

223 East Main Street, Marlborough, MA

U.S. Route 20 - Prime Retail Space



FOR LEASE

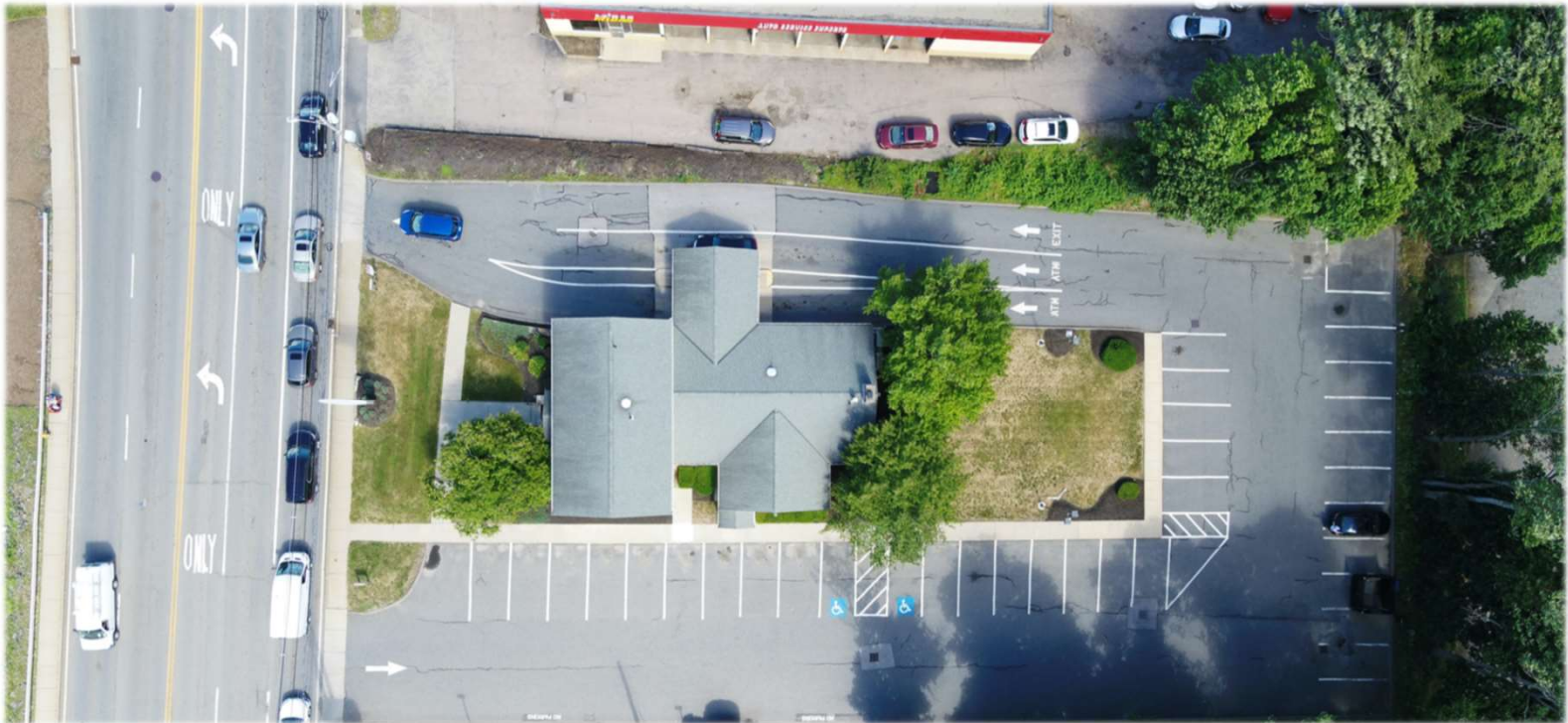


Collection Street	Cross Street	Traffic Volume	Count Year
East Main Street	Clinton St W	27,276	2022
East Main Street	Boston Post Rd E NE	26,781	2022

PROPERTY HIGHLIGHTS

(Reported on Public Records)

Building Size	3,774 sq. ft., 2 Levels	Building Exterior	Vinyl and Brick
Drive-throughs	396 sq. ft., Double Canopy	Foundation	Crawlspace, Slab on Grade
Parking Spaces	36 Surface Parking Spaces	Electrical Service	200 Amps
Lot Size	1.07 Acres	Heating	Gas
Frontage	138 Feet	Water/Sewer	Municipal
Zoning	B	Bathroom	2 Lavatories



For Further Information, Please Contact Owner's Exclusive Agents

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PRIME RETAIL SPACE



Demographics (2022)



Radius

Population

Med HH Income

1

13,755

\$82,266

3

45,062

\$92,298

5

83,246

\$103,047



Jay Nuss Realty Group, LLC
Space To Fit Your Business Needs

PRIME RETAIL SPACE

 **Marlborough, MA**

Marlborough is crossed by **Interstate 495**, **U.S. Route 20** and **Massachusetts Route 85**. The eastern terminus of **Interstate 290** is also in Marlborough.



The construction of Interstates 495 and 290 and the Massachusetts Turnpike has enabled the **growth of the high technology and specialized electronics industries.**

A grant several years ago **funded infrastructure improvements along U.S. Route 20** to aid commercial development.

With its easy access to major highways and the pro-business, pro-development policies of the city government, the **population of Marlborough has increased to over 39,663** in 2022.

Strong Business Community
With Large and Small Companies
From A Wide Variety of Industries

- | | |
|----------|----------------------|
| TJX | Boston Scientific |
| Raytheon | Evergreen Solar |
| AMD | Fidelity Investments |
| Netezza | Navilyst Medical |
| Sunovion | Hewlett-Packard |
| AT&T | Quest Diagnostics |
| Apple | Lucent Technologies |
| Egenera | NAPA Auto Parts |
| VCE | Cavium |
| Hologic | |



223 East Main Street, Marlborough, MA PRIME RETAIL SPACE



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				228 MARLBOROUGH, MA VISION
223 EAST MAIN STREET LLC		1 Level	1 All Public	1 Paved	1 Urban	Description	Code	Appraised	Assessed	
C/O BANK OF AMERICA CORP RE 101 N TRYON ST NC1-001-03-81 REAL_OWNERS NC 28255		SUPPLEMENTAL DATA				COMM BLDG	3410	601,600	601,600	
		Alt Prcl ID 58/94// Deed Ref Aff Housin Schedule I LCD CERT GIS ID M_197017_900021				COMM LAND	3410	280,900	280,900	
		PROBATE Assoc Pid#				COMM BLDG	3410	13,600	13,600	
						Total		896,100	896,100	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
223 EAST MAIN STREET LLC		53960 0126	12-08-2009	U	I	0	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CARLS DAVID H		28508 0365	04-29-1998	U	I	625,000	1	2022	3410	601,600	2021	3410	601,600	2020	3410	538,100
									3410	280,900		3410	280,900		3410	280,900
									3410	13,600		3410	13,600		3410	13,600
								Total		896,100	Total		896,100	Total		832,600

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int				
			Total					0.00				

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES			
WHITE BANK OF AMERICA			

BUILDING PERMIT RECORD						VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
2014-0044	09-30-2014	RS	Residential	69,694	12-10-2014	100		MODIFY CANOPY ROOF, AN	07-23-2018	TB			14	Field Review
2013-0049	10-24-2013	RE	Remodel	24,000		0		ADA upgrades to entrance of	12-10-2014	TB	02		13	Building Permit
									02-19-2010	DK			00	Measured & Listed
									05-09-2006	WH			00	Measured & Listed
									11-15-2002	MG			41	Change

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value
1	3410	Bank Bldg	B			43,560 SF	4.6	1.00000	A	1.00	C050	1.400		0	6.44	280,500
1	3410	Bank Bldg	B			0.070 AC	6,000	1.00000	0	1.00				0	6,000	400
Total Card Land Units						1 AC	Parcel Total Land Area: 1						Total Land Value		280,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	502	Branch Bank			
Model	94	Commercial			
Grade	06	Very Good			
Stories:	2				
Occupancy	1.00				
Exterior Wall 1	20	Brick			
Exterior Wall 2	25	Vinyl Siding			
Roof Structure	03	Gable or Hip			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heating Fuel	03	Gas			
Heating Type	04	Hot Air Ducted			
AC Coverage	03	Full			
Building Use	3410	Bank Bldg			
Total Rooms					
Total Bedrms	00				
Total Baths	0				
Heat/AC	01	Packaged			
Class	02	Wood			
Plumbing	02	Average			
Ceiling Finish	02	Suspended			
Partitions	02	Average			
Wall Height	10.00				
% Cmn Wall					
1st Floor Use:	3410				

MIXED USE		
Code	Description	Percentage
3410	Bank Bldg	100
		0
		0

COST / MARKET VALUATION	
RCN	1,482,263
Year Built	1910
Effective Year Built	1960
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	61
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	39
RCNLD	578,100
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
SGN2	DOUBLE SIDE	L	60	35.00	2005		90		1.00	1,900
LT2	W/DOUBLE LI	L	2	1100.00	2005		75		1.00	1,700
PAV1	PAVING-ASPH	L	20,000	1.00	2005		50		1.00	10,000
VLT1	VAULT AVG	B	144	93.00	1960		100		1.00	5,200
ATM1	AUTOMATIC T	B	1	25000.00	1960		100		1.00	9,800
NDP	NITE DEPOSIT	B	1	6000.00	1960		100		1.00	2,300
DUW	W/PNEU TUBE	B	1	16000.00	1960		100		1.00	6,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,766	2,766	2,766	383.72	1,061,381
CAN	Canopy	0	396	79	76.55	30,314
FUS	Finished Upper Story	1,008	1,008	1,008	383.72	386,794
Ttl Gross Liv / Lease Area		3,774	4,170	3,853		1,478,489

