



## AVAILABLE FOR GROUND LEASE OR BUILD TO SUIT 237 Water Street, Wakefield, MA



### Site Information:

Ground lease or build to suit opportunity. Located on Rt.129 (Water St.) a state commuter feeder road linking to Rt. 1 in Saugus via Walnut Street. Minutes to Wakefield center via Main St. and the North Ave. full interchange at I-95.

1 minute drive to the Wakefield - Haverhill Line - MBT Commuter Rail (Purple Line)

5 minute drive to the Greenwood - Haverhill Line - MBTA Commuter Rail (Purple Line)

The site is suitable for a food use with drive thru for an assortment of QSR's and larger format, single free-standing restaurants with ample parking. Perfect for a mid scale, all suites extended stay hotel brand, ground lease with adjacencies to numerous industrial and office parks.

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## Additional Site Information:

**Parcel Size:** + / - 30,000 SF

**1st Floor:** 5,800 SF

**2nd Floor:** 1,800 SF

**Use:** Existing operating car wash with 2nd floor office.

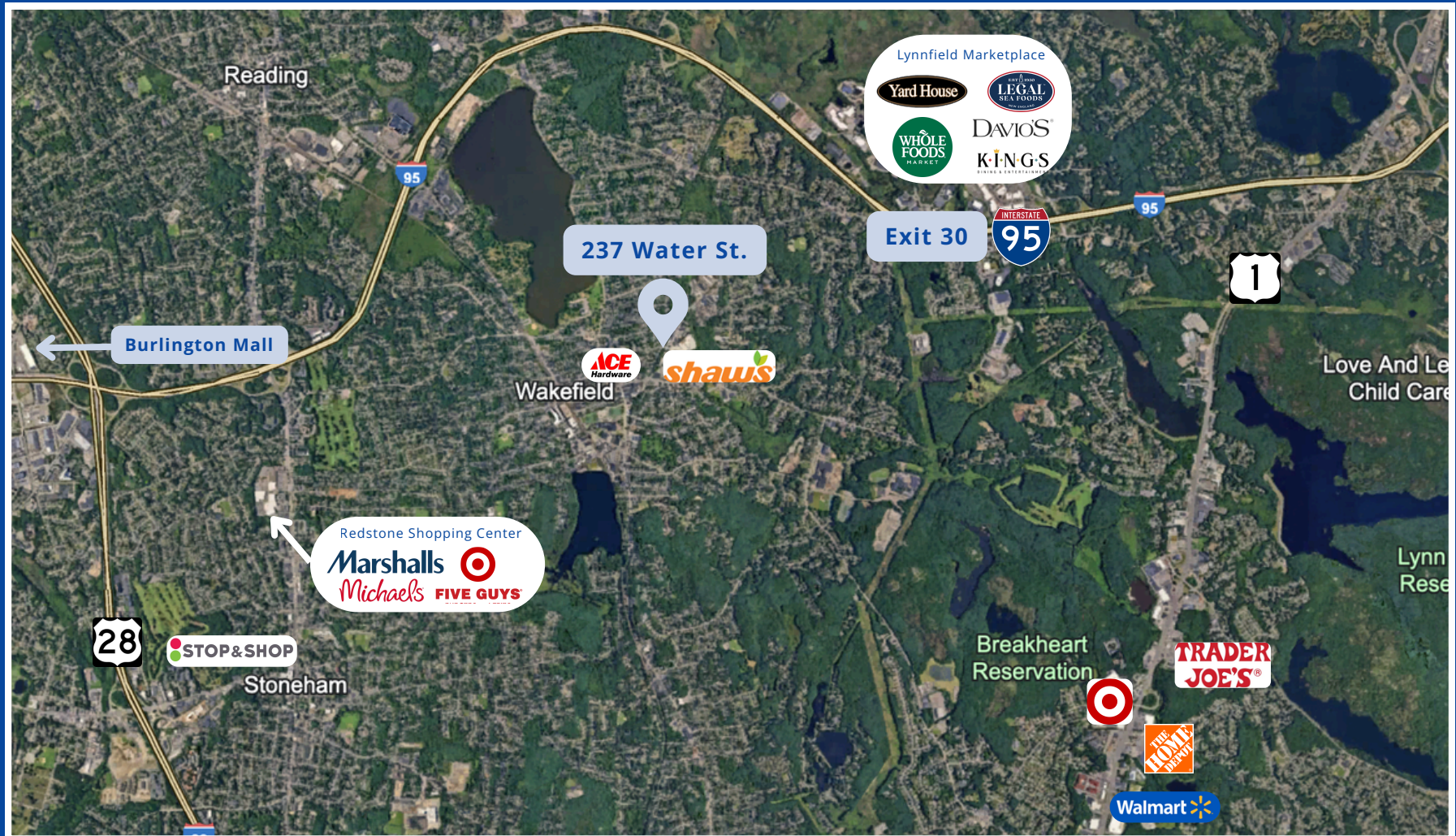
**Zoning:** AE - General Business - mixed use. Food allowed.

**FAR:** 4 to 5 stories allowed

RADIUS	POP	AVG. AGE	HH	MHHI	MED. HOME VALUE
1 mi	13,331	43	5,705	\$107,912	\$661,423
3 mi	85,176	43	33,766	\$120,330	\$706,617
5 mi	237,848	42	92,470	\$112,988	\$668,068

*Disclaimer: All information deemed reliable but not guaranteed. Buyer to verify all information to their satisfaction. Property details, including but not limited to pricing, square footage, features, and availability, are subject to change without notice. This is not an offer to sell, or a solicitation of an offer to buy, in any jurisdiction where such an offer or solicitation would be unlawful. Equal Housing Opportunity.*

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