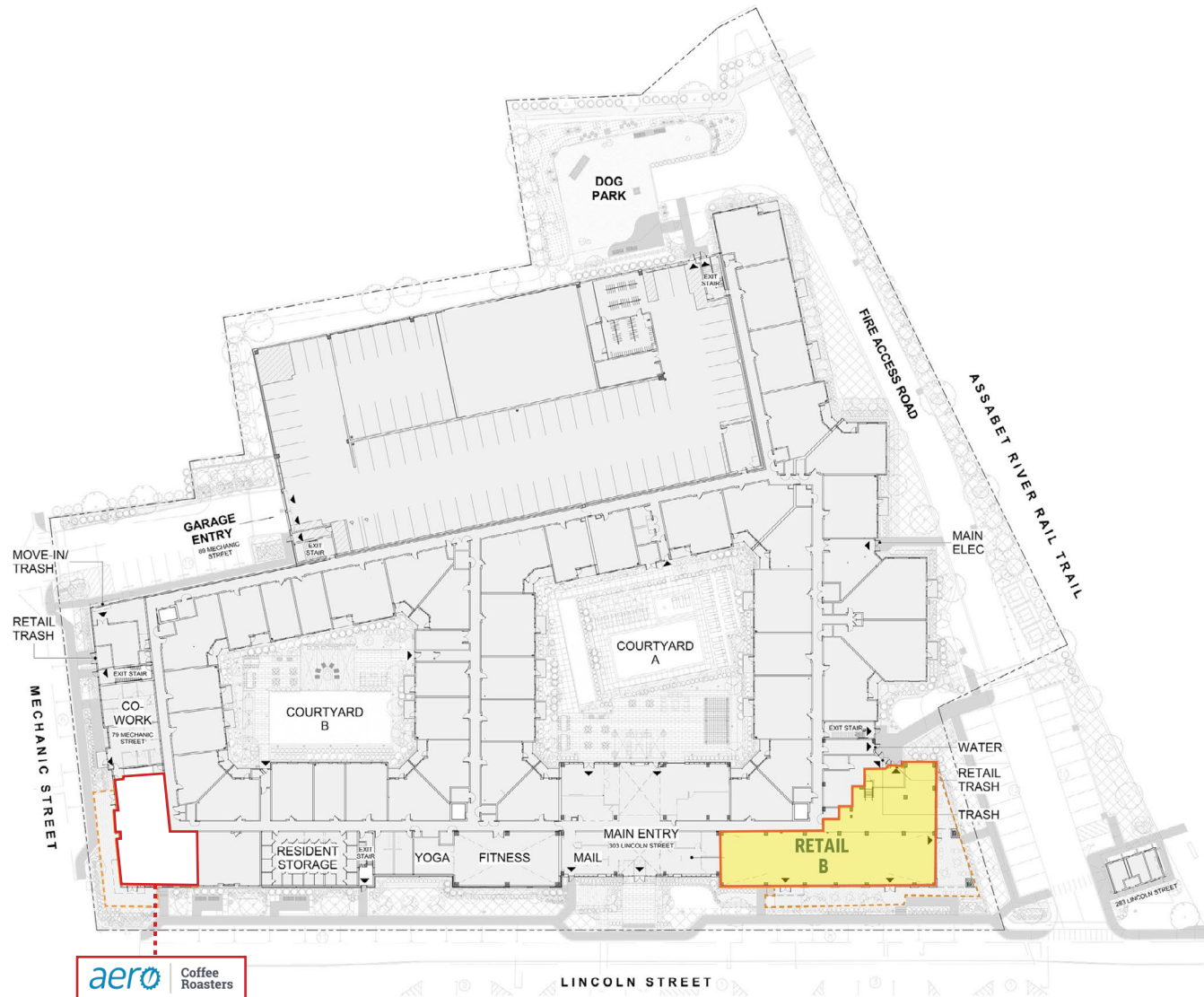
Electrical AMP: 800 AMP

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'

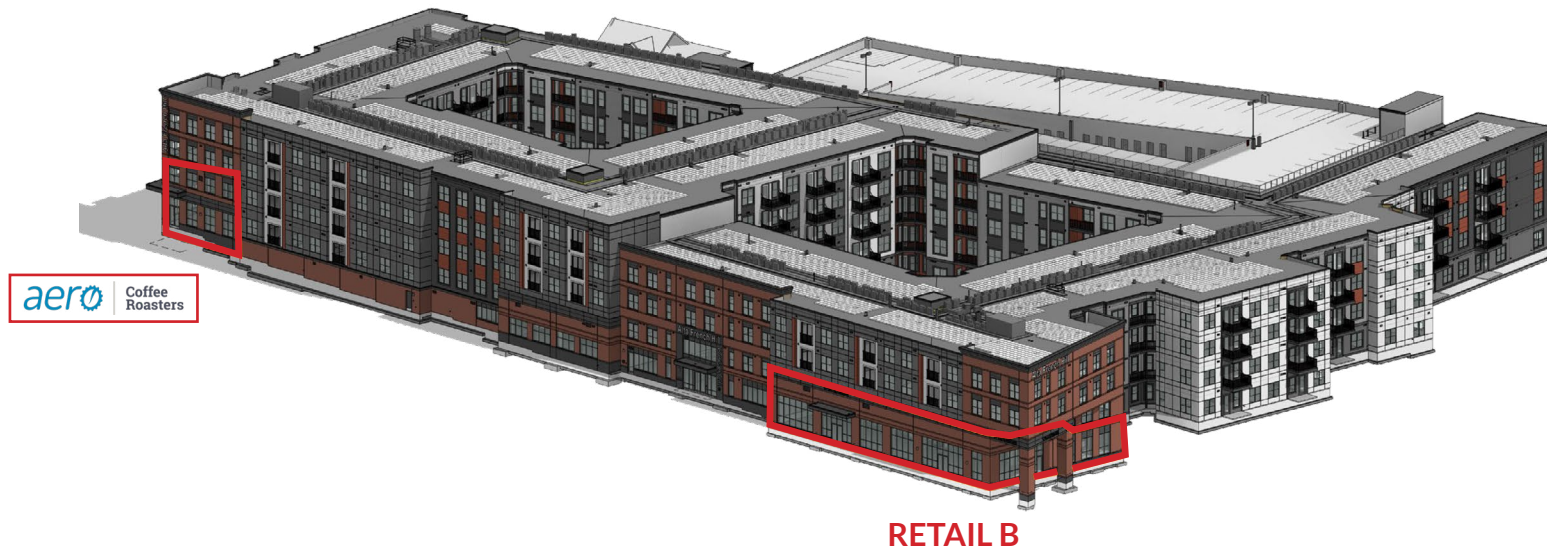
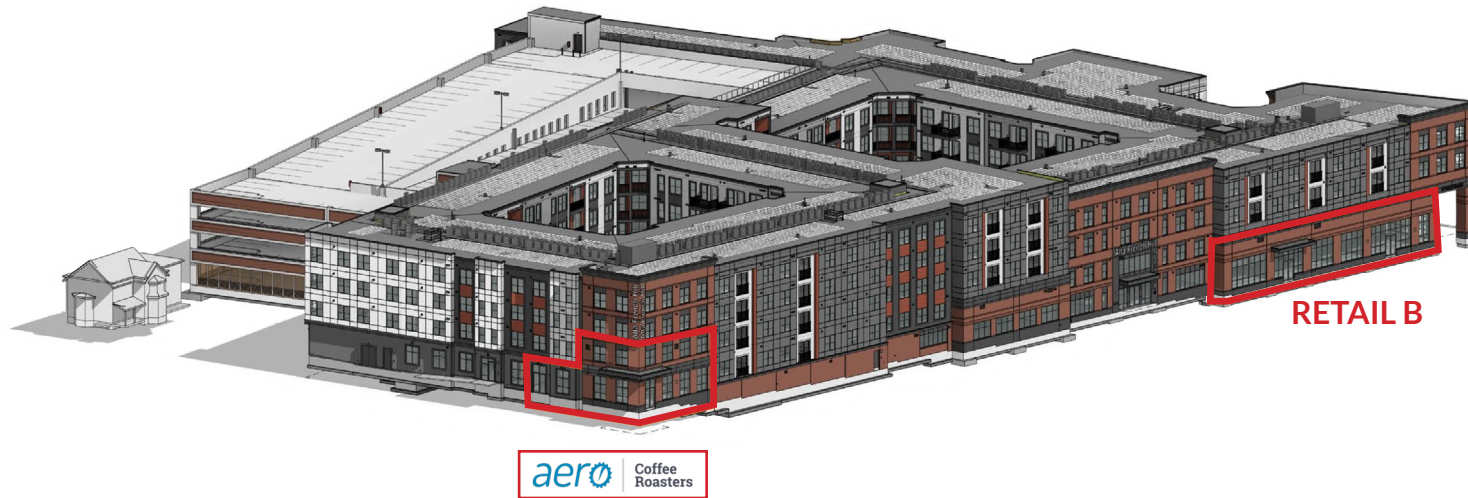


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TRADE AREA DEMOGRAPHICS

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**

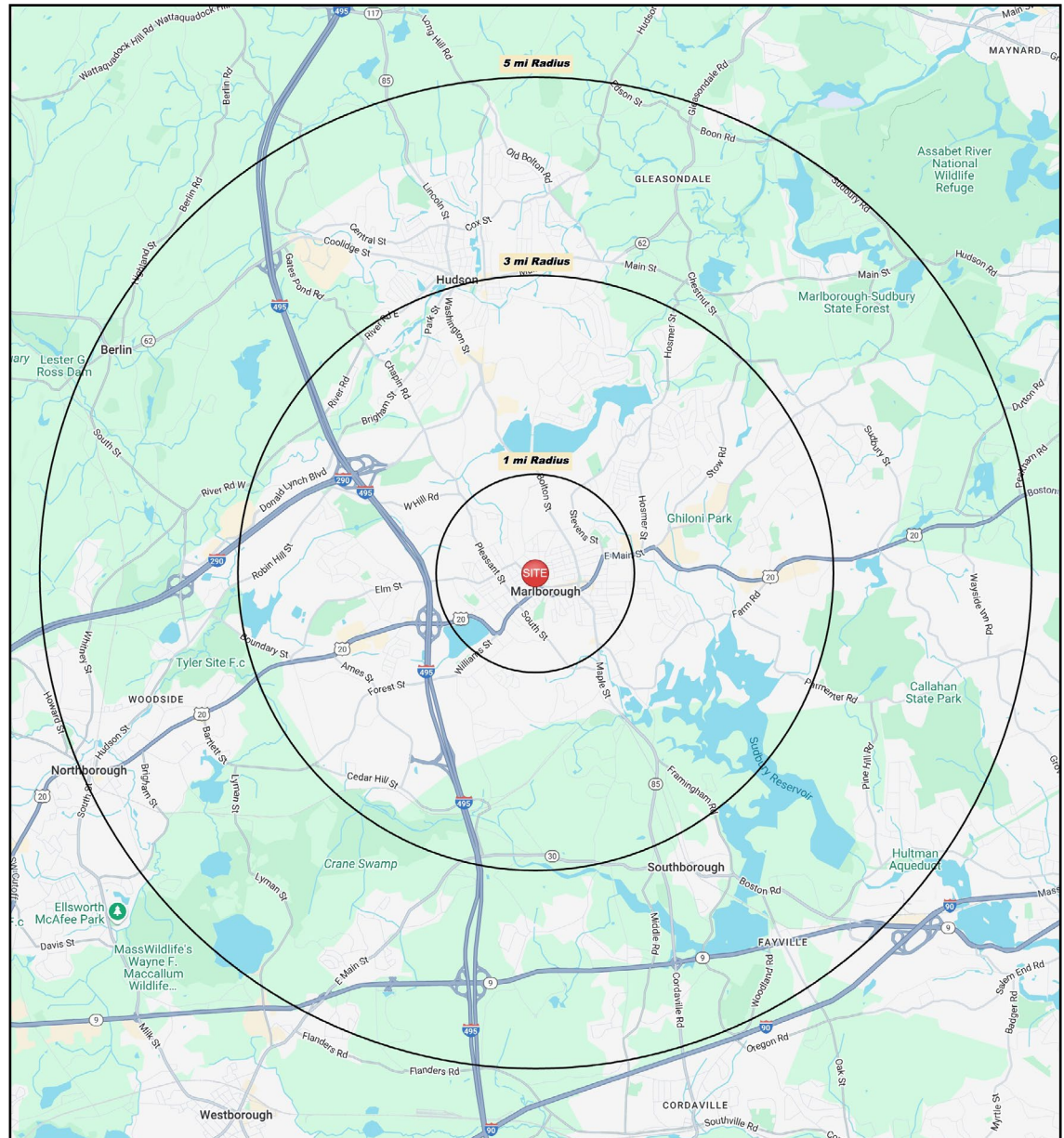
Daytime Population: **93,138**

Median Age: **41.7**



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

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



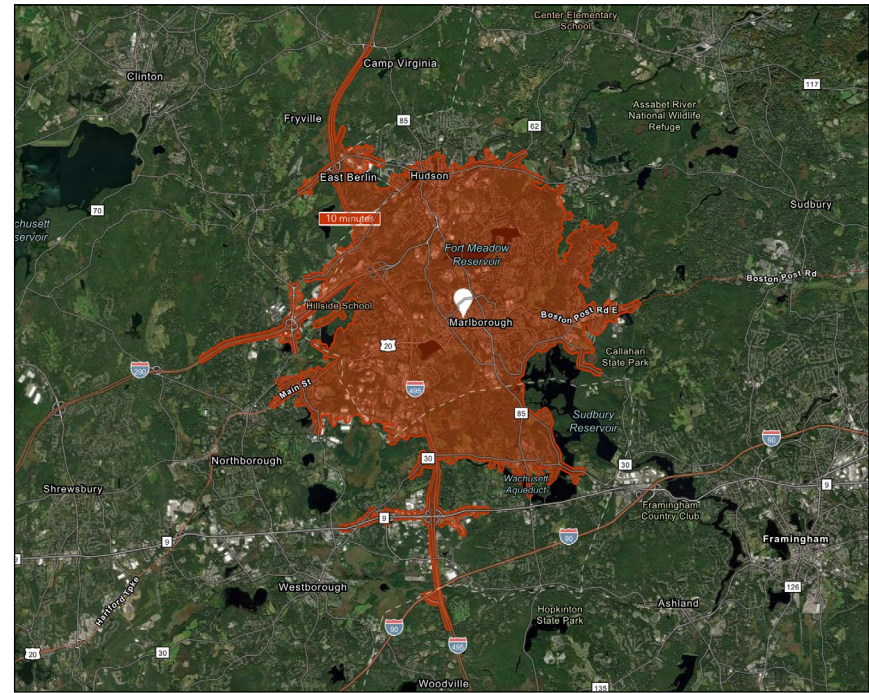
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10 MINUTE DRIVE TIME



KEY FACTS

54,833

Population

41.5

Median Age

\$96,117

Median Household Income

63,935

Daytime Population

TAPESTRY SEGMENTS

City Lights

3,459 Households

Socioeconomic Traits

Residents work hard in professional and service occupations but also seek to enjoy life. They earn above average incomes.

Household Types

Families, both married couples and single parents, as well as singles.

Typical Housing

Multi-units; Single Family

Pleasantville

3,383 Households

Socioeconomic Traits

66% college educated. Higher labor force participation rate. Many professionals in finance, information/ technology, education, or management.

Household Types

Older married-couple families, more w/o children under 18, but many w/ children over 18. years

Typical Housing

Single Family

Enterprising Professionals

3,267 Households

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

Almost half of households are married couples, and 29% are single-person households.

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

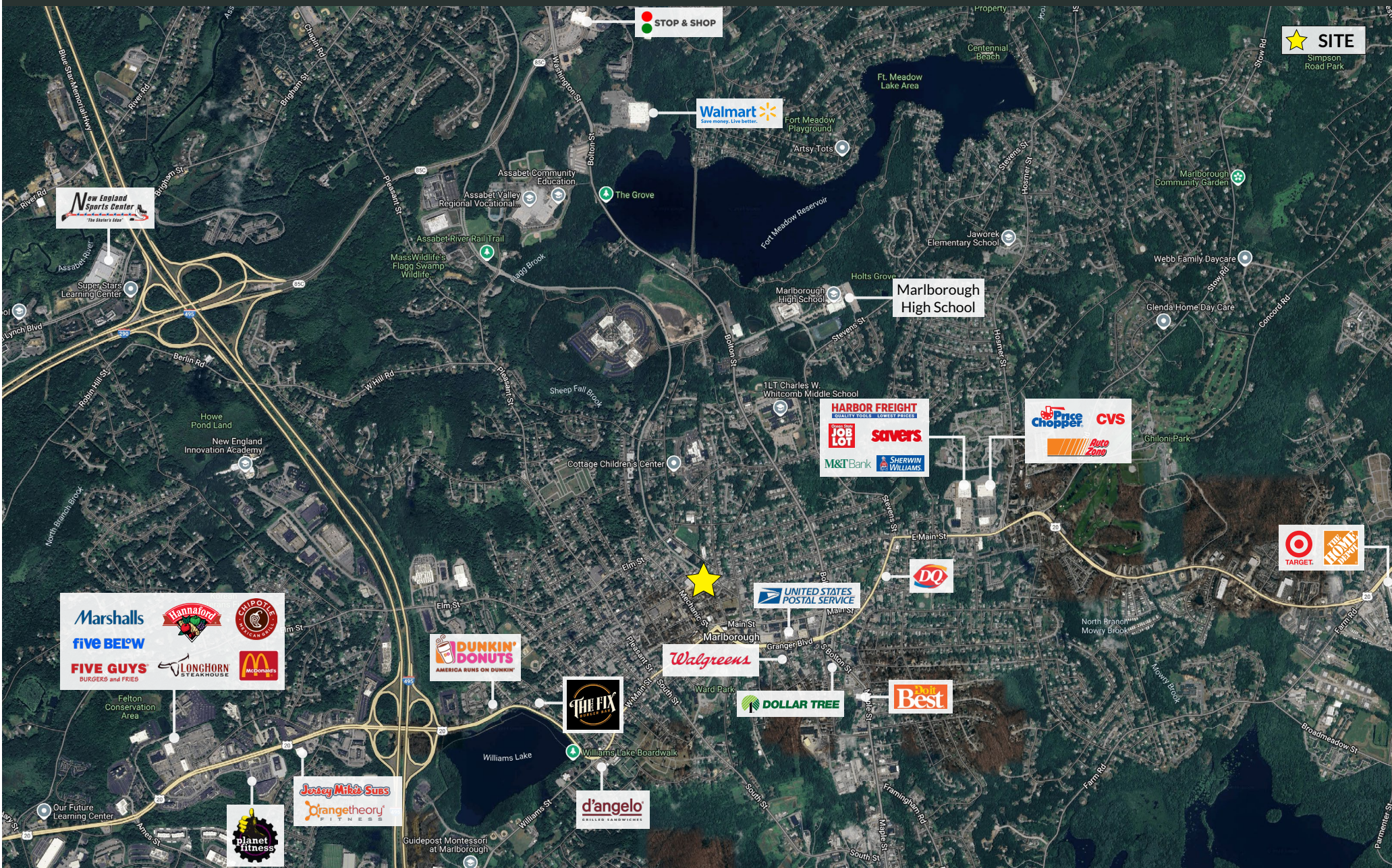


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