MetroWest Commercial R. E.
THE REGIONAL EXPERTS

FOR SALE—Price TBD

**380 Waverly Street & 16 and Rear South Street
Route 135
Framingham, MA 01702**

Downtown Framingham

Central Business District and Opportunity Zone

REDEVELOPMENT OPPORTUNITY

3 Parcels—.753 Acres

Lots can also be combined with .680 of adjacent Route 135 facing properties for a total of 1.433 Acres or 62,421 SF

Located in the heart of Framingham's rapidly revitalizing downtown Framingham, these 3 contiguous properties with Route 135 frontage, sit at the corner of South Street and have tremendous redevelopment potential. Downtown Framingham has seen over $300M in private investment and another $10M in public streetscape improvements in the past few years. These properties are located in an Opportunity Zone and Framingham's Central Business District and sit two blocks from the busiest commuter rail stop on the MBTA system and is located near the regional transit authority hub.

Exclusive Listing Broker

Cheryl Tully Stoll
Metrowest Commercial Real Estate LLC
Sales Associate and
Agency Marketing Director
cheryl@metrowestcre.com
508-641-4884

08/12/2020

Description of Property

380 Waverly Street, 16 and Rear South Street Framingham, MA 01702

#380—Book: 49859 Page: 247

#16—Book: 49859 Page: 247

#Rear—Book: 49859 Page: 247

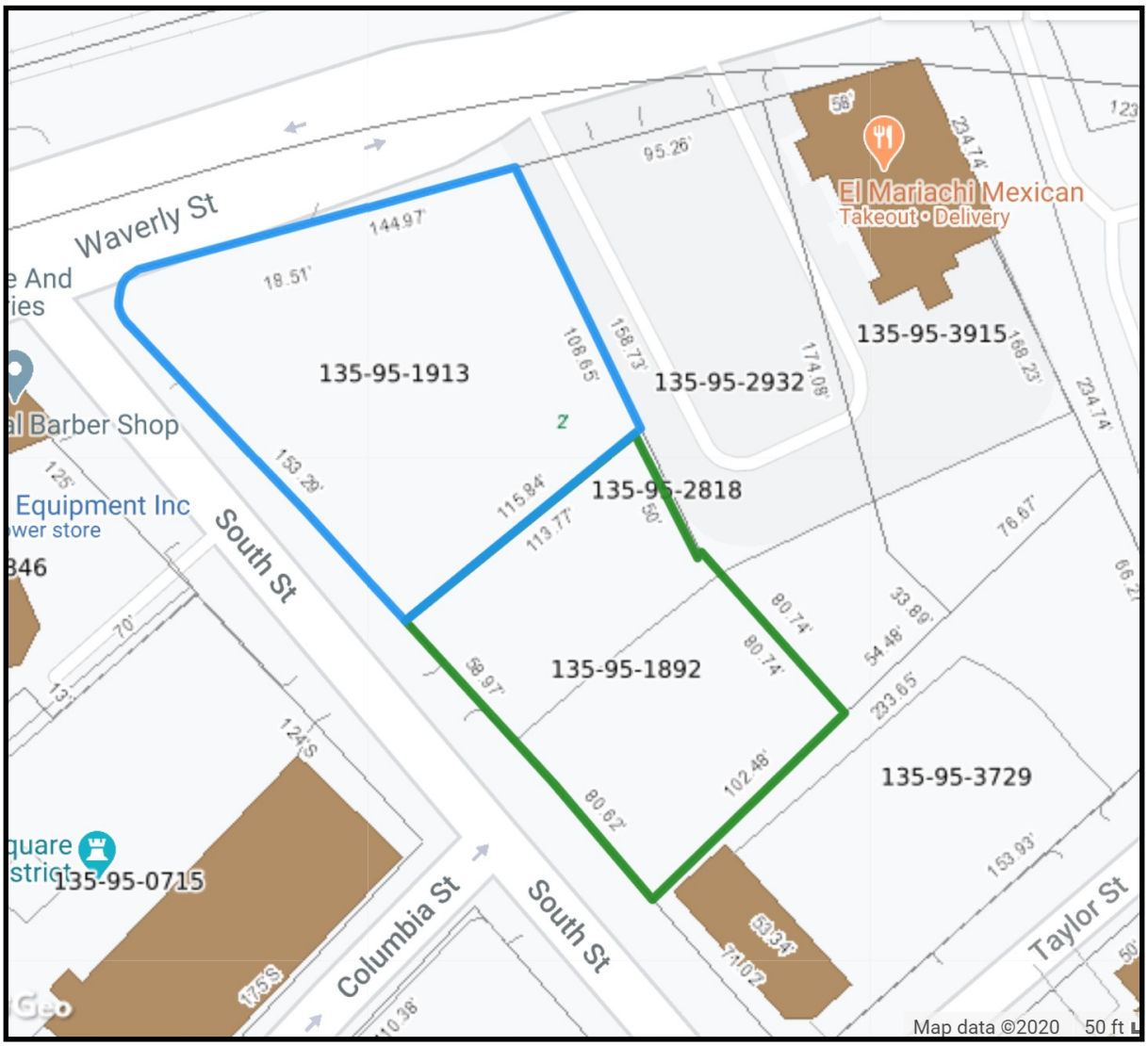
Total Acres: 0.758

#360—Parking Lot: .426 Acres
#16—Parking Lot: .325 Acres
Rear—Parking Lot: .002 Acres
Zoning: Central Business District (CB) and Opportunity Zone

Above From Unofficial City of Framingham Property Record Card.
The note above is from 2004 lease document

Environmental: Cleanup has been done
Deed Restriction: None

Lot View


Waverly St
135-95-1913
135-95-2932
135-95-3915
135-95-2818
135-95-1892
135-95-3729
135-95-0715
El Mariachi Mexican
Takeout • Delivery
Barber Shop
Equipment Inc
South St
Columbia St
South St
Taylor St
Map data ©2020
50 ft

Lot View—Combined Parcels
With 358 & 362 Waverly Street

Map and Traffic Counts

Public Transportation

Commuter Rail	Drive	Walk	Distance
Framingham Commuter Rail...	1 min	9 min	0.2 mi
West Natick Commuter Rail...	6 min		2.3 mi

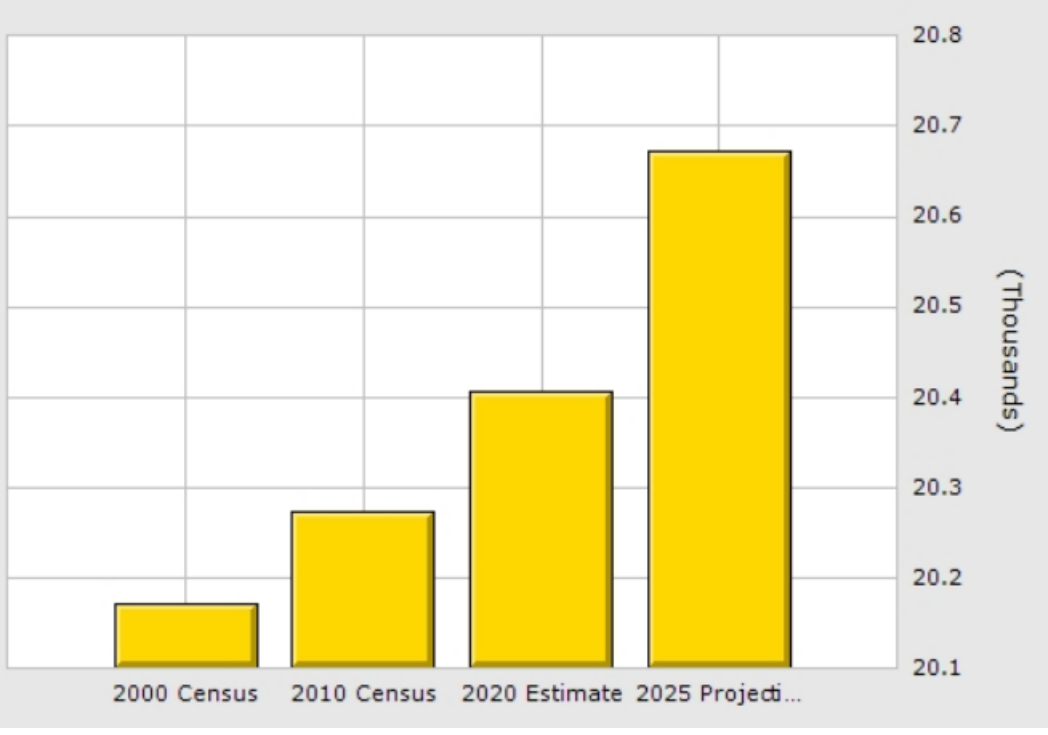
Airport	Drive	Walk	Distance
Logan International Airport	40 min		25.0 mi

The Metrowest Regional Transit Authority has multiple stops in the neighborhood and Massport's Logan Express runs out of Framingham.

Collection Street	Cross Street	Cross St Dist/Dir	Traffic Volume	Count Year	Dist from Subject
Waverly St	South St	0.08 W	16,566	2018	0.03
Waverly St	Hollis St	0.01 SW	17,154	2018	0.11
Concord St	Howard St	0.03 N	22,805	2018	0.11
Waverly St	Hollis St	0.08 NE	19,341	2018	0.20

Area Demographics

Population	1 Mile	3 Mile	5 Mile
2020 Total Population:	20,405	76,360	146,473
2025 Population:	20,672	78,240	150,529
Pop Growth 2020-2025:	1.31%	2.46%	2.77%
Average Age:	36.00	38.80	39.80
Households			
2020 Total Households:	7,418	30,064	56,992
HH Growth 2020-2025:	1.51%	2.67%	2.89%
Median Household Inc:	$47,260	$85,402	$104,480
Avg Household Size:	2.60	2.40	2.50
2020 Avg HH Vehicles:	1.00	2.00	2.00
Housing			
Median Home Value:	$315,224	$436,500	$509,620
Median Year Built:	1955	1965	1964



Area Demographics Continued

Radius	1 Mile	3 Mile	5 Mile
Population:			
2025 Projection	20,672	78,240	150,529
2020 Estimate	20,405	76,360	146,473
2010 Census	20,272	70,963	133,647
Growth 2020-2025	1.31%	2.46%	2.77%
Growth 2010-2020	0.66%	7.61%	9.60%
2020 Population Hispanic Origin	6,758	11,219	14,268
2020 Population by Race:			
White	14,559	58,463	118,271
Black	2,892	5,850	7,944
Am. Indian & Alaskan	200	332	457
Asian	1,097	8,513	15,238
Hawaiian & Pacific Island	91	107	140
Other	1,566	3,095	4,423
U.S. Armed Forces:	**0**	**37**	**97**
Households:			
2025 Projection	7,530	30,867	58,638
2020 Estimate	7,418	30,064	56,992
2010 Census	7,298	27,634	51,719
Growth 2020 - 2025	1.51%	2.67%	2.89%
Growth 2010 - 2020	1.64%	8.79%	10.20%
Owner Occupied	2,180	16,971	38,219
Renter Occupied	5,238	13,093	18,773
2020 Avg Household Income	**$66,443**	**$112,856**	**$130,897**
2020 Med Household Income	**$47,260**	**$85,402**	**$104,480**

Business Employment By Type	# Businesses			# Employees			# Emp/Bus		
Radius	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile
Total Businesses	1,526	4,617	7,351	13,131	52,893	89,333	9	11	12
Retail	129	592	888	956	14,514	26,189	7	25	29
Wholesale	41	114	206	1,136	2,489	3,445	28	22	17
Hospitality & Food Service	46	215	354	587	4,222	6,325	13	20	18
Real Estate, Renting, Leasing	47	189	303	231	1,106	1,747	5	6	6
Finance & Insurance	47	218	359	230	1,093	1,912	5	5	5
Information	17	109	183	301	1,727	4,072	18	16	22
Scientific & Technology Services	107	489	818	457	3,378	5,269	4	7	6
Management of Companies	0	2	4	0	6	25	0	3	6
Health Care & Social Assistance	563	1,187	1,650	5,157	9,041	14,631	9	8	9
Education Services	21	98	189	454	4,488	7,615	22	46	40
Public Administration & Sales	54	101	157	1,063	2,378	3,430	20	24	22
Arts, Entertainment, Recreation	15	68	129	139	467	1,098	9	7	9
Utilities	0	0	2	0	0	15	0	0	8
Admin Support & Waste Management	78	226	386	346	1,521	2,460	4	7	6
Construction	147	395	700	568	1,797	3,249	4	5	5
Manufacturing	38	108	201	810	1,572	3,336	21	15	17
Agriculture, Mining, Fishing	1	11	19	4	56	87	4	5	5
Other Services	175	495	803	692	3,038	4,428	4	6	6

Zoning Map

USE CATEGORY	R	G	B-1[1]	B-2[2]	B-3 B-4[3]	CB[4]	B[3]	P[3]	PRD[5]	M-1[3]	M[3]	OSR[6]	TP[7]	Parking code
1. RESIDENTIAL														
A. Single-family Detached Dwelling	Y	Y	Y	Y	N	N	Y	Y	Y	N	N	N	N	1
B. Two-family Dwelling[8]	N	SPZ	SPZ	SPZ	SPZ	N	SPZ	N	N	N	N	N	N	2
C. Multi-family Dwelling	N	N	N	N	N	Y[10]	N	N	N	N	N	N	N	2
D. Artist Live/Work/Gallery	N	N	N	N	N	Y	N	N	N	N	N	N	N	2

USE CATEGORY	R	G	B-1[1]	B-2[2]	B-3 B-4[3]	CB[4]	B[3]	P[3]	PRD[5]	M-1[3]	M[3]	OSR[6]	TP[7]	Parking code
E. Mixed-use	N	N	SPP	SPP	SPP	Y[9]	SPP	N	N	N	N	N	N	*
F. Mixed-use Complex	N	N	N	SPP	SPP	Y[9]	SPP	N	N	N	N	N	N	*
G. Assisted Living or Congregate Living Housing	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	N	N	N	N	3
2. RESIDENTIAL ACCESSORY														
A. Home Occupation	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	30
B. Family Child Care Home	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	7
C. Large Family Child Care Home	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	7
D. Accessory Garage	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	none
E. Private stables, barn, similar accessory structures	Y	Y	Y	Y	Y	N	Y	Y	Y	N	N	N	N	none
F. Accessory swimming pool	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	none
G. Amateur radio tower	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	none
H. Limited Accessory Structures	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	none
3. INSTITUTIONAL AND RECREATIONAL														
A. Municipal Services	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	23
B. Municipal water towers and reservoirs	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	none
C. Cemeteries	SPP	SPP	N	N	N	N	N	N	SPP	N	N	SPP	N	none

USE CATEGORY	R	G	B-1[1]	B-2[2]	B-3 B-4[3]	CB[4]	B[3]	P[3]	PRD[5]	M-1[3]	M[3]	OSR[6]	TP[7]	Parking code
D. Lodge, club or private non-profit social or fraternal organization	N	N	Y	Y	Y	Y	Y	N	N	N	N	N	N	9
E. Cultural Center.	N	N	SP	SP	SP	SP	N	N	N	SP	SP	N	N	13
F. Trade, professional, or other school unless exempt	N	N	SP	Y	Y	Y	Y	N	N	Y	Y	N	N	7
G. Day care for elderly	N	N	SP	Y	Y	Y	Y	SP	N	SP	SP	N	N	7
H. Licensed nursing, rest, or convalescent home, Hospice Facilities, and/or Nursing Care Facilities	SPZ	SPZ	SPZ	SPZ	SPZ	SPP	SPZ	SPZ	SPZ	N	N	N	N	11
I. Outdoor Recreational Facilities	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	N	N	Y	N	5 or 6
J. Indoor Recreational Facilities	N	N	Y	Y	Y	Y	Y	Y	N	N	N	SPZ	N	6
K. Indoor Entertainment Facility	N	N	N	Y	Y	Y	Y	N	N	SP	SP	N	SPP	6
L. Outdoor Entertainment Facility	N	N	N	N	SPP	N	N	N	N	SPP	SPP	Y	-	6
M. Cultural and Educational Centers	N	N	SPZ	Y	Y	Y	Y	SPZ	N	N	N	SPZ	N	13
N. Center for Performing Arts	N	N	SPP	Y	Y	Y	Y	SPP	N	N	N	N	SPP	13
O. Educational training facilities and conference centers accessory to permitted use	N	N	N	N	SPP	SPP	SPP	N	N	Y	Y	N	Y	23
4. AGRICULTURAL														
A. Greenhouses, nurseries, horticulture, forestry, floriculture	Y	Y	SPZ	Y	Y	SPZ	Y	Y	Y	Y	Y	Y	Y	17

USE CATEGORY	R	G	B-1[1]	B-2[2]	B-3 B-4[3]	CB[4]	B[3]	P[3]	PRD[5]	M-1[3]	M[3]	OSR[6]	TP[7]	Parking code
B. Farms and/or Agriculture	N	N	N	N	N	N	N	N	N	N	N	Y	N	none
C. Boarding of domestic animals	N	N	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	SPZ	N	SPZ	19
5. COMMERCIAL														
A. Business or Professional Office	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	15
B Medical Office	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	-	14
C. Financial institution such as bank or credit union	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	-	16
D. Retail Services	N	N	Y	Y	Y	Y	Y	N	Y	Y	Y	N	-	19
E. Retail Stores/Custom Work shops	N	N	Y	Y	Y	SPP	Y	N	Y	Y	Y	N	-	19
F. Service Establishment	N	N	Y	Y	Y	Y	Y	N	N	Y	Y	N	-	18
G. Veterinary Services	N	N	SP	SP	SP	SP	Y	N	N	SP	SP	N	-	14
H. Undertaker or funeral establishment.	N	N	SP	SP	SP	SP	Y	N	N	SP	SP	N	N	26
I. Workshop	N	N	SP	Y	Y	Y	Y	N	N	Y	Y	N	-	21
J. Restaurant	N	N	SP	Y	Y	Y[11]	Y	SP	N	SP	SP	N	-	9
K. Fast Food Establishment	N	N	SPP	SPP	SPP	Y	SPP	N	N	N	N	N	-	10
L. Brew Pubs	N	N	SP	SP	Y	Y[11]	Y	N	N	N	N	N	N	10
M. Accessory drive-thru for financial institution	N	N	SPP	SPP	SPP	N	SPP	SPP	N	SPP	SPP	N	-	None

USE CATEGORY	R	G	B-1[1]	B-2[2]	B-3 B-4[3]	CB[4]	B[3]	P[3]	PRD[5]	M-1[3]	M[3]	OSR[6]	TP[7]	Parking code
N. Accessory Drive-thru for Fast Food Establishment or Pharmacy	N	N	N	N	SPP	N	SPP	N	N	N	N	N	-	None
O. Personal Health and Exercise Facility, or Health Club.	N	N	N	Y	Y	Y	Y	N	N	Y	Y	N	-	6
P. Gasoline service station	N	N	N	N	SP	N	SP	N	N	N	N	N	N	21
Q. Parking facility	N	N	N	N	SPP	SPP	SPP	N	N	SPP	SPP	N	-	None
R. Radio or Television Studio	N	N	N	SP	SP	SP	Y	N	N	Y	Y	N	Y	24
T. Carwash	N	N	N	N	SPP	N	SPP	N	N	SPP	SPP	N	N	27
U. Automobile Repair	N	N	N	N	N	N	SP	N	N	N	N	N	N	21
V. Automobile Dealer	N	N	N	N	N	N	SP	N	N	N	N	N	N	22
W. Motel	N	N	N	N	SPP	N	SPP	N	N	SPP	SPP	N	N	4
X. Hotel	N	N	N	N	SPP	SPP	SPP	N	N	SPP	SPP	N	N	4
6. MANUFACTURING AND INDUSTRIAL														
A. Research, Development & Laboratories	N	N	N	SP	SP	SP	SP	N	N	Y	Y	N	Y	25
B. Wholesale Business	N	N	N	N	N	N	N	N	N	SPP	Y	N	N	24
C. Processing, assembly and manufacturing	N	N	N	N	N	N	N	N	N	SPP	Y	N	Y	25
D. Commercial Dealers	N	N	N	N	N	N	SP	N	N	SP	Y	N	SP	24

USE CATEGORY	R	G	B-1[1]	B-2[2]	B-3 B-4[3]	CB[4]	B[3]	P[3]	PRD[5]	M-1[3]	M[3]	OSR[6]	TP[7]	Parking code
E. Retail and wholesale ice dealers	N	N	N	N	N	N	SP	N	N	Y	Y	N	N	24
G. Bottling works	N	N	N	N	N	N	N	N	N	Y	Y	N	SP	25
H Stone or Monument Works	N	N	N	N	N	N	N	N	N	Y	Y	N	N	25
I. Large scale printing and printing presses	N	N	N	N	N	N	N	N	N	N	Y	N	Y	25
J. Delivery services	N	N	N	N	N	N	N	N	N	SP	Y	N	Y	24
K. Indoor recycling facility	N	N	N	N	N	N	N	N	N	N	SPP	N	N	25
L. Commercial or private landfill, refuse incinerator, solid waste disposal or processing facility	N	N	N	N	N	N	N	N	N	N	SPP	N	N	25
M. Storage and distribution facility	N	N	N	N	N	N	N	N	N	N	SPP	N	Y	24
N. Artisan Production/Creative Enterprise	N	N	N	Y	Y	Y	Y	SPP	N	N	N	N	N	
O. Brewery, Distillery, or Winery with Tasting Room	N	N	N	SPP	SPP	SPP	SPP	N	N	SPP	SPP	N	N	25

Full zoning information can be viewed at http://www.framinghamma.gov/

The information contained herein is from sources deemed reliable, but not guaranteed for accuracy. All potential buyers or lessees should conduct their own independent due diligence prior to or subject to making an offer.

Central Business: CB

The purpose of the Central Business (CB) District is to stimulate a pedestrian- and transit-oriented, mixed-use environment that is supported by a mixture of residential, retail, office, and other commercial uses. The CB District encourages a compact, transit-oriented development setting while preserving the area as the Town's financial, civic, cultural, and government center. The CB District is intended to generate a livable downtown environment with a strong presence of a multitude of activities that increase pedestrian access and reduce the number of auto-oriented uses. Development should preserve the historic nature and architecturally significant buildings within the CB District, while promoting new and infill development to support a multi-modal transportation, mixed-use environment.

CENTRAL BUSINESS DISTRICT

1. The Central Business (CB) District design standards have been developed to promote quality development that preserves and enhances Downtown Framingham's history and character; and further encourages a walkable, pedestrian- and transit-oriented environment. These design standards are integral to the CB District regulations and must be met as part of any CB District site plan review and approval

2. The Planning Board may require applicants, in need of a special permit for use in the CB District, to utilize façade easements in order to protect the values of historic structures. Such requirement would be applicable only where a development proposal, associated with such special permit, would result in the demolition or major exterior renovation of buildings, which are listed on the Inventory of Cultural Resources or are in a National Register District.

3. To further enhance the development of the CB District applicants are encouraged to utilize the "Downtown Framingham Design Guidelines," Article 18 of the Planning Board's Rules and Regulations.

4. Development within the CB District that requires site plan review and/or special permit shall be subject to the following design regulations. The Town encourages projects that do not require site plan review and/or special permit approval to incorporate the design regulations and standards into their projects. a. Building Scale

   1) The base, middle, and top areas of a building shall be clearly delineated through the use of architectural features.

   2) Ground level ceiling heights along primary roadways (Concord Street, Union Avenue, Waverly Street, and Hollis Street) shall be a minimum of 14 feet to accommodate retail uses.

   3) New buildings' heights may differ, but shall reflect the height of adjacent buildings through aligning façade elements (e.g. cornices), or use of stepbacks to reinforce the scale, massing, and proportions of existing structures.

b. Facades

1) Buildings more than 50 feet in width shall be broken into bays to reflect the historic building rhythm of Downtown Framingham.

2) Flat facades shall be discouraged by the use of balconies, change of materials, or architectural detailing to provide visual appeal and to break down the building scale.

3) Blank wall surfaces greater than 20 feet in width are prohibited when visible from the street.

4) Sides of buildings with frontage on a street shall include windows and may include doors, as needed, along with architectural features that create interest to the less visible portion of the building.

c. Windows 1) Façades along primary downtown streets (Concord Street, Union Street, Waverly Street and Hollis Street) shall incorporate no less than 60 percent transparent glazing on the ground floor to maximize visibility of street level uses.

2) Façades along secondary streets shall incorporate no less than 40 percent transparent glazing on the ground floor.

3) No portion of the façade shall be constructed of glass that prevents pedestrian visibility of interior ground floor activities.

4) Upper floor windows shall not be larger than ground floor windows.

5) Wherever possible, window styles shall be compatible with the historic style of adjacent structures.

d. Entrances

1) Building Entrances

i. Primary building entrances shall be located on public sidewalks/streets, or on corners wherever possible to emphasize the pedestrian environment.

ii. Doorways to upper floors shall be separate from ground level retail entrances.

iii. Doors shall not extend beyond the exterior façade into pedestrian pathways.

2) Parking Garage Entrances i. Parking garage entrances shall be sited in locations that minimize conflict and impacts between pedestrians and vehicles.

ii. Audible notification and clearly visible signage shall be installed to inform pedestrians when vehicles are exiting the structure.

e. Parking

1) To encourage an active, pedestrian environment, vehicle parking shall be located behind or to the side of buildings whenever possible. Below grade and structured parking are encouraged.

f. External Materials: 1) Building materials shall reflect the character of Downtown Framingham. Predominant wall materials utilized within the CB District are brick, stone, and pre-cast concrete.

2) Fiber board/fiber cement board and wood siding are encouraged adjacent to residential districts.

3) The use of simulated and/or prefabricated brick or stone, particle board, plywood, and/or aluminum and vinyl siding are strongly discouraged.

g. Awnings and Canopies 1) Awnings and canopies are encouraged to enliven the ground floor and to provide shelter for ground floor outdoor uses such as dining.

h. Roof Form

1) Roof forms and lines should complement adjacent buildings within the CB District.

2) Variations in height are encouraged through the use of architectural elements that may include cornices and parapets. These architectural features shall create interesting and varied rooflines.

3) Rooftop mechanical equipment shall be screened and designed as a component of the overall roof design. It shall not appear to be an add-on element.

4) Rooftop screening and mechanicals shall be designed to accommodate soundproofing.

i. Service Areas, Utilities, and Mechanical Equipment 1) Service and loading areas, utilities, and mechanical equipment shall be located on the side or rear of a building. These features shall be sufficiently screened using architectural forms, fencing and/or landscaping so as to not be visible from streets and public open spaces.

2) Service areas, utilities, and mechanical equipment shall be designed to accommodate soundproofing.

3) Chain linked fencing shall not be permitted for screening.

j. Sidewalks

1) Sidewalks shall provide adequate space for all users, street furniture, trees/plantings, bicycle parking, and/or restaurant seating as part of the project.

2) Where appropriate, front setbacks should be used to accommodate plantings and/or outdoor restaurant seating.

k. Signage.

1) All signage design and deployment shall comply with the Town's Sign By-Law.

5. **Central Business Parking Regulations**

a. Off-Street Parking Requirements

1) Residential Parking Requirements:

i. Residential structures and the residential component of mixed-use structures shall comply with the Residential Off-street Parking Requirements Table, herein.

ii. On-site parking requirements may be reduced as determined by the Planning Board if an off-street public parking lot of 20 spaces or more exists within 300 feet of the principal use, and the public parking lot has ample spaces available to serve the immediate area as determined by a survey of occupancy and usage.

iii. The Planning Board shall maintain an inventory of off-street public parking spaces as a basis to fulfill residential parking requirements. This inventory shall preclude the allocation of the same off-street public parking spaces to more than one residential project.

Call Cheryl Tully Stoll today to learn more.
508-641-4884

The information in this document is from sources deemed reliable but cannot be guaranteed to be completely accurate. \Prospective Buyers or Lessees are advised to verify information. Metrowest Commercial Real Estate LLC represents the Seller/Lessor. Metrowest Commercial Real Estate does not co-broke with Principals nor recognize representation after the first showing.

END