



## 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

## Contact

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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

# Former Walgreens: Hudson, MA

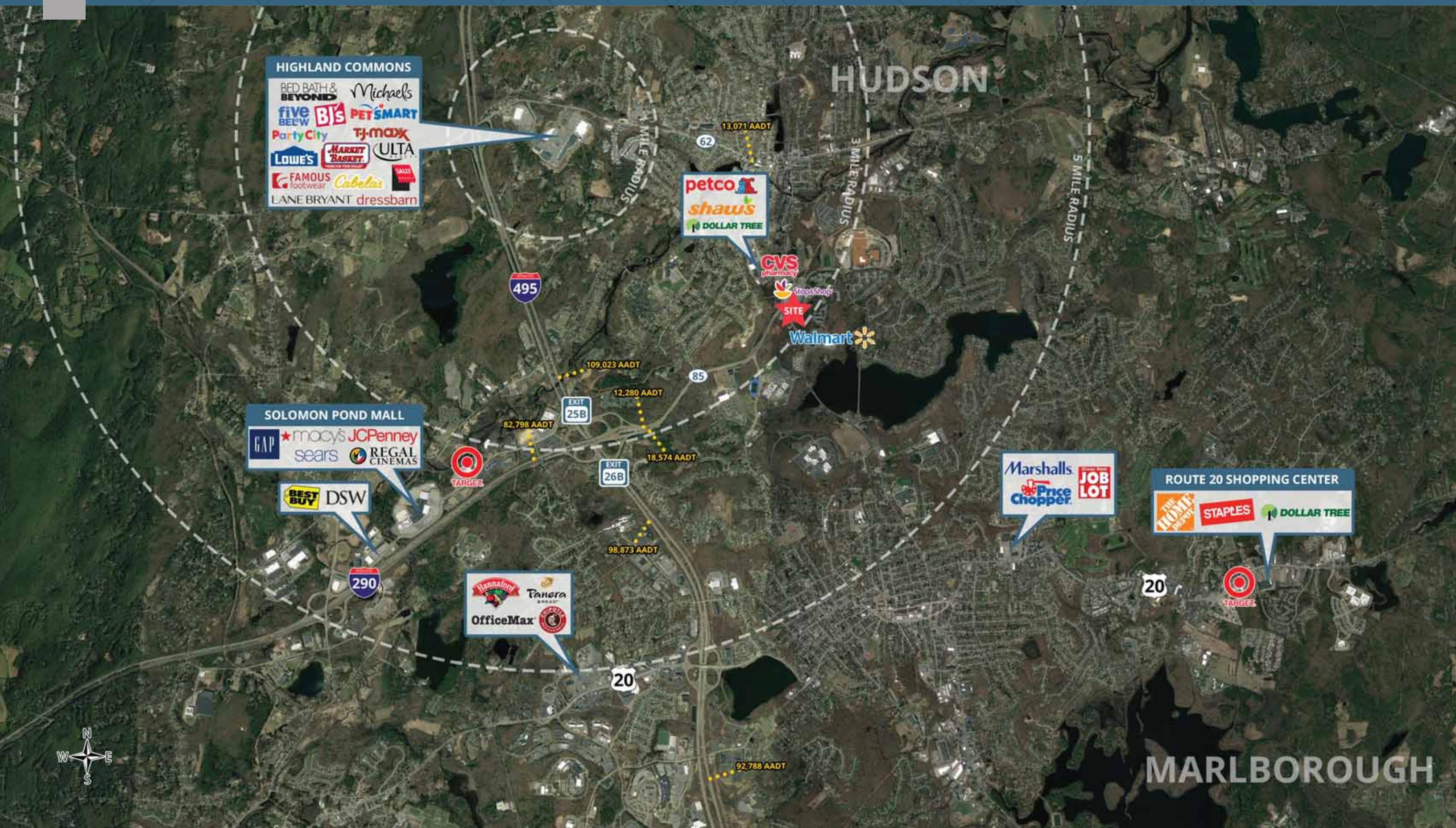
256 Washington Street | Hudson, MA



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

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	1 mile	3 miles	5 miles
<b>Population</b>			
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
<b>Households</b>			
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
<b>Housing Units</b>			
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
<b>Race and Ethnicity</b>			
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%
<b>Income</b>			
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
<b>2019 Population 25+ by Educational Attainment</b>			
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%
<b>Daytime Population</b>			
2019 Total Daytime Population	7,742	54,553	90,376
Workers	5,519	32,865	57,128
Residents	2,223	21,688	33,248