

706 PETERSHAM RD ATHOL MA 01331



FOR SALE: LAND PRICED AT \$699,900

KW COMMERCIAL | NORTH CENTRAL
670 Mechanic Street
Leominster, MA 01453



PRESENTED BY:

DUNCAN CHAPMAN
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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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706 PETERSHAM ROAD



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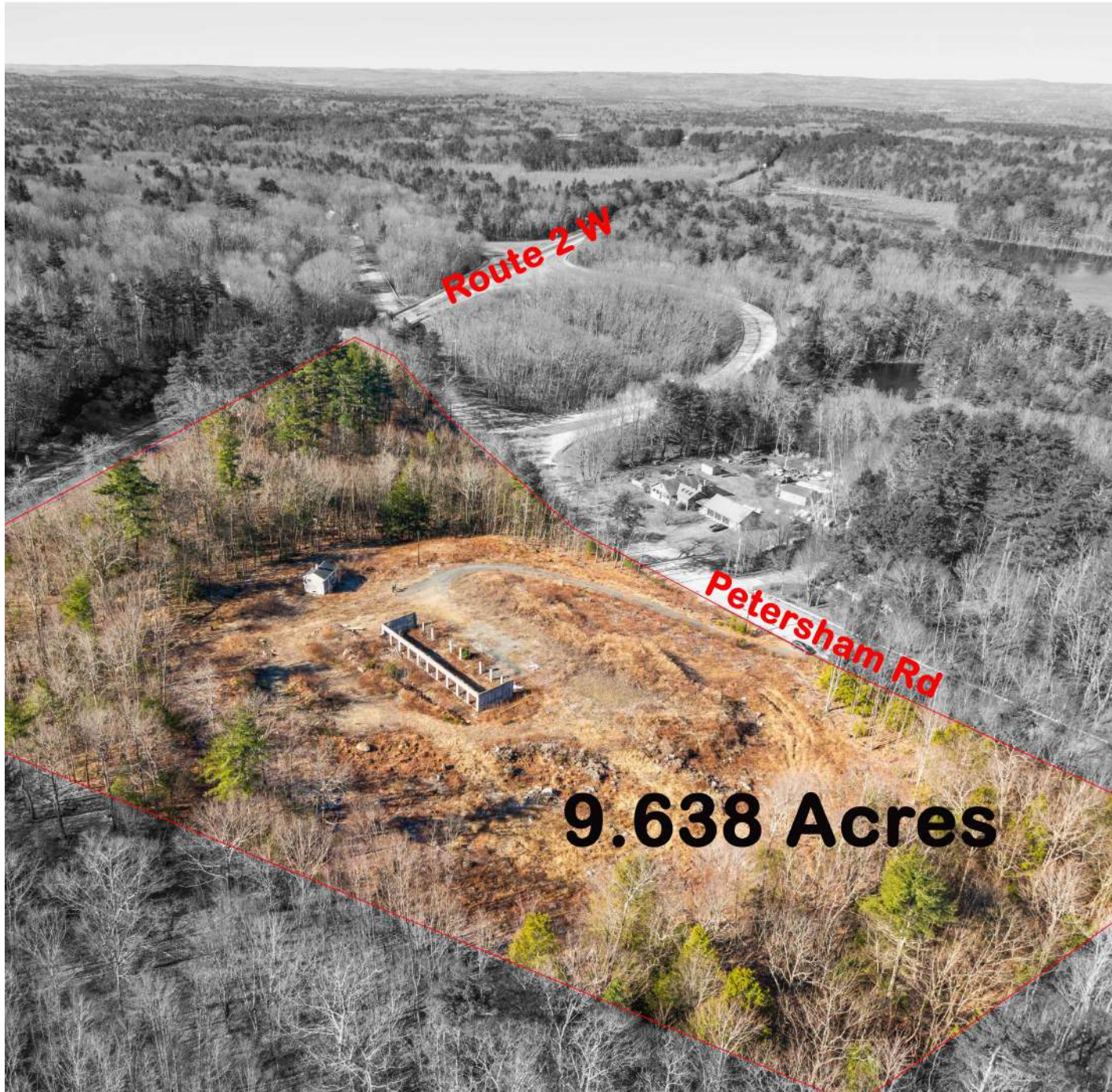
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PROPERTY DESCRIPTION

706 PETERSHAM ROAD



Vacant Land for Sale – 9.64 Acres on Route 202, Athol, MA

Exceptional opportunity! This 9.64-acre vacant lot is strategically located at the crossroads of Route 202, Route 2, and Route 32, offering high visibility and easy access to major Massachusetts roadways. Zoned Industrial/Commercial, this parcel is ideal for development—whether for warehouses, retail, logistics, or other business ventures.

With high traffic exposure and strong growth potential, this is a smart investment for developers, businesses, or investors. Don't miss this rare chance to own a sizable, well-positioned property in a prime location!

Contact us today to explore this exceptional property!

PROPERTY PHOTOS

706 PETERSHAM ROAD

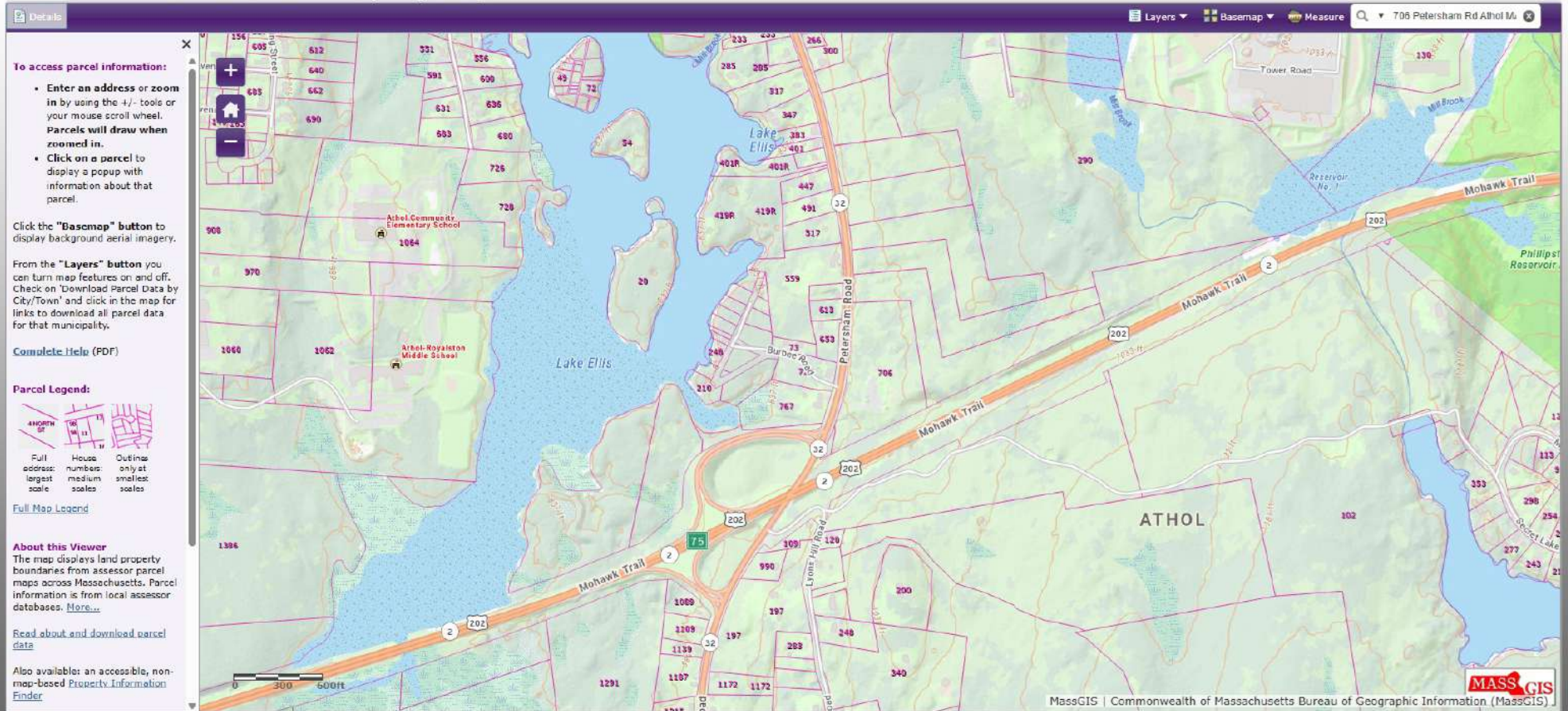


PROPERTY MAP

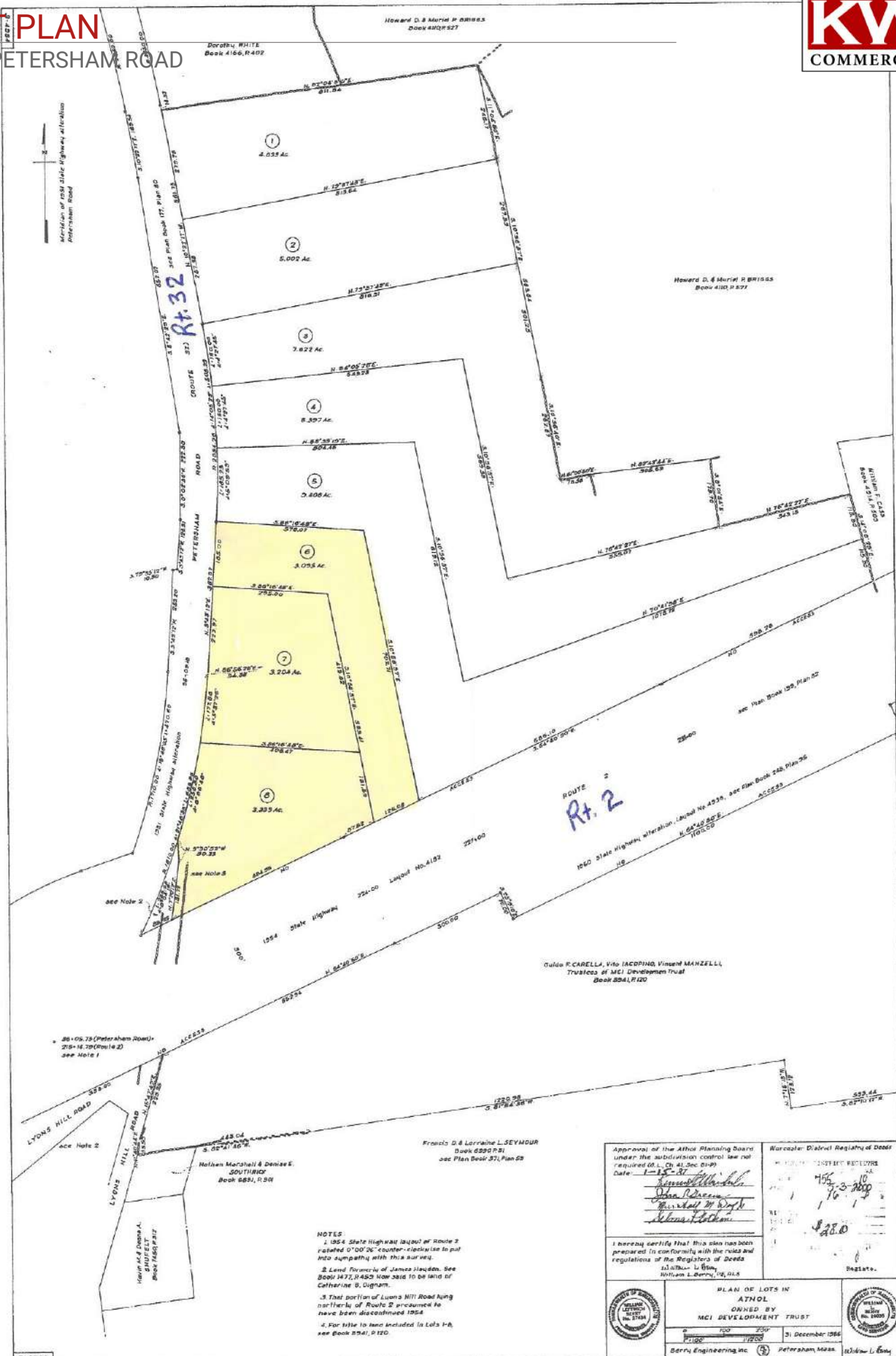
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Massachusetts Interactive Property Map

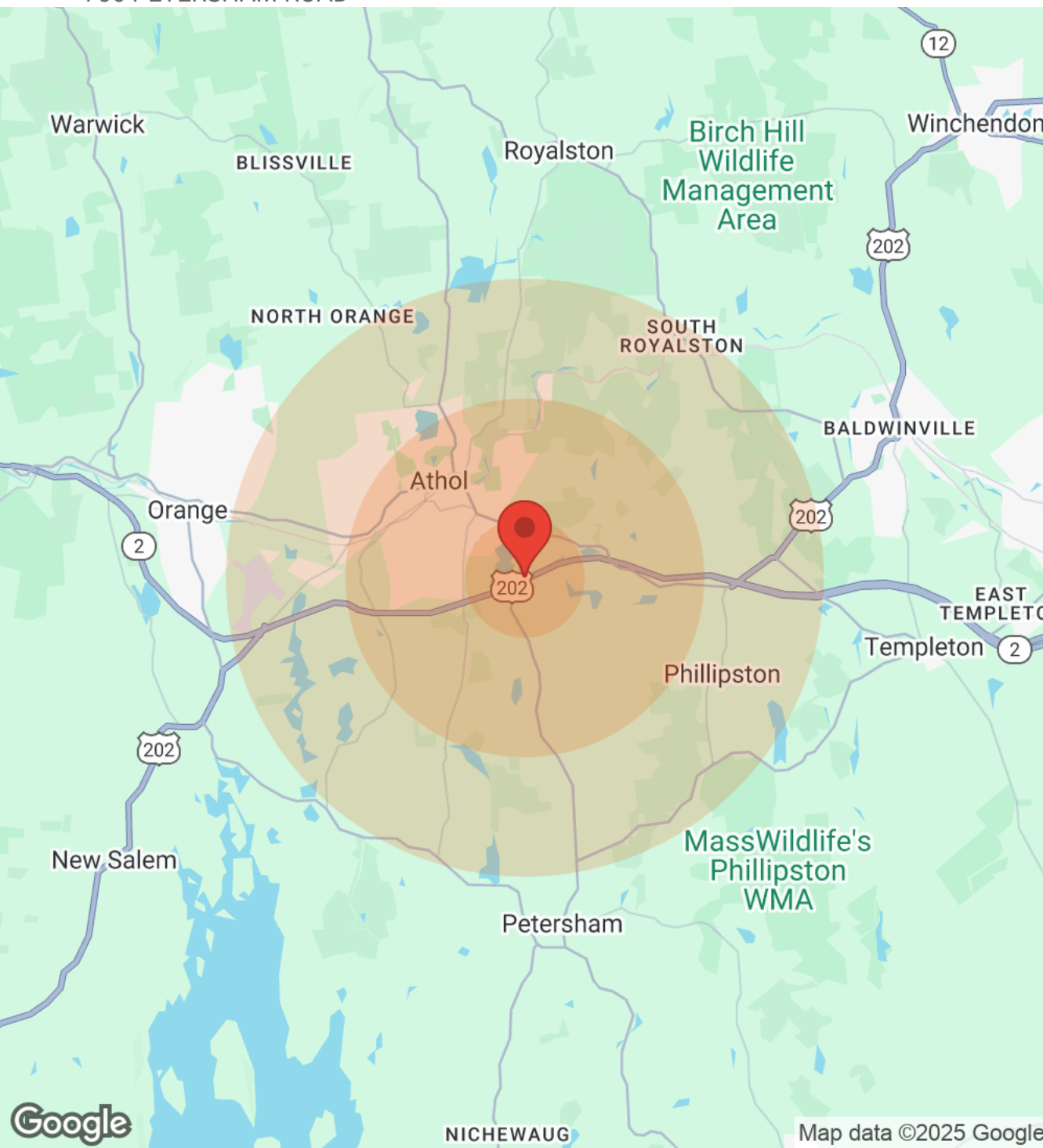


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DEMOGRAPHICS

706 PETERSHAM ROAD



Population	1 Mile	3 Miles	5 Miles
Male	N/A	4,253	6,857
Female	N/A	4,872	7,720
Total Population	N/A	9,125	14,577

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	1,559	2,422
Ages 15-24	N/A	1,230	1,928
Ages 25-54	N/A	3,275	5,263
Ages 55-64	N/A	1,123	1,899
Ages 65+	N/A	1,938	3,065

Race	1 Mile	3 Miles	5 Miles
White	N/A	8,993	14,390
Black	N/A	16	22
Am In/AK Nat	N/A	N/A	N/A
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	204	249
Multi-Racial	N/A	218	288

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$42,481	\$44,694
< \$15,000	N/A	422	798
\$15,000-\$24,999	N/A	448	746
\$25,000-\$34,999	N/A	513	720
\$35,000-\$49,999	N/A	616	982
\$50,000-\$74,999	N/A	727	1,232
\$75,000-\$99,999	N/A	512	764
\$100,000-\$149,999	N/A	297	511
\$150,000-\$199,999	N/A	56	101
> \$200,000	N/A	73	107

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	4,513	7,129
Occupied	N/A	3,993	6,298
Owner Occupied	N/A	2,892	4,572
Renter Occupied	N/A	1,101	1,726
Vacant	N/A	520	831