

**Route 9—154 Turnpike Road
Southborough, MA**

A Great Deal!

For Lease - 2,390 SF - Turnkey medical/spa/retail !
Asking - \$25/SF NNN - Open to Offers - 5-8 Year Sublet



“The Crossing at White’s Corner,” is Southborough's best mixed-use retail and professional complex. It is situated at a highly visible location on the eastbound side of Route 9 at a traffic light. It is also about approximately 2 miles from both Route 495 and the MassPike. With an average daily traffic count of 50,000 Cars Per Day. You can join: Tomasso Trattoria, Vin Bin Spirits & Brew, Starbucks, Coldstone Creamery, Code Red Consultants, Edward Jones and the new Hola Restaurante & Tequila Bar in this sought-after location.

Year Built: 2004 - First class property!
Parking: 6.01/1,000 SF Additional parking available next door. 2 Underground Spaces
Amenities: \$100,000 of new hair salon equipment (now in storage) available for sale or lease (see back pages of listing sheet). Rooms with sinks/plumbing, tight tank for hair salon, large reception area, fully glassed storefront, 2 internal handicap accessible restrooms in the space as well as a washer & dryer hook-up and break room.

Exclusive Listing Broker

Marlene Aron

Senior Associate Broker

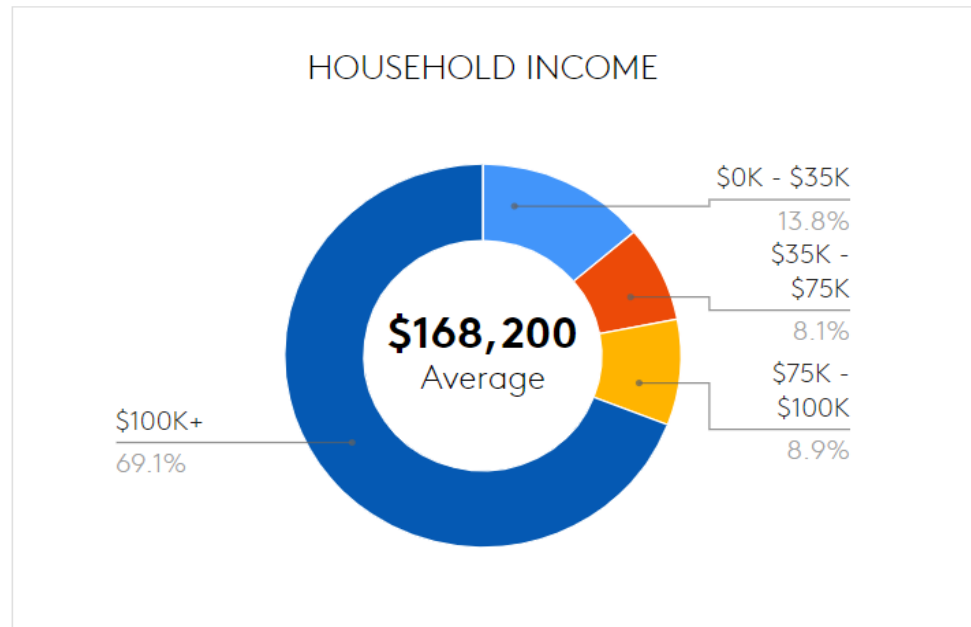
ma@metrowestcre.com - www.metrowestcre.com

508-740-0000—mobile

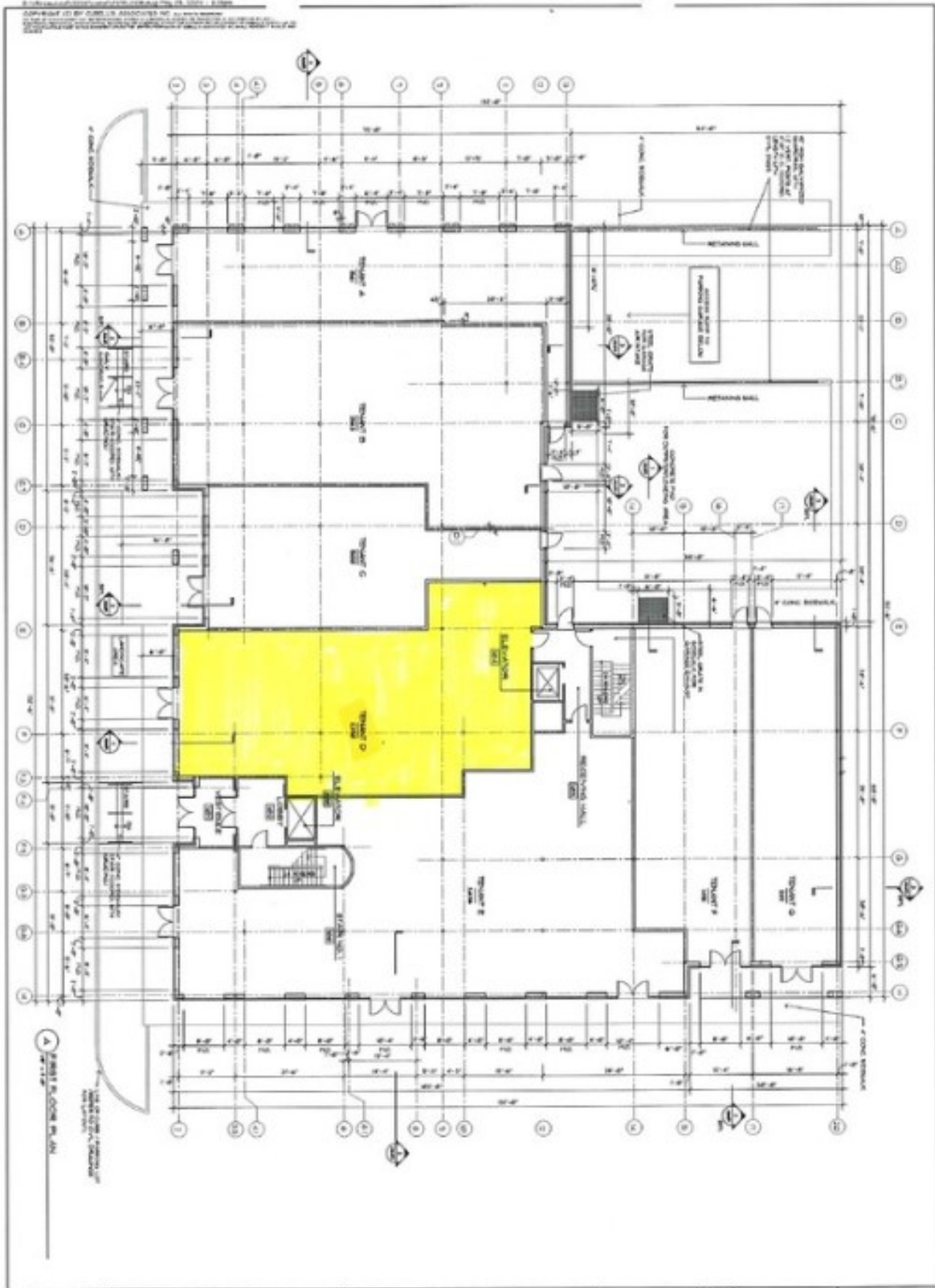


The information in this document is from sources deemed reliable but cannot be guaranteed to be completely accurate. Prospective Lessees are advised to verify information. Metrowest Commercial Real Estate (MWCRE) represents the Lessor. MWCRE does not co-broke with Principals nor recognize representation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

DEMOGRAPHICS



	1 MILE	3 MILE	5 MILE
Total Population	2,668	15,080	98,056
2010 Population	2,014	13,933	88,272
2024 Population	2,823	15,488	101,238
Employees	2,499	26,705	77,188
Total Businesses	224	1,124	5,668
Average Household Income	\$168,200	\$154,722	\$124,969
Median Household Income	\$135,416	\$126,763	\$99,241
Total Consumer Spending	\$38.99M	\$209.67M	\$1.2B
Median Age	45.2	40.7	39.6
Households	962	5,596	37,542



ZONING INFORMATION: BH - Highway Business District

A. Permitted uses are as follows:

- (1) All uses permitted in the Residential Districts.
- (2) Dwelling on the premises for a night watchman or janitor.
- (3) Cafeteria on the premises for use by employees and not for the general public.

B. Permitted uses up to 50,000 square feet are as follows:

- (1) Office-type trailer or mobile home used as business quarters for 30 days or fewer in a year.
- (2) Retail sales and services which do not involve manufacturing on the premises.
- (3) Retail sales and services involving manufacturing of products, the majority of which will be sold on the premises to consumers, with not more than four persons engaged in manufacturing operations.
- (4) Newspaper, job printing and publishing.
- (5) Office, bank, office building.
- (6) Hotel or motel, restaurant (excluding drive-through food service establishments).
[Amended 1-27-1996 STM by Art. 5]
- (7) Clinic or medical testing laboratory.
- (8) Automotive service, gasoline station or repair garage, automotive sales.

C. Uses permitted by special permit are as follows:

- (1) All uses allowed in Subsection **B** that exceed 50,000 square feet.
- (2) Accessory apartment.
- (3) Boat livery, cemetery, children's camp, golf course, private nonprofit membership club, public utility, riding stable, ski tow.
- (4) Hospital, nursing home, home for the aged.
- (5) Private school, nursery or kindergarten.
- (6) Veterinarian, animal hospital, dog kennel.
- (7) Conversion of a one-family house in existence for two years or longer to a two-family dwelling, on a lot with a minimum of 15,000 square feet.
- (8) Mobile home or travel trailer used as a dwelling or business quarters for more than 30 days in a year.
- (9) Multifamily housing for the elderly, owned by a public or a nonprofit community housing organization.
- (10) Private garage or parking for more than three cars or more than one truck or other commercial vehicle.
- (11) Indoor recreation, athletic or exercise facility; theater for cultural arts.
[Amended 4-8-1996 ATM by Art. 56]

- (12) Sale or storage of fuel, lumber, building materials and equipment, contractor's yard.
- (13) Hazardous waste storage and disposal facilities, other than small generators, as defined by the Environmental Protection Agency and the Commonwealth of Massachusetts, except that a special permit may be issued for such a facility upon approval by the appropriate federal and state agencies, review and comment by the Southborough Board of Health, Conservation Commission, Planning Board and Fire and Police Chiefs, following a duly advertised public hearing and in accordance with the Hazardous Waste Facilities Siting Law.^[1]
[1] Editor's Note: See MGL c. 21D.
- (14) Registered marijuana dispensary as defined in 105 CMR 725.004.
[Added 4-16-2014 ATM by Art. 17]
- D. Prohibited uses. All uses which are not listed above, legally nonconforming or otherwise allowable by the provisions of the zoning regulations are prohibited.
- E. Development standards are as follows:
- (1) Minimum lot area: 43,560 square feet (minimum 20,000 square feet exclusive of wetlands).
[Amended 4-8-1996 ATM by Art. 54]
- (2) Minimum frontage: 200 feet.
- (3) Minimum setbacks:
- (a) Front: 50 feet; 75 feet if on Route 9.
- (b) Rear: 50 feet.
- (c) Side: 50 feet.
- (d) Other street: 25 feet; 37 1/2 feet if on Route 9.
- (4) Maximum height: 45 feet, three stories.
- (5) Maximum floor area ratio: 0.60.
- (6) Residential dwellings. Residential dwellings in the Highway Business District must comply with RB District standards.
- F. The operation of any marijuana establishment as defined in MGL c. 94C, § 1, including without limitation a marijuana cultivator, marijuana testing facility, marijuana product manufacturer, marijuana retailer or any other type of licensed marijuana facility is prohibited in all zoning districts of the Town. This prohibition shall not apply to the sale, distribution or cultivation of marijuana for medical purposes, licensed under Chapter 369 of the Acts of 2012 and currently permitted in the Town of Southborough.
[Added 4-25-2017 ATM by Art. 32]



83 Spencer Plains Rd
Old Saybrook, CT 06475

Phone: 860-399-2222
Fax: 860-399-0048

Credit Card SALES ORDER

DATE 8/8/2018 SALES ORDER # 263139

BILL TO:

Niccole Cummings
120 Pond St
Hopkinton, MA
01748

SHIP TO:

CREDIT TERMS

1/2 dep/ Bal due when complete

SALES REP.

Jen

CUSTOMERS P.O.

CREDIT AUTHORIZATION

Item	Description	QTY	Rate	Amount
Lux-Lounge	Lux Lounge H2O Series Pedicure Chair fully upholstered with pull out basin. Basin to be Corian Fabric = CF Stinson Avant Sky Blue 152. Piping to be B02 off white	7	3,299.99	23,099.93T
H2O-Lounge-Pipe...	H2O Lounge Pipeless Option	7	488.00	3,416.00T
SHIATSU	Shiatsu Massage in Pedicure Chair	7	475.00	3,325.00T
DX-S-UM	Corian counter around pedicure basin for an clean undermount look	7	550.00	3,850.00T
400213S	Pietranera Bolero Optima with Buttons. Square Locking Hyd Pump and Footrest	7	1,353.00	9,471.00T
COM	Special Fabric Bolero Optima chairs (Six yards per chair) \$30 per yard for material currently chosen - CF Stinson Avant Sky Blue 152. Piping to be B02 off white	42	30.00	1,260.00T
welting	Welting added to Bolero Optima Chair B02 off white	7	220.00	1,540.00T
680BL	Waffle Stool with pneumatic lift. No arms. seat height varies from 18" to 24".	11	220.00	2,420.00T
COM	Special Fabric Waffle Stools. CF Stinson Avant Sky Blue. 152 No Piping	16.5	30.00	495.00T
100017	Roller Ball Processors. A sophisticated, restyled successor to the original, the Rollerball F brings new possibilities in hair design. Speed, power, and a rotating ring help color and chemical treatments penetrate deeper and faster delivering enhanced results that last. Now boasting a slim, elegant profile and variety of colors.	3	4,333.00	12,999.00T
DX-0344	Makeup chairs - Flex Contemporary Quilted Design Adjustable Bar Stool with Arms & Chrome Base •Seat Color:Mica	2	250.00	500.00T
COM	Special Fabric Flex Makeup chairs. Ultraleather color = Mica. No Piping	3	90.00	270.00T
Subtotal				
Sales Tax (0.0%)				
Total				



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CREDIT AUTHORIZATION

Item	Description	QTY	Rate	Amount
400446	Wen Classic Shampoo Unit with White Basin. No Foot Rest or Piping	2	2,405.00	4,810.00T
400452	Wen Classic Shampoo Unit with Black Basin. No Foot Rest or Piping	1	2,523.75	2,523.75T
COM	Special Fabric Wen Shampoo Chairs. (7 yards per chair) \$90 per yard for material currently chosen. Ultraleather color = Mica.	21	90.00	1,890.00T
SHIPMENT	Shipping COM yardage to Italy.	1	400.00	400.00T
992314	Venetian Powertilt: Simply elegant, the Venetian treatment table is suitable for a variety of spa/salon treatments. Venetian Face & Body features an electric-lift base, operated by foot pedal, . Venetian PowerTilt is fully motorized and all adjustments are made with hand control	3	3,455.00	10,365.00T
Head and neck rest	Head and Neck and arm rest for Venetian Treatment Bed	3	250.00	750.00T
Delivery	Shipping and Handling is tailgate delivery in box. Shipment to dock or street only. Bringing inside and installing is not responsibility of Design X.	1	1,200.00	1,200.00T
PROCESSING FEE	Service fee we Design X incurred for payment 3%		2,537.00	2,537.00T

Subtotal \$87,121.68

Sales Tax (0.0%) \$0.00

Total \$87,121.68

X

Cardholder approves amount of the total shown hereon and agrees to perform the obligations set forth in the Cardholder's agreement with the Issuer.

*Special orders/cancellations will be subject to as much as 100% restocking charge.

HMS INTERIORS LTD.
PO BOX 284
SOUTHBOROUGH, MA 01772
508-509-4237
hmsdevine@aol.com

Proposal #4399

September 10, 2018

Ivory Rose LLC.
Niccole Cummings As Manager
120 Pond Street
Hopkinton, MA 01748

PROPOSAL

1 – Gardena Curved Sofa with Fabric W 83” x D 41” x H 31” Bench Seat Leg Finish: TBD		\$ 7,910.00
4 – Rhine Metal Chairs in COM Fabric W 27.25” x D 27.75” x H 31” 18 yds Fabric Required (TBD)	@ \$2085.00	<u>8,340.00</u>
Sub Total		\$16,250.00
Sales Tax		<u>1,015.63</u>
Total Due		\$17,265.63

Terms:

50% deposit required: \$8,125.00

Balance due upon shipping.

Freight and Local Delivery to be billed separately.

Once orders are placed they are non-cancelable and non-refundable.

This proposal is void after 20 days.

Thank You!





Design X Manufacturing, Inc
Jennifer Millspaugh
Interior Design Consultant
83 Spencer Plains Rd.
Old Saybrook, CT 06475

**Premier Salon and Spa Equipment Provider
with Complete Salon and Spa Design.**

jennifer@designxmfg.com
1 800 345 2924 Ext: 200 Fax: 860 399 0048

