

# Wayside Crossing

661 Boston Post Road East  
Marlborough, MA  
Retail Pad Site Build-to-suit



Available for lease is a pad site with up to 9,100 square feet for a build-to-suit building. This retail location is conveniently located next to Target, Home Depot, Staples and Dunkin Donuts on Route 20 in Marlborough.



Fafard Real Estate  
120 Quarry Drive  
Milford, MA 01757

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# Wayside Crossing



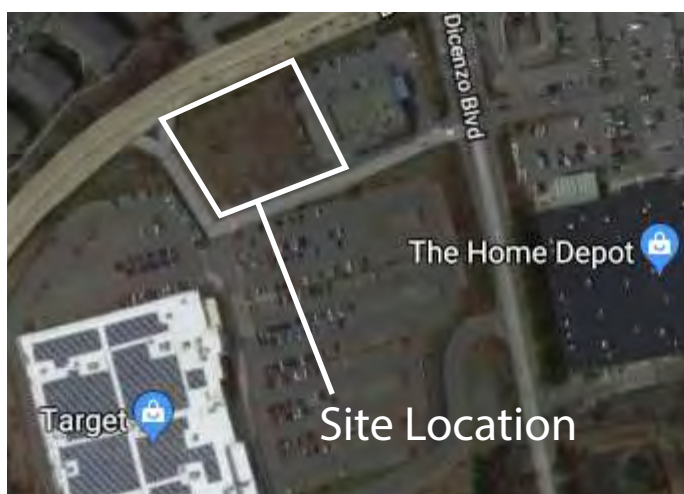
661 Boston Post Road, Marlborough, MA

## 9,100 SF Pad Site



### Traffic Counts

|                     |        |
|---------------------|--------|
| Boston Post Road E. | 21,144 |
| Farm Road           | 10,241 |
| Stow Road           | 26,600 |



### DEMOGRAPHICS

|                  | 1 MI.    | 3 MI.     |
|------------------|----------|-----------|
| POPULATION       | 4,050    | 39,100    |
| HOUSEHOLDS       | 1,700    | 15,300    |
| AVERAGE AGE      | 41       | 43        |
| MEDIAN HH INCOME | \$84,000 | \$108,000 |

**508-881-1600**

LARRY DOANE X321 | LDOANE@FAFARD.ORG  
 MIKE BELINSKI X326 | MBELINSKI@FAFARD.ORG

PLANNING DIRECTOR  
 PLANNING COMMISSIONER  
 CITY COMMISSIONER  
 THE CHIEF  
 BOARD OF HEALTH  
 CONSTRUCTION OFFICE  
 DATE



PRE-CAST CONCRETE CURB  
 VEHICLE CHAIRS CURB  
 PROPOSED LIGHT POLE  
 NUMBER OF PARKING SPACES  
 PROPOSED CHAIRS PER HOUR  
 PROPOSED CHAIRS AT WALLS  
 EXISTING LIGHT POLE

**GENERAL NOTES:**

1. PARKING AND ACCESS TO STATE PARK TO BE PROVIDED AS SHOWN ON THIS PLAN AND AS SHOWN ON THE OFFICIAL PLAN AND 21 OCTOBER 2007.
2. ACCESS, UTILITY, SLOPE AND CONSTRUCTION REQUIREMENTS TO BE ASSUMED AND SHOWN TO MAINTAIN THE EXISTING GRADE.
3. VEHICLE CHAIRS SHALL BE INSTALLED AT WALLS OF PROPOSED DRIVE CURBS AND IMPROVED MAINTENANCE AND RESTORATION SHALL BE PROVIDED.
4. PARKING SPACES SHALL BE 18'0" BY 30'0" WITH A 5'0" CLEARANCE FROM THE SIDE OF THE ROAD AND 5'0" FROM THE SIDE OF THE ROAD.
5. LOT FACES OF DRIVE CURBS ARE INCLUDED ON PLAN. DRIVE CURBS ARE NOT INCLUDED IN PARKING COUNTS.
6. THE DESIGNER HAS CONDUCTED VISUAL SURVEYS OF THE SITE AND LOCAL, STATE AND FEDERAL JURISDICTION. THE DESIGNER HAS CONDUCTED VISUAL SURVEYS OF THE SITE AND LOCAL, STATE AND FEDERAL JURISDICTION. THE DESIGNER HAS CONDUCTED VISUAL SURVEYS OF THE SITE AND LOCAL, STATE AND FEDERAL JURISDICTION.

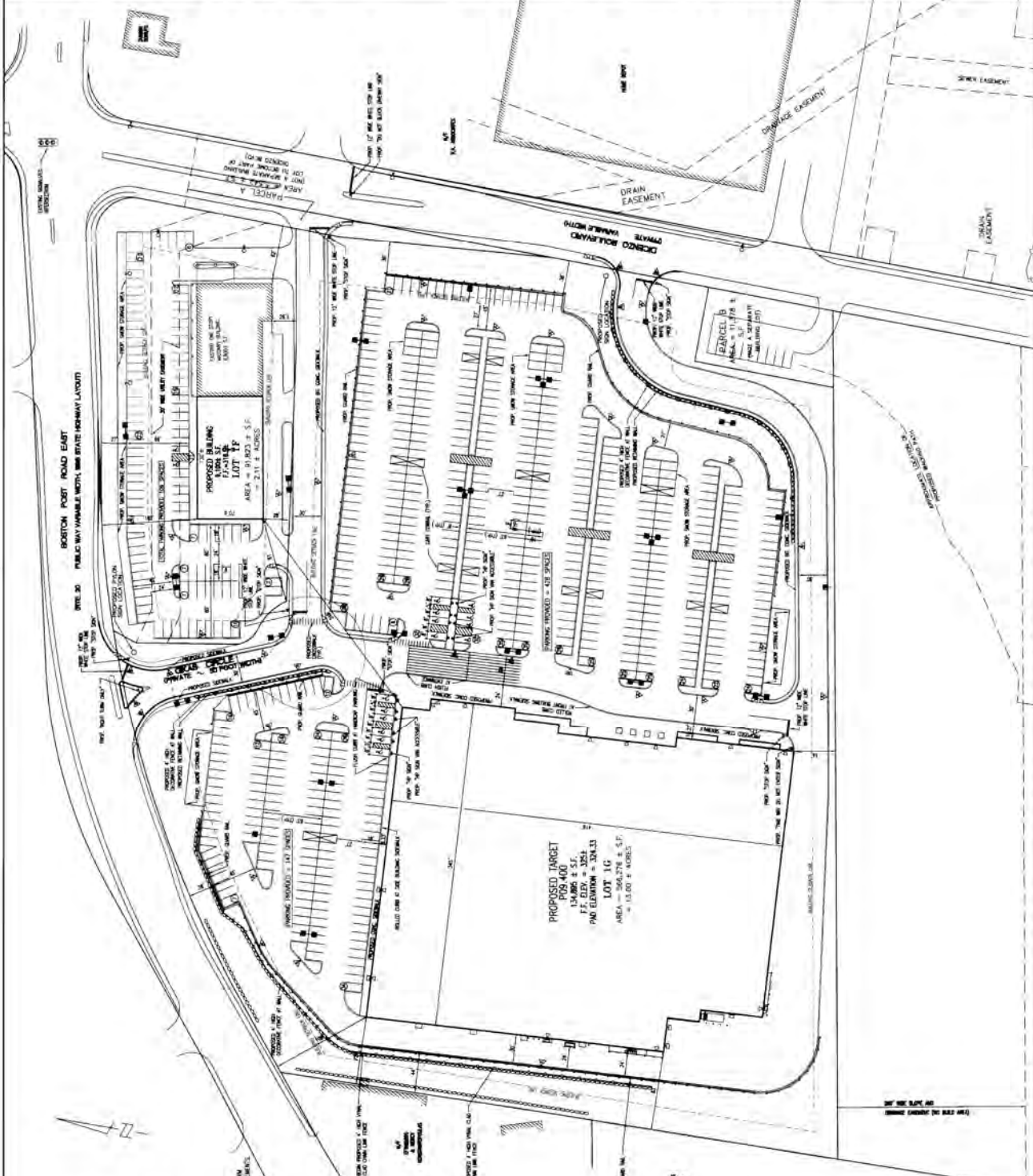
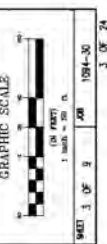
**REVISIONS:**

| NO. | DATE     | DESCRIPTION                       | BY  |
|-----|----------|-----------------------------------|-----|
| 1   | 12/20/06 | OWNER COMMENTS & BUILDING PERMITS | DMG |
| 2   | 1/10/07  | OWNER COMMENTS                    | DMG |
| 3   | 1/10/07  | OWNER COMMENTS                    | DMG |

**PARKING AND LAYOUT PLAN  
 HILL PARK**

MARLBOROUGH, MA  
 SCALE: 1" = 30'  
 DATE: 24 APRIL 2006  
 OWNER & APPLICANT: BROWN BUILDING GROUP  
 MARLBOROUGH, MA 01501

PREPARED BY:  
**BENCHMARK ENGINEERING CORP.**  
 20 Valley Street  
 Marlborough, MA 01501



**NOTES:**

1. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY ENGINEERING DEPARTMENT'S REQUIREMENTS FOR CONSTRUCTION WITHIN THE CITY OF MARLBOROUGH.
2. ALL WORK SHALL BE COMPLETED WITHIN THE CITY OF MARLBOROUGH.
3. THE CITY OF MARLBOROUGH SHALL BE NOTIFIED AT LEAST 72 HOURS BEFORE THE START OF CONSTRUCTION.
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7. ALL PARKING SPACES SHALL BE INSTALLED AS SHOWN ON THIS PLAN.
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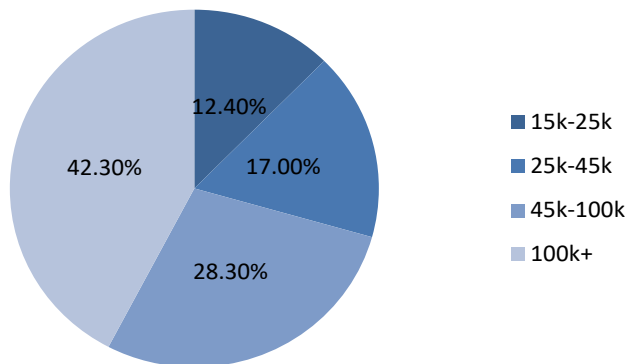


# Demographics Report

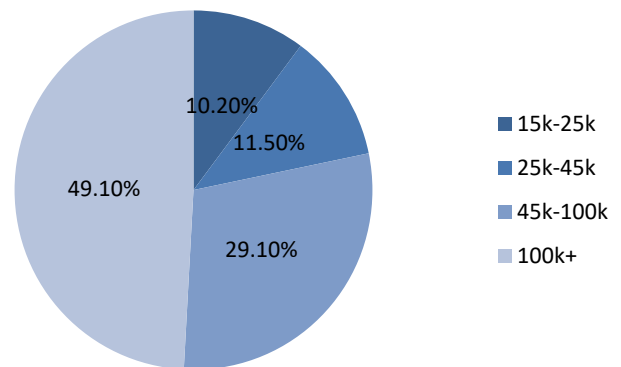


| <b>Marlborough, MA, Wayside Crossing Shopping Plaza</b> |               |                |                |
|---|---------------|----------------|----------------|
| <b>Population</b>                                       | <b>1 Mile</b> | <b>3 Miles</b> | <b>5 Miles</b> |
| Total Population  | 4,053         | 39,126         | 98,331         |
| Median Age  | 41            | 43             | 43             |
| Median Age (Female)                                     | 41            | 44             | 44             |
| Median Age (Male)                                       | 43            | 42             | 42             |
| <b>Household &amp; Income</b>                           |               |                |                |
| Number of Households                                    | 1,732         | 15,317         | 37,814         |
| Average Income  | \$84,080      | \$108,749      | \$112,578      |
| <b>Education</b>  |               |                |                |
| Bachelor Degrees  | 703           | 7,372          | 20,812         |
| Masters Degrees   | 464           | 4,174          | 12,294         |

**Income 1 Mile**



**Income 5 Miles**



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ROUTE 20

Burger King  
Dunkin' Donuts  
Wendy's

Wayside Crossing, Retail Pad

Target  
Dunkin' Donuts  
The Home Depot

ROUTE 20

Alltown  
NISSAN

STAPLES  
DOLLAR TREE

TACO BELL  
SUBARU

ROUTE 20

New England Academy of Gymnastics

Marlborough East Wastewater

Broad M