

PRIME DEVELOPMENT OPPORTUNITY FOR SALE

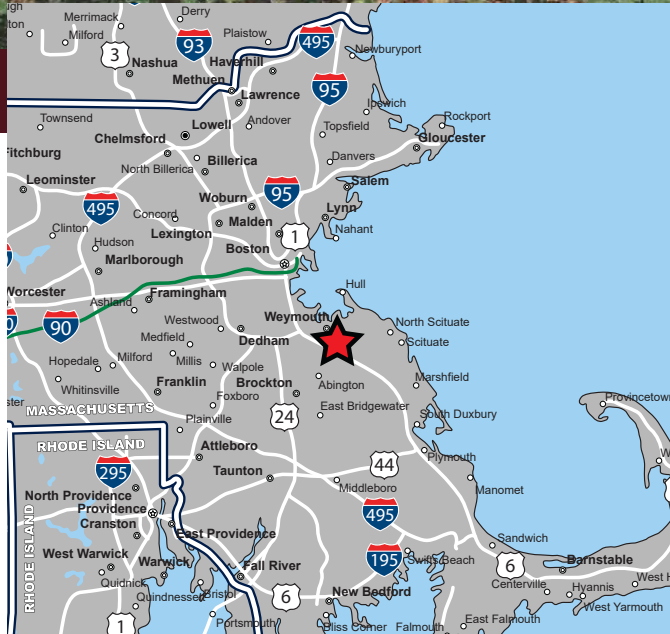
211 Main Street (Route 18), Weymouth, Massachusetts



AVAILABLE FOR SALE

PROPERTY HIGHLIGHTS

- » 3.27 +/- Acre Development Site
- » Lot Cleared - All Buildings Removed
- » Located on Route 18 Directly off Route 3
- » High Volume 4-Way Signalized Intersection
- » Frontage on Three Streets
- » Multiple Uses Allowed
- » Ideal for Retail, Medical, Office, Hospitality, Convenience, Gas, etc...

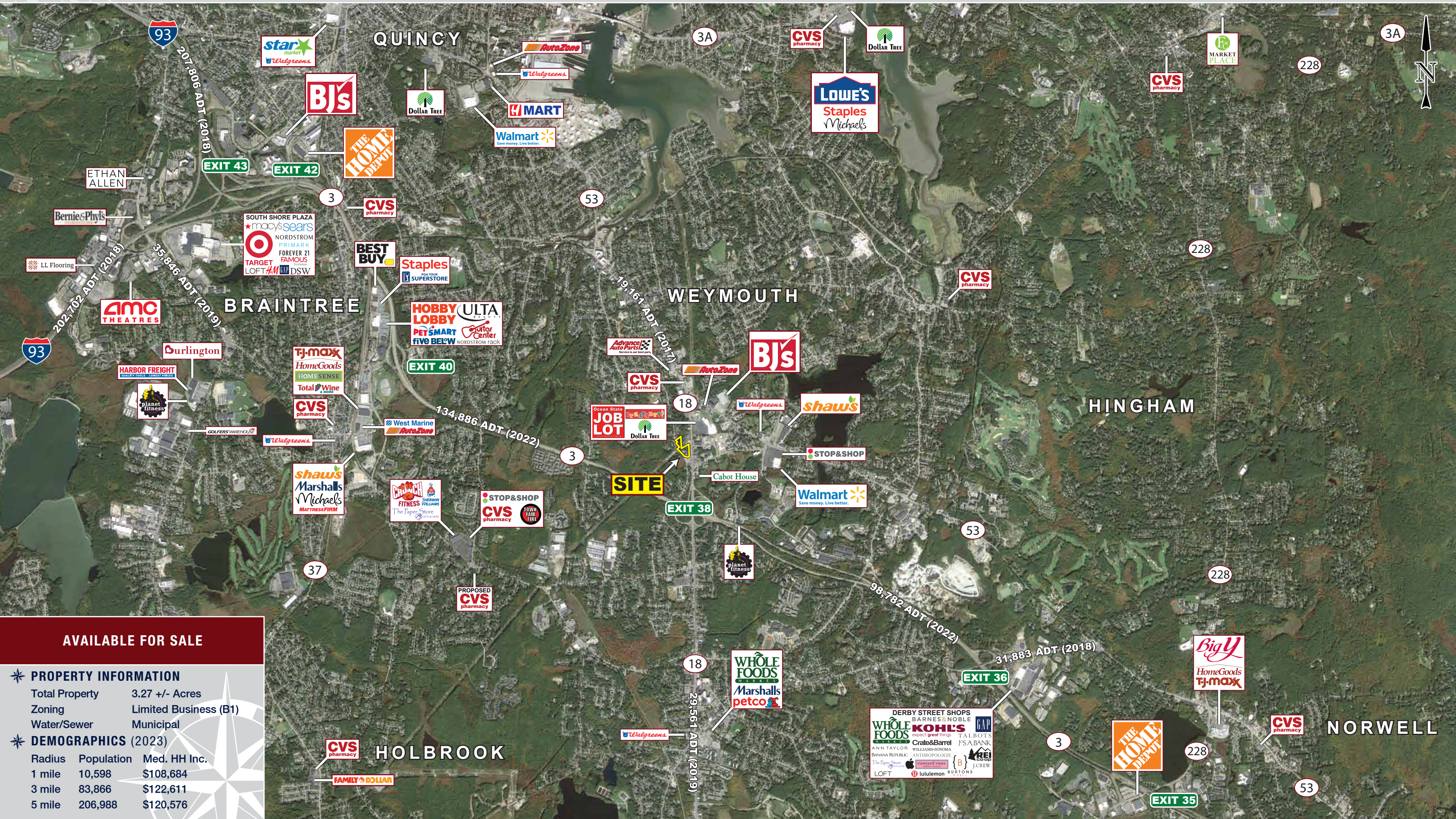


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EASTERN
RETAIL PROPERTIES



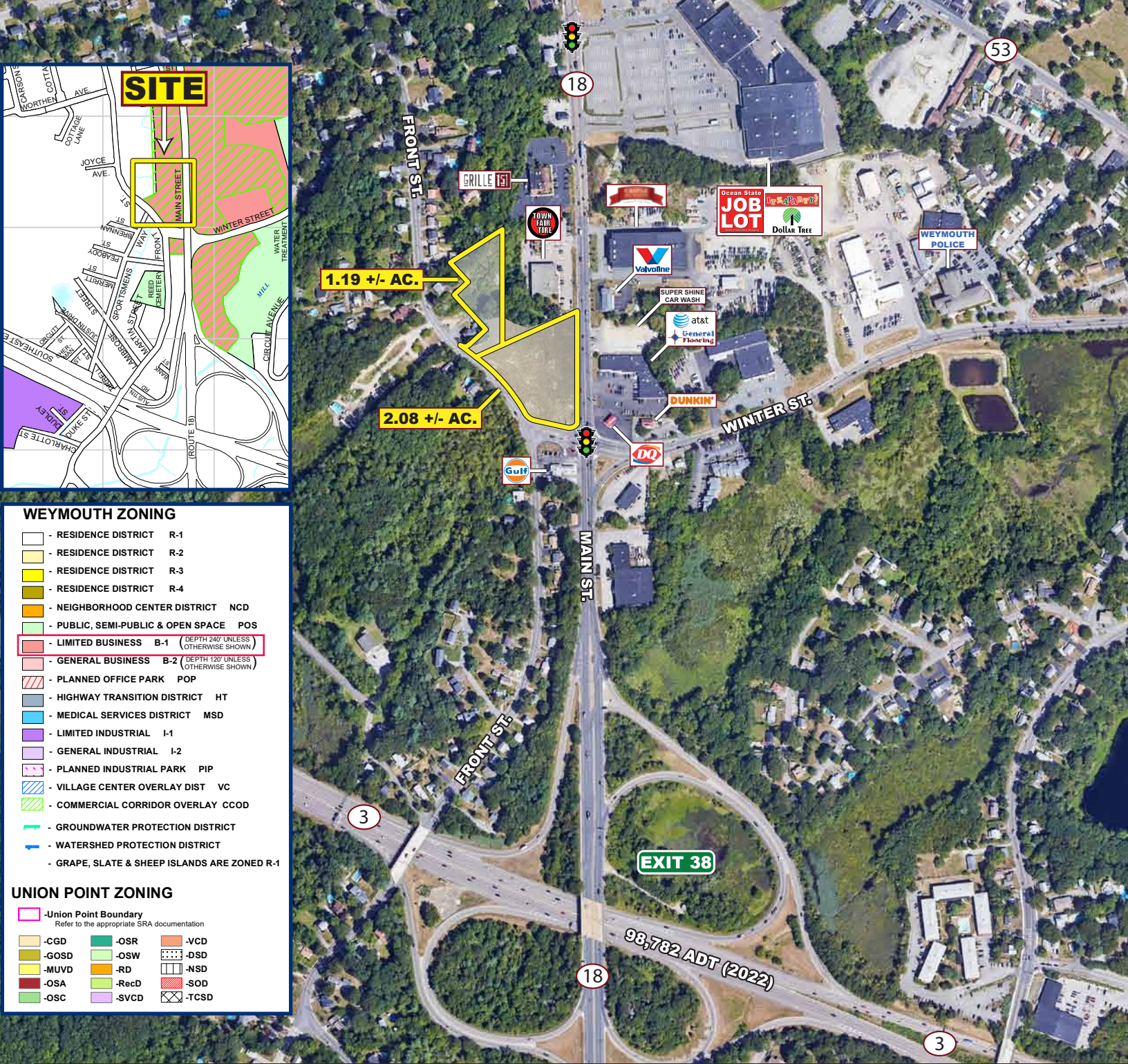
AVAILABLE FOR SALE

PROPERTY INFORMATION

Total Property 3.27 +/- Acres
 Zoning Limited Business (B1)
 Water/Sewer Municipal

DEMOGRAPHICS (2023)

| Radius | Population | Med. HH Inc. |
|--------|------------|--------------|
| 1 mile | 10,598 | \$108,684 |
| 3 mile | 83,866 | \$122,611 |
| 5 mile | 206,988 | \$120,576 |



WEYMOUTH ZONING

- RESIDENCE DISTRICT R-1
- RESIDENCE DISTRICT R-2
- RESIDENCE DISTRICT R-3
- RESIDENCE DISTRICT R-4
- NEIGHBORHOOD CENTER DISTRICT NCD
- PUBLIC, SEMI-PUBLIC & OPEN SPACE POS
- LIMITED BUSINESS B-1 (DEPTH 240' UNLESS OTHERWISE SHOWN)
- GENERAL BUSINESS B-2 (DEPTH 120' UNLESS OTHERWISE SHOWN)
- PLANNED OFFICE PARK POP
- HIGHWAY TRANSITION DISTRICT HT
- MEDICAL SERVICES DISTRICT MSD
- LIMITED INDUSTRIAL I-1
- GENERAL INDUSTRIAL I-2
- PLANNED INDUSTRIAL PARK PIP
- VILLAGE CENTER OVERLAY DIST VC
- COMMERCIAL CORRIDOR OVERLAY CCOD
- GROUNDWATER PROTECTION DISTRICT
- WATERSHED PROTECTION DISTRICT
- GRAPE, SLATE & SHEEP ISLANDS ARE ZONED R-1

UNION POINT ZONING

-Union Point Boundary
Refer to the appropriate SRA documentation

- CGD
- GOSD
- MUVD
- OSA
- OSC
- OSR
- OSW
- RD
- RecD
- SVCD
- VCD
- DSD
- NSD
- SOD
- TCSO

Prime Development Opportunity - 211 Main Street (Route 18), Weymouth, MA



FOR MORE INFORMATION CONTACT:

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