

Development Site Available on Route 9 in Shrewsbury, MA

256-262 Boston Turnpike, Shrewsbury, MA



Your business viewed by over 45,000 cars per day on Route 9!!

Kelleher & Sadowsky Associates has been named the exclusive sales agent for the development parcel including properties located at 256-262 Boston Turnpike (Route 9) and 5 Stanley Road in Shrewsbury. Situated on desirable Boston Turnpike (Route 9), the site provides outstanding visibility and highway access to major routes (I-90, 290 & 495). The site currently sits on town water, sewer, and access to natural gas. The Highway Business flexible zoning and superb location make this a prime development opportunity. A single, free-standing location could offer drive-thru access and superb parking. Call today for more information!

Location:	256-262 Boston Turnpike (Rt. 9), Shrewsbury
Site Size:	Parcel includes 5 Stanley Road, Shrewsbury
Utilities:	29,000 +/- Square Feet - Approx .6 Acres
Zoning:	Public Water & Sewer, Natural Gas
Highway Access:	HB—Highway Business
Traffic Count:	Routes I-90, 495, 290, 20 and 9
Transaction Type:	Over 45,000 Cars Per Day on Route 9
Lease Rate:	Ground Lease
	\$120,000 NNN on Annual Basis

For more information or to schedule a tour,
Please contact either of the following
individuals:

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**Kelleher &
Sadowsky**
ASSOCIATES, INC.



Town of Shrewsbury



