

43
SCANLON DRIVE

RANDOLPH, MA

FOR SALE OR LEASE
IN AN OPPORTUNITY ZONE



 **PERRY**
COMMERCIAL REAL ESTATE

43
SCANLON DRIVE



Ideal Location



Opportunity Zone



High Traffic Count



Access to Amenities

PROPERTY SUMMARY

CENTRALLY LOCATED in an Opportunity Zone, off I-93 and Route 24, 43 Scanlon Drive offers a unique opportunity to acquire an iconic banquet hall facility. This is a great opportunity for businesses that host and cater special occasions including weddings, reunions, business functions, religious gatherings and parties.

In addition to 59,782 GSF of event space, the property includes two (2) commercial kitchens with walk-in refrigerators and freezers/cold storage.

The demographic profile within a three-mile radius of 43 Scanlon Drive includes an average annual household income of \$105,086. With average per capita spending (within the same radius) on food/alcohol and entertainment totaling \$3,329 and \$1,651, respectively, the property is also an ideal location for a brewery, restaurant, food hall or amusement and recreation facility.



43 SCANLON DRIVE

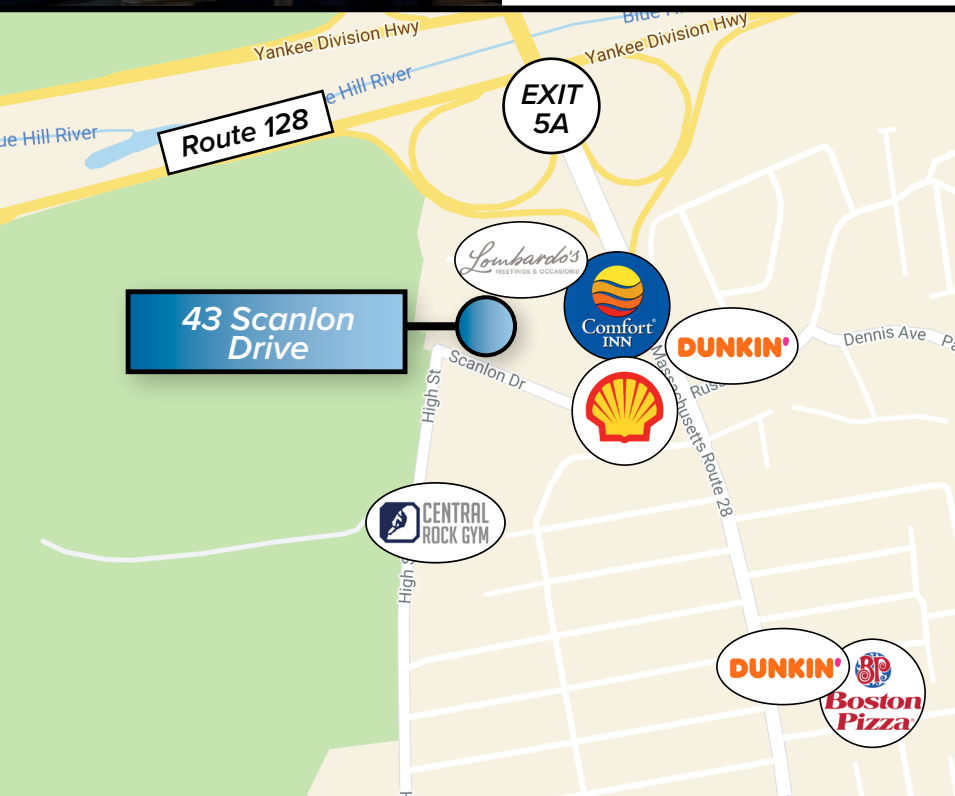


FOR SALE OR LEASE

PROPERTY SUMMARY

SUBJECT PROPERTY OVERVIEW

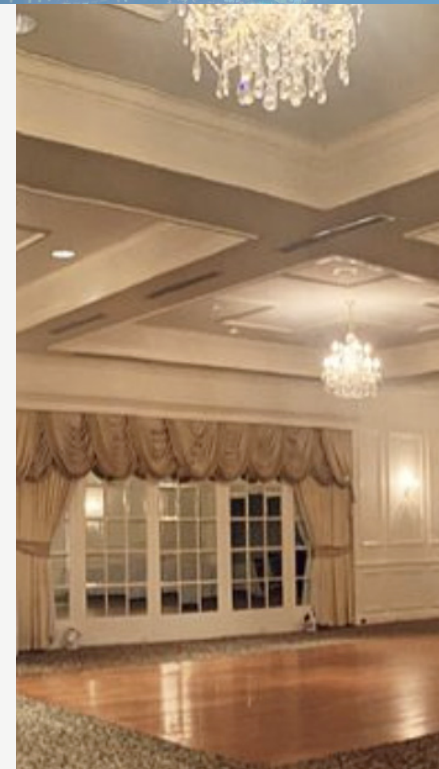
Current Owner:	Scanlon Suburban LLC
Lot Size:	2.1 acres
Building Size:	59,782 GSF
Year Built:	1970
Assessed Value:	\$3,772,500
Encroachments/Easements:	None Known
Hazardous Waste:	None Known
Zoning:	Blue Hill River Highway District (BRHD)



DEMOGRAPHICS AT A GLANCE

	1 MILE	3 MILES	5 MILES
2021 Population	5,554	18,463	210,098
Median Age	39.9	39.2	40.2
# of Households	1,920	6,598	81,052
Average Household Income	\$94,414	\$105,086	\$116,328
Median Household Income	\$70,779	\$84,653	\$92,759
Consumer Spending (per capita): Food & Alcohol	\$3,122	\$3,329	\$3,728
Consumer Spending (per capita): Entertainment & Hobbies	\$1,513	\$1,651	\$1,891

SOURCE: ESRI

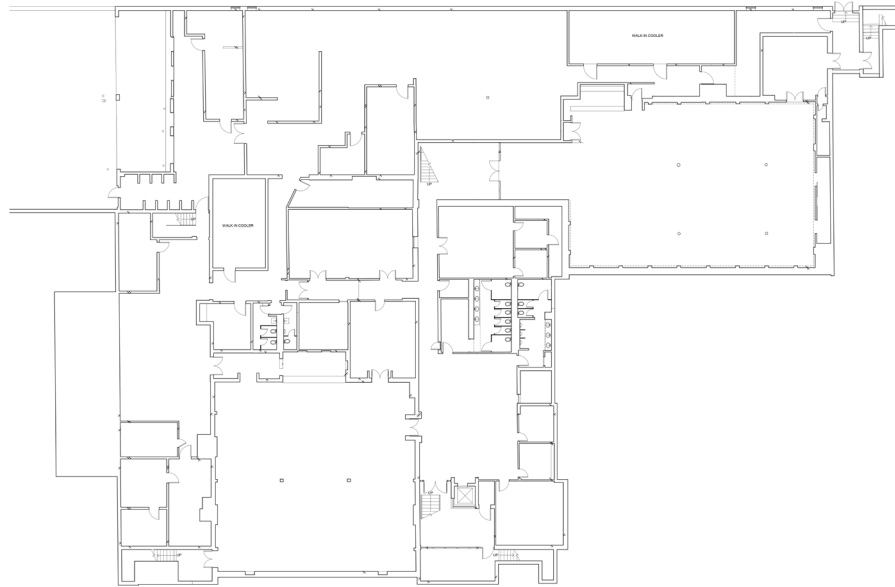


TRAFFIC COUNTS

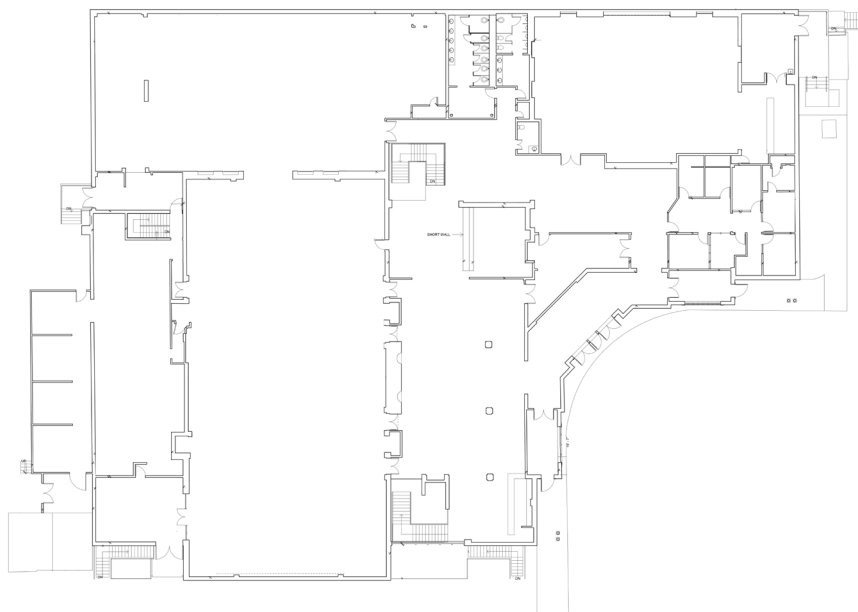
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from 43 Scanlon Drive
Billings Street	High Street SW	5,709	2020	.08 miles
N Main Street	State Route 28 NW	39,367	2018	.16 miles
I-93	State Route 24 NW	214,043	2020	.26 miles
I-93	Randolph Ave NE	146,823	2015	.26 miles
Randolph Avenue	State Route 28 NE	21,668	2018	.50 miles
N Main Street	Stacy Street N	28,782	2018	.56 miles
I-93	Blue Hills Road	178,864	2015	.67 miles
Blue Hills Road	I-93	182,476	2018	.67 miles
Blue Hills Road	I-93 North	199,947	2020	.67 miles

SOURCE: MA DOT

FIRST FLOOR



SECOND FLOOR





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