

500 Main Street, Bolton, MA

Development Opportunity



26.8 Acres of Commercial Land at Rt. 495 and Rt. 117 Interchange

Contact Exclusive Agent:

GREATER BOSTON
COMMERCIAL PROPERTIES INC.

Bret O'Brien *President*

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508-925-7477

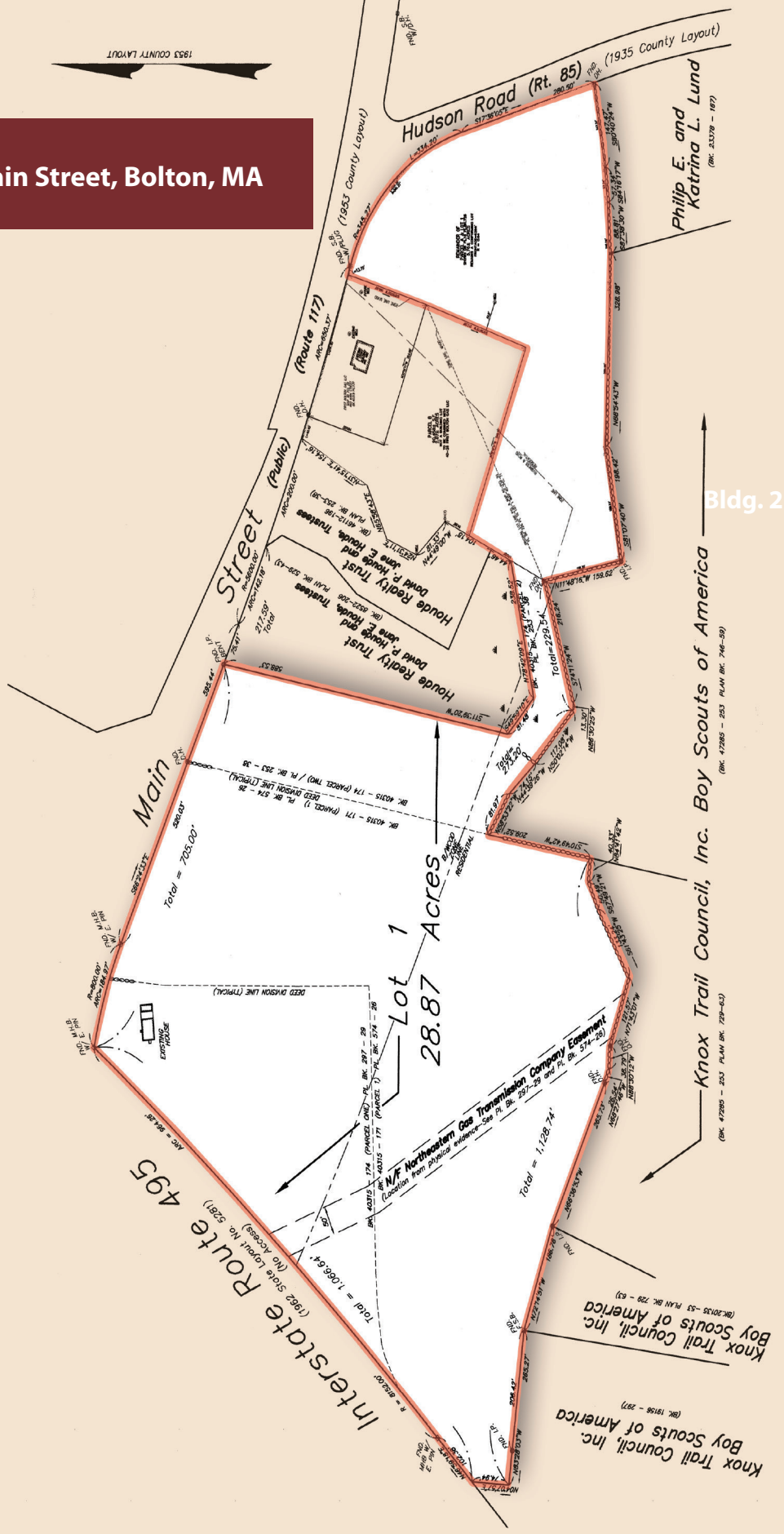
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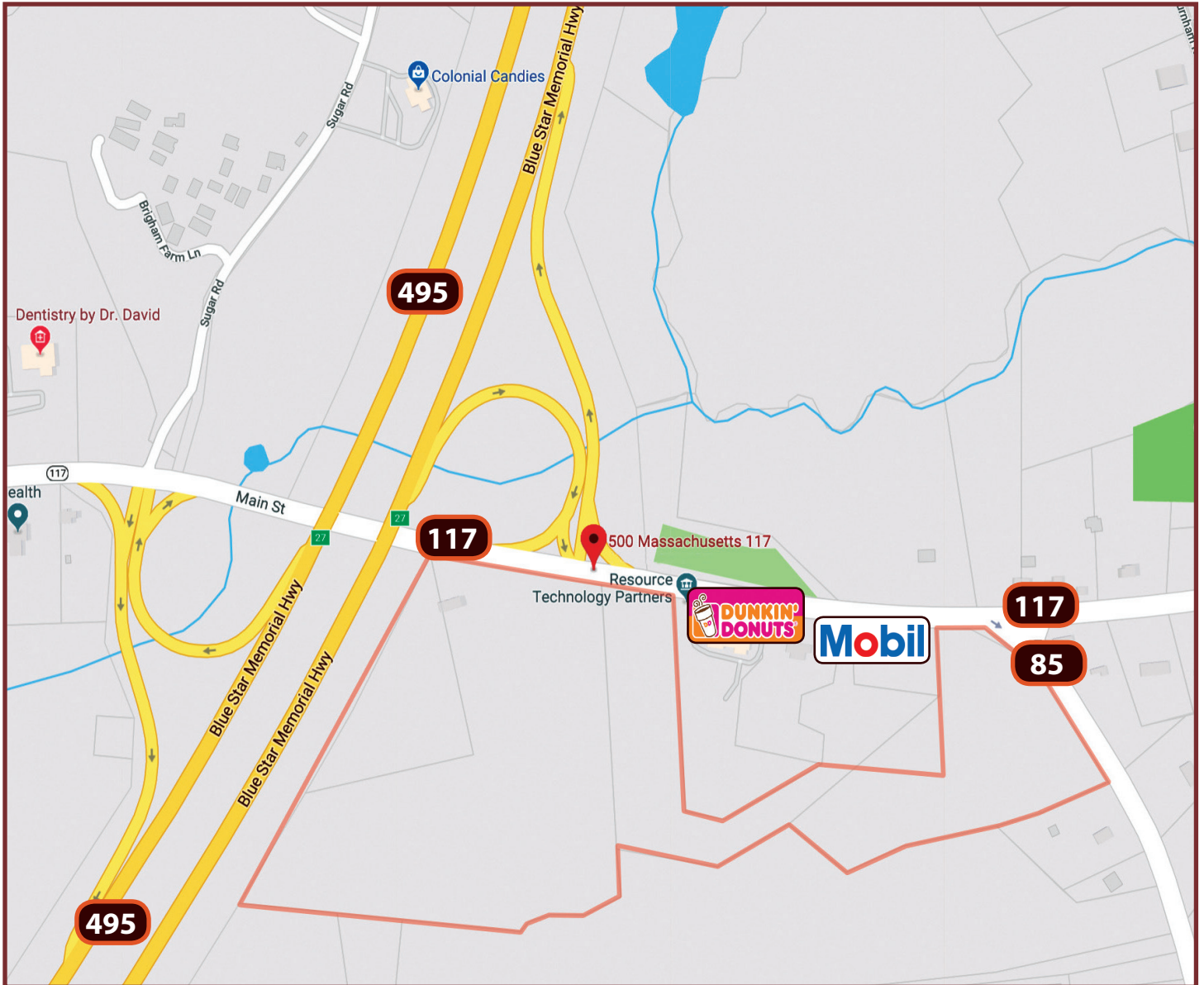
44 Bearfoot Road, Suite 125, Northborough, MA 01532

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Convenient Access to Route 495, Route 117 and Route 85



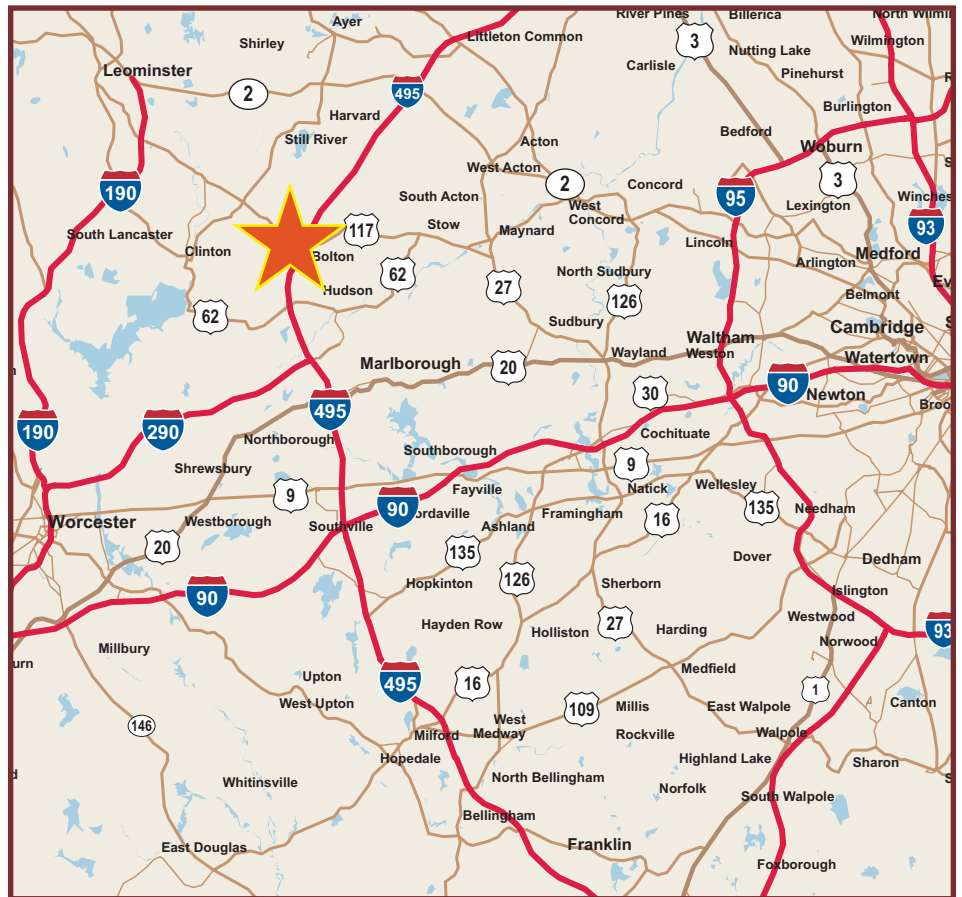
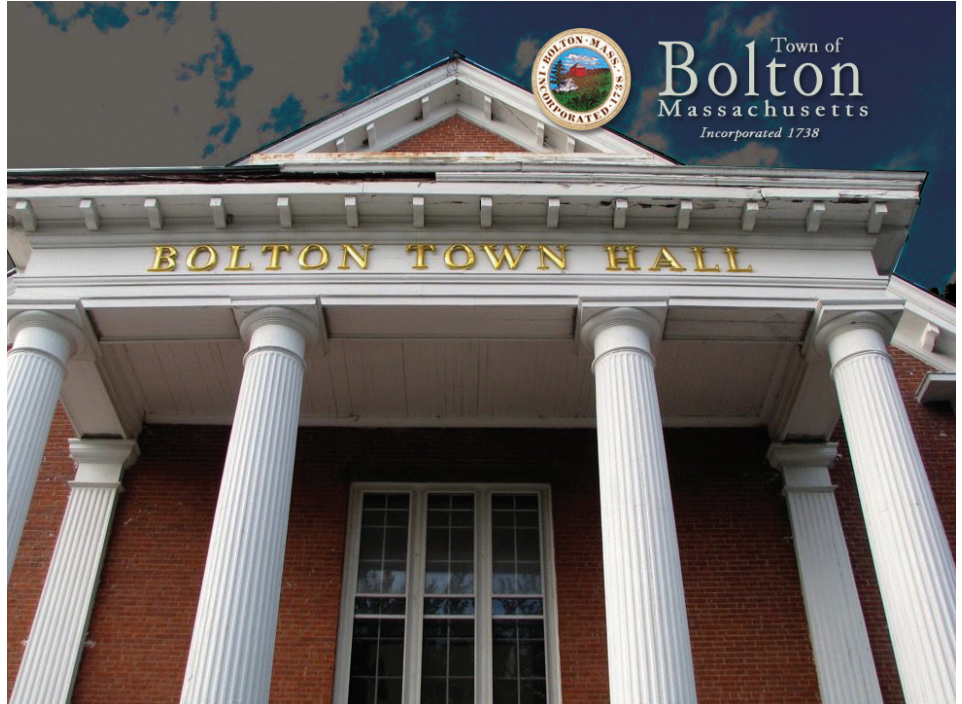
Bolton, MA

As of the census of 2010, there were 4,897 people, 1,670 households, and 1,391 families residing in the town. The population density was 246.1 inhabitants per square mile (95.0/km²). There were 1,738 housing units at an average density of 87.3 per square mile (33.7/km²). The racial makeup of the town was 94.9% White, 0.5% African American, 0.1% Native American, 2.7% Asian, 0.02% Pacific Islander, 0.2% from other races, and 1.6% from two or more races. Hispanic or Latino of any race were 1.8% of the population.

There were 1,670 households out of which 43.7% had children under the age of 18 living with them, 74.3% were married couples living together, 2.8% had a male householder with no husband present, 6.2% had a female householder with no husband present, and 16.7% were non-families. The householders of 12.1% of all households were living alone and the householders of 4.9% of households were living alone who was 65 years of age or older. The average household size was 2.93 and the average family size was 3.22.

In the town, the population was spread out with 31.2% of the population 19 and under, 3.4% from 20 to 24, 19.7% from 25 to 44, 36.3% from 45 to 64, and 9.4% who were 65 years of age or older. The median age was 38 years. For every 100 females, there were 100.8 males. For every 100 females age 18 and over, there were 96.1 males.

As of 2015, the median income for a household in the town was \$147,446, and the median income for a family was \$155,063. Males had a median income of \$101,042 versus \$71,905 for females. The per capita income for the town was \$51,791.[15] About 1.3% of families and 1.8% of the population were below the poverty line, including 1.6% of those under age 18 and 2.0% of those age 65 or over.



Brokers



Bret O'Brien, President

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Massachusetts License #9077306

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Maine License #AC90603193

Rhode Island License #REC.0018534

Bret obtained a Bachelor of Science in business from Cornell University in 2001, after graduating from Saint Sebastian's High School in Needham. Bret immediately put his degree to use as a commercial real estate broker focusing on the I-495 market. In March of 2011 he founded Greater Boston Commercial Properties, Inc. Bret offers his clients seventeen years of experience, specializing in investment sales of income producing properties. He lives in Northborough, MA with his wife and five children.



Tyler DeWolfe, Senior Vice President

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Tyler earned a Bachelor of Science in Finance, with a concentration in Real Estate, at the University of New Hampshire. Tyler grew up in the Boston-Metro West area and studies the market extensively, providing wide ranging insight about regional trends and value. Tyler's expertise in investment sales has helped propel Greater Boston Commercial Properties' rapid market growth .

LEGAL DISCLAIMER:

Every effort has been made to furnish the most accurate information available on this property.

However, all statements and conditions contained herein are subject to errors, omissions, prior sale or removal from the market without notice.