



12 POPE STREET

HUDSON, MA

± 4,700 SF RETAIL/OFFICE SPACE AVAILABLE



FOR LEASE



Alex Wood
Senior Advisor
508.271.9251
alex.wood@svn.com

Matt Cuneo
Associate Advisor
508.271.9212
matt.cuneo@svn.com

 1881 Worcester Road, Suite 200
Framingham, MA 01701
 svnpcgboston.com
 508.271.2700

12 POPE STREET HUDSON, MA

PROPERTY OVERVIEW

SVN Parsons Commercial Group | Boston is pleased to announce the availability of 4,700 SF of retail/office space downtown in Hudson. Located on the corner of Pope Street and Main Street, this space offers itself to many users in the retail and professional office industries. 12 Pope Street is surrounded by many other downtown businesses and restaurants such as Rail Trail Flatbread, New City Microcreamery, Lalos Mexican Restaraunt, Wellys and more.

The property is a two story building with a total of 4,706 square feet. Upon entering the building, you are immediately greeted by a large open area with tall ceilings and windows. 12 Pope Street is built out with a mezzanine on the second floor with open space, two large private offices, two bathrooms, a kitchen and beautiful period windows and wood work throughout. The high ceilings and tall windows provide much natural light and ambiance. There are also 10 parking spaces available as well as street parking downtown.

PUBLIC TRANSPORTATION

South Acton Commuter Rail	22 min drive	8.9 miles
Southborough Commuter Rail	21 min drive	9.6 miles





MARKET OVERVIEW

HUDSON, MA: A Pro-Business Community

Located only 28 miles from Boston, 18 miles northeast of Worcester, Hudson is bordered by Berlin on the west, Bolton and Stow on the north, Sudbury on the east, and Marlborough on the south.

Hudson is situated at the eastern-most terminus of Route 290, with two exits directly off Interstate 495, the town is accessible to the major cities in Eastern Massachusetts. Hudson offers the beauty of a semi-rural New England town as well as the convenience of a metropolitan suburb with very strong and growing demographics.

POPULATION 2 MILE 5 MILES 10 MILES

2023 Population	20,744	76,350	271,156
2028 Population Projection	20,852	76,884	275,953
Annual Growth 2023-2028	0.1%	0.1%	0.4%
Median Age	41.7	41.5	42

HOUSING 2 MILE 5 MILES 10 MILES

2023 Households	8,271	29,852	93,381
# of Persons Per HH	2.5	2.5	2.6
Average HH Income	\$125,104	\$123,369	\$147,663
Average House Value	\$393,108	\$417,420	\$492,074

* Demographic data derived from CoStar



LOCATION OVERVIEW

LOCATION HIGHLIGHTS

The property offers tremendous visibility and is within close proximity to Interstates 495 and 290. Hudson offers the beauty of a semi-rural New England town as well as the convenience of a metropolitan suburb. 12 Pope Street is located in downtown Hudson near many retailers and amenities.

AREA AMENITIES

SHOPPING & RETAIL



Downtown Hudson
Highland Commons
Walmart
CVS
Hudson Towne Center

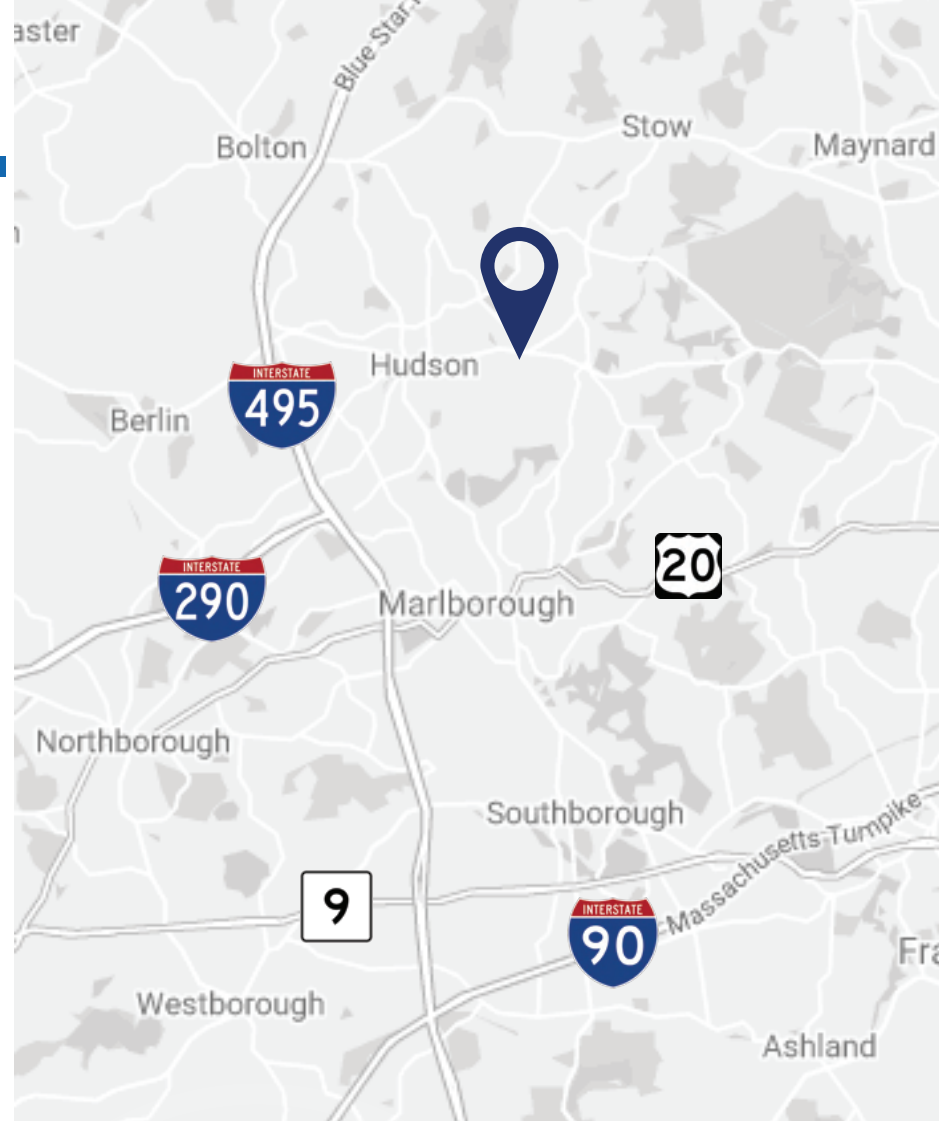
1 Minute
5 Minutes
5 Minutes
4 Minutes
4 Minutes

Highland Commons



RESTAURANTS

Rail Trail Flatbread Co.	1 Minute
New City Microcreamery	1 Minute
Welly's Restaurant	1 Minute
Kith & Kin	2 Minutes
Horse Shoe Pub	2 Minutes
Medusa Brewery	2 Minutes
Lalos Mexican	2 Minutes



DRIVE TIMES

WORCESTER	➤	29 MINS
BOSTON	➤	40 MINS
PROVIDENCE	➤	1 HR
HARTFORD	➤	1.5 HRS

For more information contact:

Alex Wood
Senior Advisor
508.271.9251
alex.wood@svn.com

Matt Cuneo
Associate Advisor
508.271.9212
matt.cuneo@svn.com



Disclaimer: This information has been obtained from sources believed reliable and every effort has been made to furnish the most accurate and up to date information available. However all statements and conditions herein are subject to errors, omissions or removal from the market without notice. We have not verified it and make no guarantee, warranty or representations. Any photos, or plans are for illustrative purposes only and may not be to scale. Conditions may have changed since production. Any projections, opinions, assumptions or estimates are for example only and do not represent the current or future performance of the property. Potential buyers should perform their own due diligence to verify its accuracy. The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisors or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property. Neither the SVN® Advisors nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN® Advisors and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The information contained herein is subject to change without notice and the recipient of these materials shall not look to the Owner or the SVN® Advisors nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property. This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN® Advisors from any liability with respect thereto. To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk. 04092021