

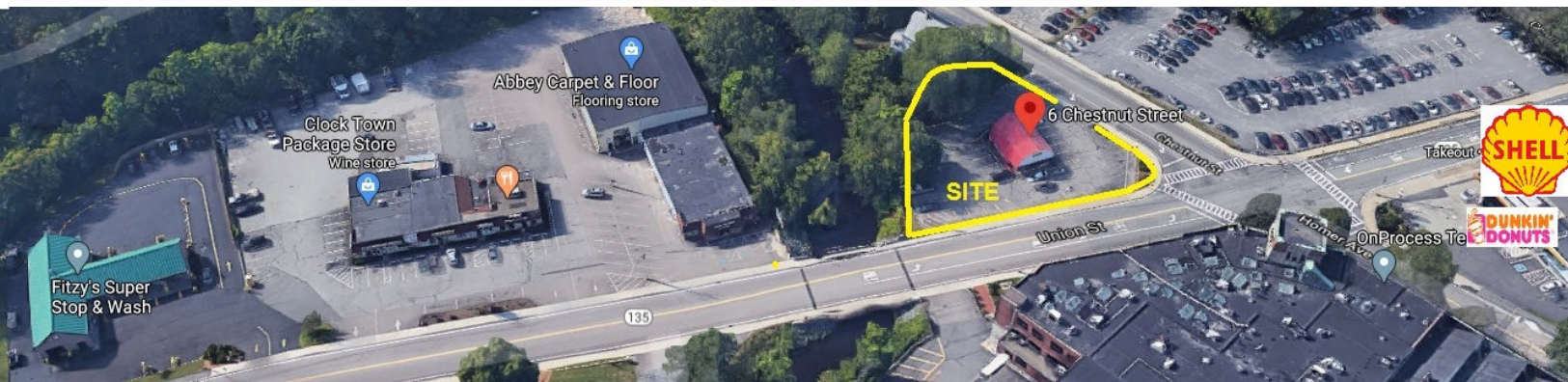


~ Build to Suit or Land Lease ~

6 Chestnut Street, Ashland, MA 01721



14,000 SF LOT
820 SF BUILDING



Offering Memorandum

Exclusively Listed By:
Denenberg Realty Advisors

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Investment Summary

Denenberg Realty Advisors has been retained by Ownership for the purpose of entering into a "Build-To-Suit Transaction" with a qualified Tenant or in the alternative a "Land Lease." The property is located at a signalized intersection at the corners of Chestnut and Union Street (Route 135) in Ashland, MA and consists of approximately 13,939 RSF. There are approximately 203 feet and 172 feet of frontage on Union Street and Chestnut Street, respectively. The property currently has curb cuts on both Union and Chestnut Streets. The site is zoned "Highway Commerce" and is suitable for a variety of allowable uses both residential and commercial. The property was formerly, for over thirty years, the home of a busy "Dairy Queen."

Property Address:	6 Chestnut Street, Ashland, MA 01721
Property Location:	Intersection of Chestnut & Union Streets
Building Size:	820 +/- SF (Existing Building)
Lot Size:	13,939 +/- SF Lot – 0.32 Acres
2020 Taxes:	\$7,124
Curb-Cuts:	2 Curb-Cuts Currently on Chestnut & Union
Frontage:	203 Feet on Union Street 172 Feet on Chestnut Street
ADT:	16,000 Union Street 7,200 Chestnut Street
Zoning:	Highway Commerce
Land Lease & Sale Price:	Call For Pricing Guidance

DEMOGRAPHICS:

2020	1 Mile	3 Mile	5 Mile
Population	6,231	52,850	110,414
Median Household Income	\$122,888	\$97,360	\$91,315



Site located at a lighted intersection at Union St (Route 135) & Chestnut St



**Lot Size 13,939 +/- SF Lot – 0.32 Acres
Approximately 30 Parking Spaces**

**6 Chestnut Street ~ Ashland, MA 01721
Denenberg Realty Advisors – 617-720-5656 – www.DenenbergRealty.com**

Property Highlights:

- **Prime Corner Location Lot**
- **Site is located at a Signalized Corner Intersection**
- **Intersection of Route 135 (Union St & Chestnut Street)**
- **Excellent Frontage & Ample Parking**
- **Existing Building 820 +/- SF**
- **Currently Two Curb-Cuts (One on Union & One on Chestnut)**
- **Property Available as "Build-To-Suit/Land Lease/For Sale"**



Located at the corner of Chestnut Street & Union Street (Route 135)

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DISCLAIMER:

This Offering Memorandum has been prepared by Denenberg Realty Advisors for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all the information which prospective investors may need or desire. All projections have been developed by Denenberg Realty Advisors and designated sources and are based upon assumptions relating to the general economy, competition and other factors beyond the control of the Seller, and are, therefore, subject to variation. No representation is made by Denenberg Realty Advisors as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Seller and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further to this, Denenberg Realty Advisors and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained herein, or for omissions from the Memorandum or any other written or oral communication transmitted or made available to the recipient. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or Seller since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum are solely the responsibility of the prospective purchaser.

The Americans with Disabilities Act (ADA) became effective January 26, 1992. Denenberg Realty Advisors has not made a specific compliance survey and analysis of this Property to determine whether it is in conformance with the various detailed requirements of the ADA. It is possible that a compliance survey of the Property, together with a detailed analysis of the requirements of the ADA, could reveal that the Property is not in compliance with one or more of the requirements of the ADA. Since Denenberg Realty Advisors has no specific information relating to this issue nor is Denenberg Realty Advisors qualified to make such an assessment, the effect of any possible noncompliance with the requirements of the ADA was not considered in the preparation of this report.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers.

The Seller expressly reserves the right, in their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Seller and its legal counsel and any conditions to the Seller's obligations there under have been satisfied or waived.

This Offering Memorandum and its content, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the "Contents"), are of a confidential nature. By accepting the Offering Memorandum, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the Offering Memorandum or any of its content to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of the Seller, (iv) not to use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Seller and (v) to return it to Denenberg Realty Advisors.

If you have no further interest in the Property, please return the Offering Memorandum forthwith.

**For further information please contact:
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