

FOR LEASE

Former Walgreens: Hudson, MA

256 Washington Street | Hudson, MA

**Overview****LEASE RATE**

Contact Broker

AVAILABLE SF

15,444 SF

**Description**

15,544 SF Former Walgreens with drive-thru. Nearby retail includes Stop & Shop, Walmart Supercenter, Shaw's, Petco, Applebee's, CVS, KFC, Checkerboards Pizza Restaurant & Bar, 99 Restaurants, and more. Boston Scientific Corporation, Intel HD1, Assabet Valley Regional Technical High School, Hudson High School, Marlborough High School, and UMass Memorial Marlborough Hospital are within 1.5 miles of site.

Demographics

| | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|-----------|-----------|-----------|
| Population | 4,902 | 52,426 | 77,702 |
| Average HH Income | \$116,083 | \$110,187 | \$125,142 |
| Total Daytime Population | 7,742 | 54,553 | 90,376 |

Year: 2019 | Source: Esri

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Traffic Counts

| | |
|-------------------|------------------|
| MA-85, SW of Site | 18,574 AADT VPD |
| MA-85, SW of Site | 12,280 AADT VPD |
| I-495, W of Site | 109,023 AADT VPD |
| MA-62, N of Site | 13,071 AADT VPD |

Year: 2019 | Source: massDOT

SRS REAL ESTATE PARTNERS | 400 Fifth Avenue, Suite 105 | Waltham, MA 02451 | 857.263.3839

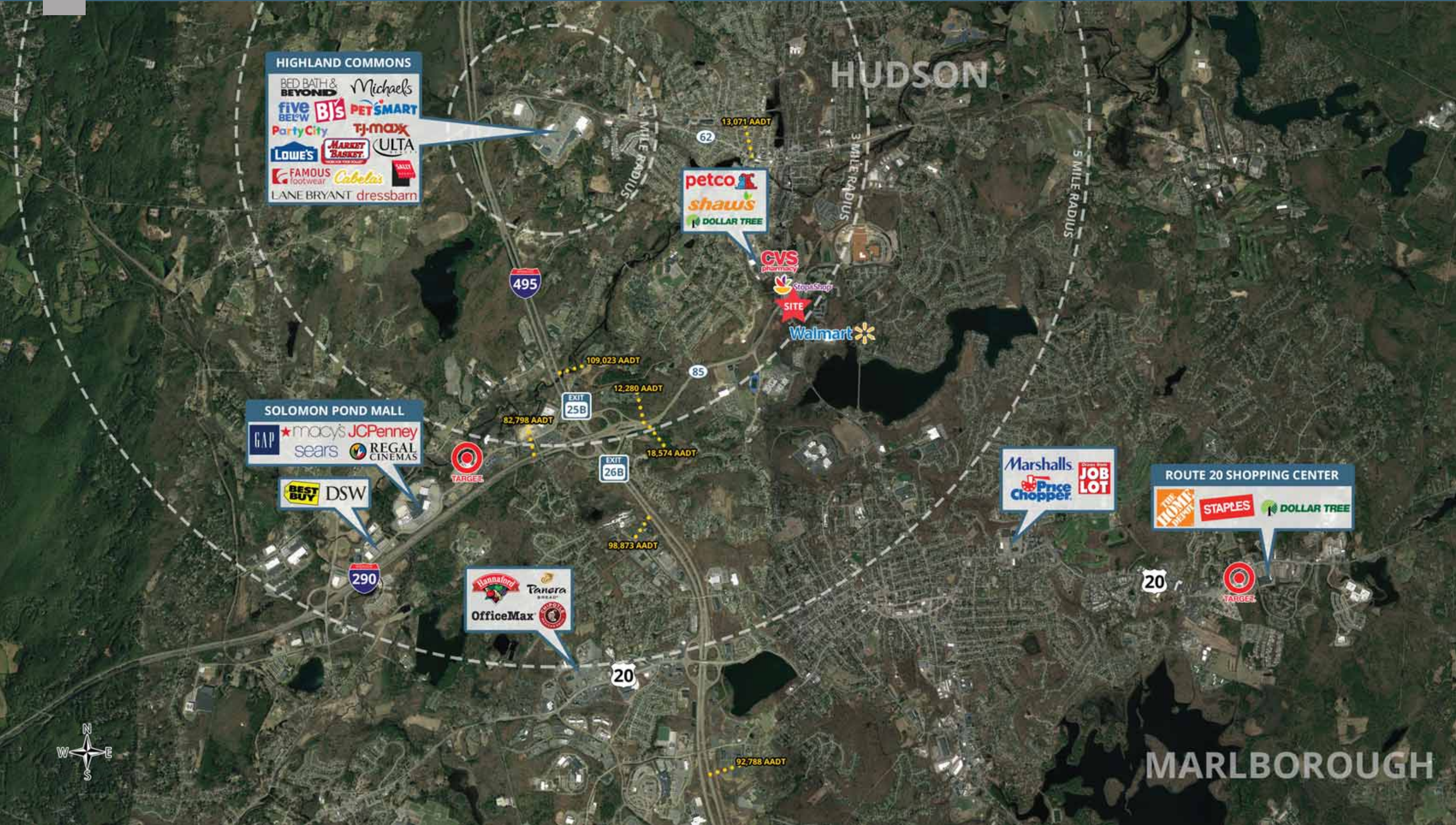
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Executive Summary

256 Washington Street | Hudson, MA



| | 1 mile | 3 miles | 5 miles |
|------------------------------------------------------|-----------|-----------|-----------|
| Population | | | |
| 2000 Population | 3,789 | 46,229 | 67,463 |
| 2010 Population | 4,220 | 48,889 | 72,051 |
| 2019 Population | 4,902 | 52,426 | 77,702 |
| 2024 Population | 5,230 | 54,370 | 80,587 |
| 2000-2010 Annual Rate | 1.08% | 0.56% | 0.66% |
| 2010-2017 Annual Rate | 1.63% | 0.76% | 0.82% |
| 2017-2022 Annual Rate | 1.30% | 0.73% | 0.73% |
| 2019 Male Population | 49.0% | 49.8% | 49.5% |
| 2019 Female Population | 51.0% | 50.2% | 50.5% |
| 2019 Median Age | 43.9 | 40.8 | 41.9 |
| Households | | | |
| 2000 Households | 1,496 | 18,094 | 26,057 |
| 2010 Households | 1,722 | 19,244 | 28,121 |
| 2019 Total Households | 1,984 | 20,366 | 30,006 |
| 2024 Total Households | 2,114 | 21,065 | 31,057 |
| 2000-2010 Annual Rate | 1.42% | 0.62% | 0.77% |
| 2010-2017 Annual Rate | 1.54% | 0.61% | 0.70% |
| 2017-2022 Annual Rate | 1.28% | 0.68% | 0.69% |
| 2019 Average Household Size | 2.47 | 2.55 | 2.56 |
| Housing Units | | | |
| 2019 Total Housing Units | 2,083 | 21,717 | 31,852 |
| 2019 Owner Occupied Housing Units | 1,357 | 12,496 | 19,630 |
| 2019 Renter Occupied Housing Units | 627 | 7,870 | 10,377 |
| 2019 Vacant Housing Units | 99 | 1,351 | 1,846 |
| Race and Ethnicity | | | |
| 2019 White Alone | 86.0% | 80.2% | 81.4% |
| 2019 Black Alone | 2.5% | 2.8% | 2.6% |
| 2019 American Indian/Alaska Native Alone | 0.1% | 0.2% | 0.2% |
| 2019 Asian Alone | 3.8% | 5.4% | 6.2% |
| 2019 Pacific Islander Alone | 0.0% | 0.0% | 0.0% |
| 2019 Hispanic Origin (Any Race) | 6.2% | 12.5% | 10.3% |
| Income | | | |
| 2019 Median Household Income | \$85,990 | \$83,445 | \$93,986 |
| 2019 Average Household Income | \$116,083 | \$110,187 | \$125,142 |
| Per Capita Income | \$46,832 | \$42,705 | \$48,191 |
| 2019 Population 25+ by Educational Attainment | | | |
| Total | 3,544 | 37,242 | 55,144 |
| High School Graduate | 23.5% | 25.6% | 22.7% |
| GED/Alternative Credential | 1.6% | 2.0% | 1.8% |
| Some College, No Degree | 13.8% | 14.2% | 14.0% |
| Associate Degree | 7.5% | 8.3% | 7.9% |
| Bachelor's Degree | 25.9% | 24.2% | 26.9% |
| Graduate/Professional Degree | 18.4% | 17.1% | 20.0% |
| Daytime Population | | | |
| 2019 Total Daytime Population | 7,742 | 54,553 | 90,376 |
| Workers | 5,519 | 32,865 | 57,128 |
| Residents | 2,223 | 21,688 | 33,248 |