



# METROWEST COMMERCIAL R.E.

## FOR SUBLEASE RT. 126, FRAMINGHAM, MA RETAIL or OFFICE ~ 20 CONCORD ST. ASKING - \$10/S.F. NNN



*The 20 Concord Street* has a new façade storefront. 1st floor space , 7,490 – 11,790 s.f. recently vacated Aaron’s Rent store, & 9,600 s.f. of semi-finished lower level, space with 750 s.f. of mezzanine office is available now. The Central Business zoning allows for many uses - retail, light manufacturing, restaurants, automotive is not allowed. A change of use 8,000 s.f. or under may require by special permit from the Zoning Board of Appeals or over 8,000 s.f. a special permit from the Planning Board. 20 Concord is located next to the MBTA Downtown Framingham Commuter Train Station and has direct retail frontage & exposure on Route 126 at the Rt. 135 intersection. The location is approx. 3 miles from the Mass. Pike. Co-tenants are a large Martial Arts Studio & Dentist.

**SPACE AVAILABLE:** Approx. 7,490 – 11,790 s.f. of street level retail/office/manufacturing space with or without lower level 8’ height  $\pm$  of production or storage space. There is approx. 2,000 s.f. of mezzanine office with plumbing for bathrooms that can be leased separately.

Last used by Aaron’s Rents, the store was renovated in 2010 with new handicapped baths but not sprinklered. Separate utilities including separate w & s.

**AVAILABLE** : Now  
**UTILITIES** : Gas heat - F.H.A. - central air ( not in lower levels )  
**PARKING** : 5 parking spaces, on street & nearby parking garage  
**BASEMENT** : Storage – semi-finished work room in main section approx. 9,000 s.f.  
**HEIGHT** : Averages 14’ - 16’ – street level.

**PRICE FOR LEASE** : \$10/s.f. NNN - based on 1st floor s.f. of 7,000 – 9,000 s.f. for entire space.  
(NNN approx. - \$4/s.f. – 46% of building )

**Exclusive Listing Broker: MARLENE ARON**  
508-370-0003 – office [www.metrowestcre.com](http://www.metrowestcre.com)

*The above information is from sources deemed reliable but cannot be guaranteed to be completely accurate. Prospective Lessees are advised to verify information. MWCRE represents the Lessor. MWCRE does not co-broke with Principals nor recognize representation after the first showing.*

**20 CONCORD STREET – RT. 126  
FRAMINGHAM, MA**

<b>1<sup>st</sup> Floor</b>	Sublease ends 10/3/2020  Vacant now	7,490 – 11,090 s.f. – street level + 750 s.f. mezzanine.  \$10/s.f. NNN
<b>Basement</b>	Vacant	9,600 s.f. – Can be leased with or without street level. \$6/s.f. + utilities. Owner will separate entrance and exit, which may reduce 1 <sup>st</sup> floor s.f.
<b>Mezzanine</b>	Vacant	750 s.f. with bathrooms

<b>Population</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2019 Total Population:	<b>18,290</b>	<b>73,713</b>	<b>141,998</b>
2024 Population:	<b>18,651</b>	<b>75,540</b>	<b>145,732</b>
Pop Growth 2019-2024:	<b>1.97%</b>	<b>2.48%</b>	<b>2.63%</b>
Average Age:	<b>36.10</b>	<b>38.80</b>	<b>39.80</b>
<b>Households</b>			
2019 Total Households:	<b>6,764</b>	<b>28,876</b>	<b>55,212</b>
HH Growth 2019-2024:	<b>2.38%</b>	<b>2.66%</b>	<b>2.74%</b>
Median Household Inc:	<b>\$43,599</b>	<b>\$80,944</b>	<b>\$99,339</b>
Avg Household Size:	<b>2.50</b>	<b>2.40</b>	<b>2.50</b>
2019 Avg HH Vehicles:	<b>1.00</b>	<b>2.00</b>	<b>2.00</b>
<b>Housing</b>			
Median Home Value:	<b>\$300,560</b>	<b>\$399,812</b>	<b>\$460,040</b>
Median Year Built:	<b>1956</b>	<b>1966</b>	<b>1965</b>

FLOOR PLAN

