

FOR SUBLEASE

Former Rite Aid - Sudbury, MA

423 Boston Post Road | Sudbury, MA



Overview

LEASE RATE Upon Request

AVAILABLE SF 12,130 SF



Description

Former Rite Aid with drive-thru for sublease in Sudbury, MA. 12,130 SF within the Sudbury Crossing Shopping Center. Sublease available through April 20, 2021.

Demographics

	1 MILE	3 MILES	5 MILES
Total Population	2,004	30,626	94,031
Average HH Income	\$259,939	\$192,071	\$172,020
Total Daytime Population	5,481	26,986	104,336

Year: 2019 | Source: Esri

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Traffic Counts

Boston Post Road, adjacent to Site 36,335 AADT VPD

Boston Post Road, E of Site 15,744 AADT VPD

Year: 2018 | Source: massDOT

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	1 mile	3 miles	5 miles
Population			
2000 Population	1,757	27,874	86,145
2010 Population	1,871	28,577	88,245
2019 Population	2,004	30,626	94,031
2024 Population	2,327	32,330	97,724
2000-2010 Annual Rate	0.63%	0.25%	0.24%
2010-2019 Annual Rate	0.75%	0.75%	0.69%
2019-2024 Annual Rate	3.03%	1.09%	0.77%
2019 Male Population	48.4%	48.5%	48.0%
2019 Female Population	51.7%	51.5%	52.0%
2019 Median Age	47.2	45.9	44.0

In the identified area, the current year population is 94,031. In 2010, the Census count in the area was 88,245. The rate of change since 2010 was 0.69% annually. The five-year projection for the population in the area is 97,724 representing a change of 0.77% annually from 2019 to 2024. Currently, the population is 48.0% male and 52.0% female.

Median Age

The median age in this area is 47.2, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	87.2%	83.9%	80.1%
2019 Black Alone	1.5%	2.6%	3.3%
2019 American Indian/Alaska Native Alone	0.1%	0.1%	0.1%
2019 Asian Alone	7.5%	8.5%	10.0%
2019 Pacific Islander Alone	0.0%	0.1%	0.0%
2019 Other Race	1.0%	2.1%	3.5%
2019 Two or More Races	2.5%	2.7%	3.0%
2019 Hispanic Origin (Any Race)	3.3%	4.6%	6.1%

Persons of Hispanic origin represent 6.1% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 42.3 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	381	288	251
2000 Households	576	10,088	32,276
2010 Households	617	10,420	33,108
2019 Total Households	651	11,040	34,821
2024 Total Households	758	11,639	36,107
2000-2010 Annual Rate	0.69%	0.32%	0.25%
2010-2019 Annual Rate	0.58%	0.63%	0.55%
2019-2024 Annual Rate	3.09%	1.06%	0.73%
2019 Average Household Size	2.99	2.74	2.62

The household count in this area has changed from 33,108 in 2010 to 34,821 in the current year, a change of 0.55% annually. The five-year projection of households is 36,107, a change of 0.73% annually from the current year total. Average household size is currently 2.62, compared to 2.59 in the year 2010. The number of families in the current year is 24,814 in the specified area.

Executive Summary

423 Boston Post Road | Sudbury, MA



	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	18.8%	21.2%	22.0%
Median Household Income			
2019 Median Household Income	\$191,731	\$140,930	\$127,996
2024 Median Household Income	\$196,735	\$156,569	\$147,892
2019-2024 Annual Rate	0.52%	2.13%	2.93%
Average Household Income			
2019 Average Household Income	\$259,939	\$192,071	\$172,020
2024 Average Household Income	\$274,346	\$212,656	\$192,909
2019-2024 Annual Rate	1.08%	2.06%	2.32%
Per Capita Income			
2019 Per Capita Income	\$89,335	\$69,530	\$63,681
2024 Per Capita Income	\$95,009	\$76,869	\$71,245
2019-2024 Annual Rate	1.24%	2.03%	2.27%

Households by Income

Current median household income is \$127,996 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$147,892 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$172,020 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$192,909 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$63,681 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$71,245 in five years, compared to \$36,530 for all U.S. households

Housing

2019 Housing Affordability Index	113	100	97
2000 Total Housing Units	602	10,248	32,903
2000 Owner Occupied Housing Units	476	8,774	25,085
2000 Renter Occupied Housing Units	101	1,314	7,191
2000 Vacant Housing Units	25	160	627
2010 Total Housing Units	662	10,774	34,528
2010 Owner Occupied Housing Units	508	8,981	25,633
2010 Renter Occupied Housing Units	109	1,439	7,475
2010 Vacant Housing Units	45	354	1,420
2019 Total Housing Units	693	11,382	36,398
2019 Owner Occupied Housing Units	533	9,307	26,512
2019 Renter Occupied Housing Units	118	1,733	8,310
2019 Vacant Housing Units	42	342	1,577
2024 Total Housing Units	798	11,942	37,639
2024 Owner Occupied Housing Units	550	9,614	27,452
2024 Renter Occupied Housing Units	207	2,025	8,656
2024 Vacant Housing Units	40	303	1,532

Currently, 72.8% of the 36,398 housing units in the area are owner occupied; 22.8%, renter occupied; and 4.3% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 34,528 housing units in the area - 74.2% owner occupied, 21.6% renter occupied, and 4.1% vacant. The annual rate of change in housing units since 2010 is 2.37%. Median home value in the area is \$575,380, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 2.35% annually to \$646,253.