KW COMMERCIAL®

KW COMMERCIAL NORTHEAST SOLUTIONS

FOR SALE OR LEASE



Multi-family, four-story, office, bank, restaurant

MARKET FLIER | 1 PARK STREET | AYER, MA

Exclusively Listed by

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Each Office is Independently Owned and Operated

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Property Description



Location: Approximately 35 miles northwest of Boston in the growing Nashoba Valley region, Ayer continues to benefit from downtown revitalization efforts and transit-oriented development initiatives that support long-term commercial growth and investment demand. This is a unique chance to secure a prominent downtown asset with multiple paths for value creation.

Positioned in the heart of downtown Ayer, this freestanding commercial property presents a rare opportunity for investors, developers, and owner-users seeking a highly visible asset with exceptional redevelopment potential. Last occupied by a Santander Bank branch, the property features existing drive-thru infrastructure and just steps from the Ayer commuter rail station along the Fitchburg Line.
Highway Access: Convenient access to Route 2 and Interstate 495, the site benefits from strong regional connectivity and steady daily traffic of over 10,000 vpd, making it ideal for a variety of commercial or mixed-use concepts.

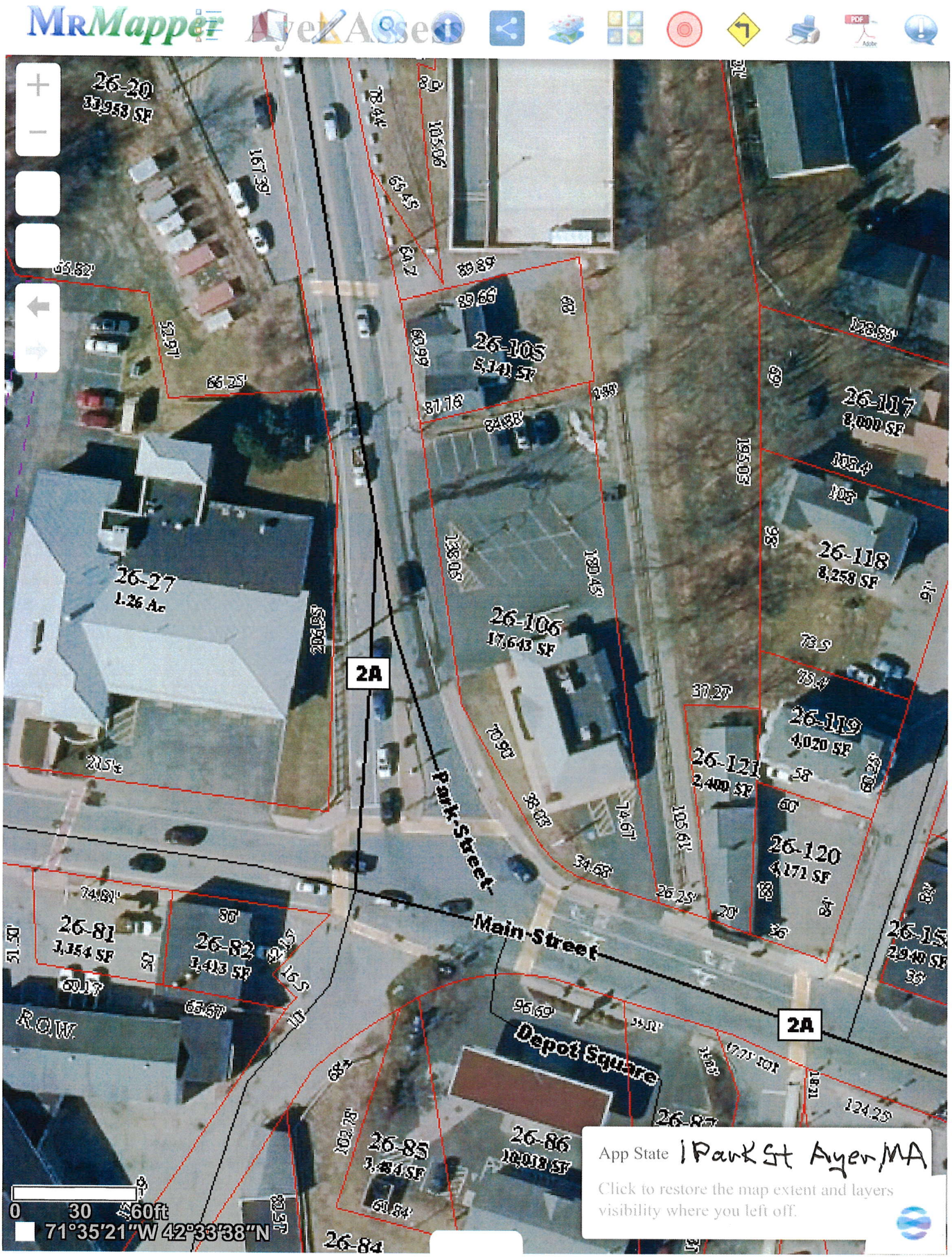
Allowed Uses Include: Retail franchise, restaurant, office, medical practice, or financial institution, the property offers the flexibility to adapt to the market demand. A prior restaurant conversion application had already been filed with the Town and later withdrawn without prejudice, offering insight into the site's viable alternative uses.

Multi-family Development: The property also presents a compelling redevelopment opportunity for a multifamily project with 12+ residential units, subject to approvals.

Priced at: $995,000

DUNCAN CHAPMAN • DIRECTOR • (978) 621-1290 • DUNCAN@KW.COM

GIS Map

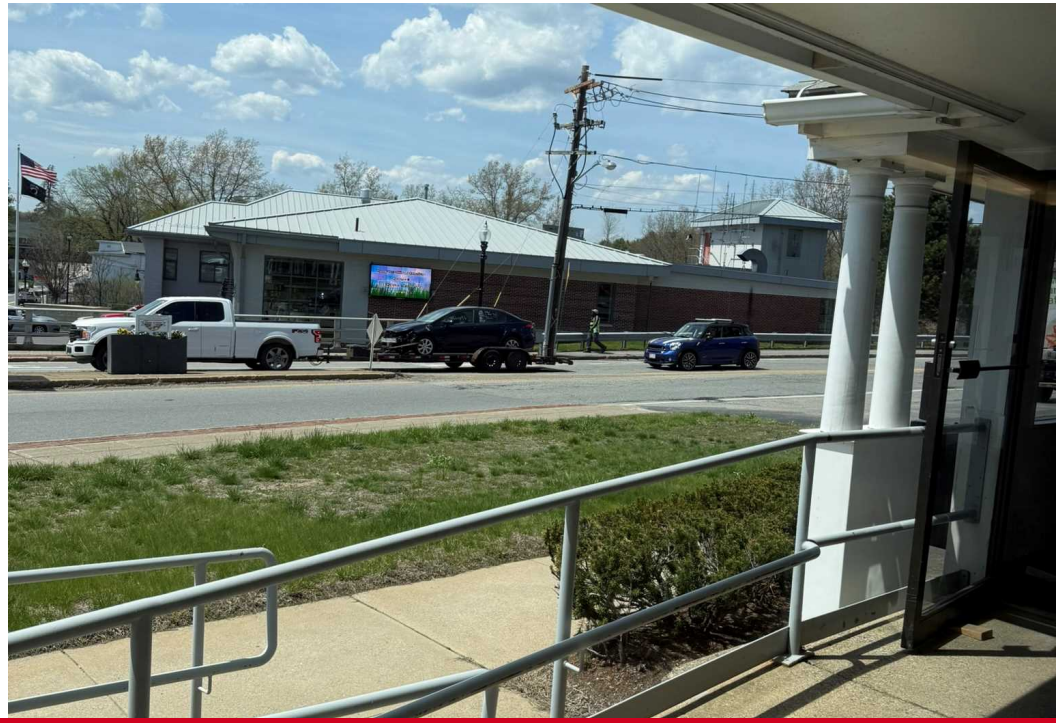

MrMapper
26-20
33,953 SF
26-105
5,141 SF
26-117
8,000 SF
26-118
8,258 SF
26-27
1.26 Ac
26-106
17,643 SF
26-119
4,020 SF
26-121
2,400 SF
26-120
4,171 SF
26-81
3,354 SF
26-82
3,413 SF
26-85
3,484 SF
26-86
10,018 SF
2A
Park Street
Main Street
Depot Square
R.O.W.
0 30 60ft
71°35'21"W 42°33'38"N
App State
1 Park St Ayer MA
Click to restore the map extent and layers visibility where you left off.

Property Photos - Exterior

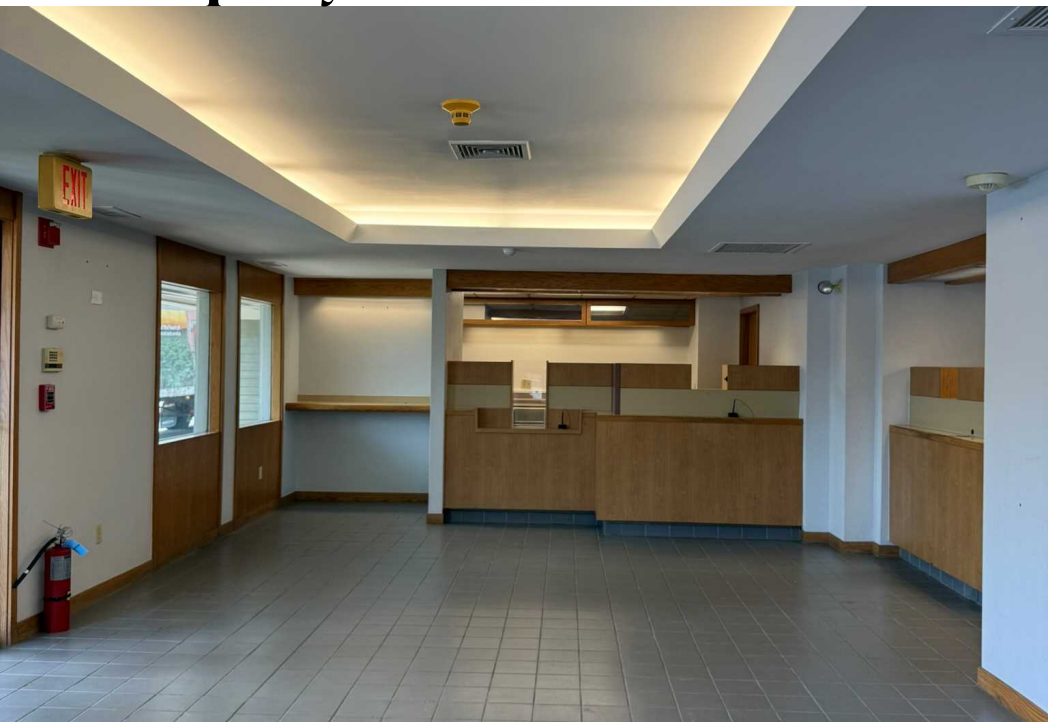




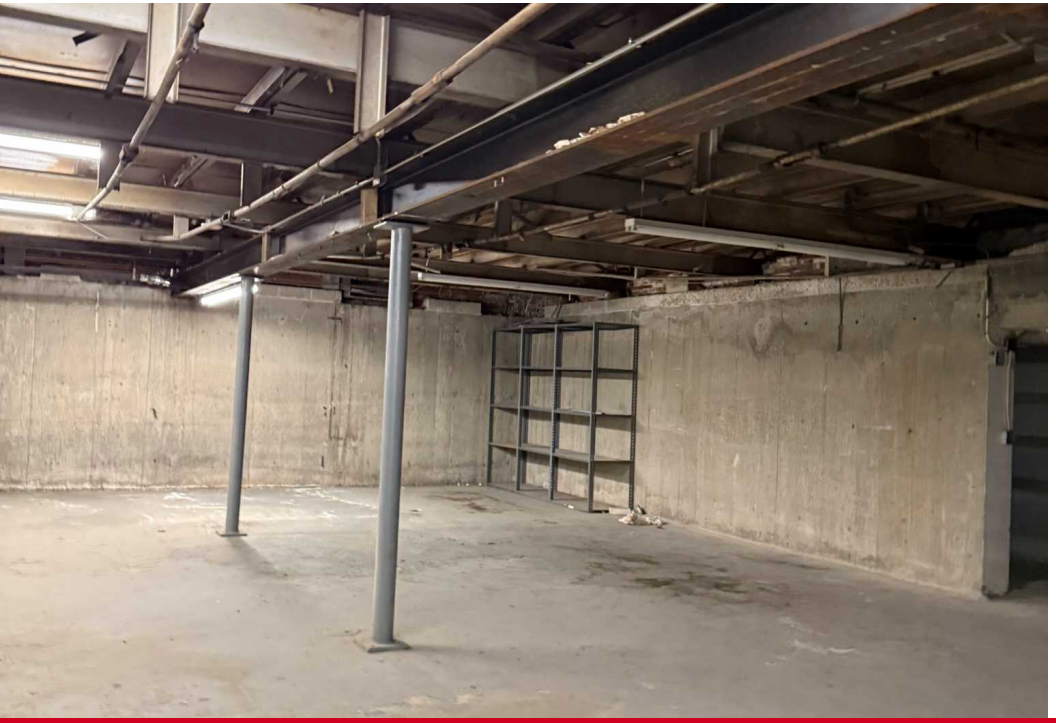




Property Photos - Interior





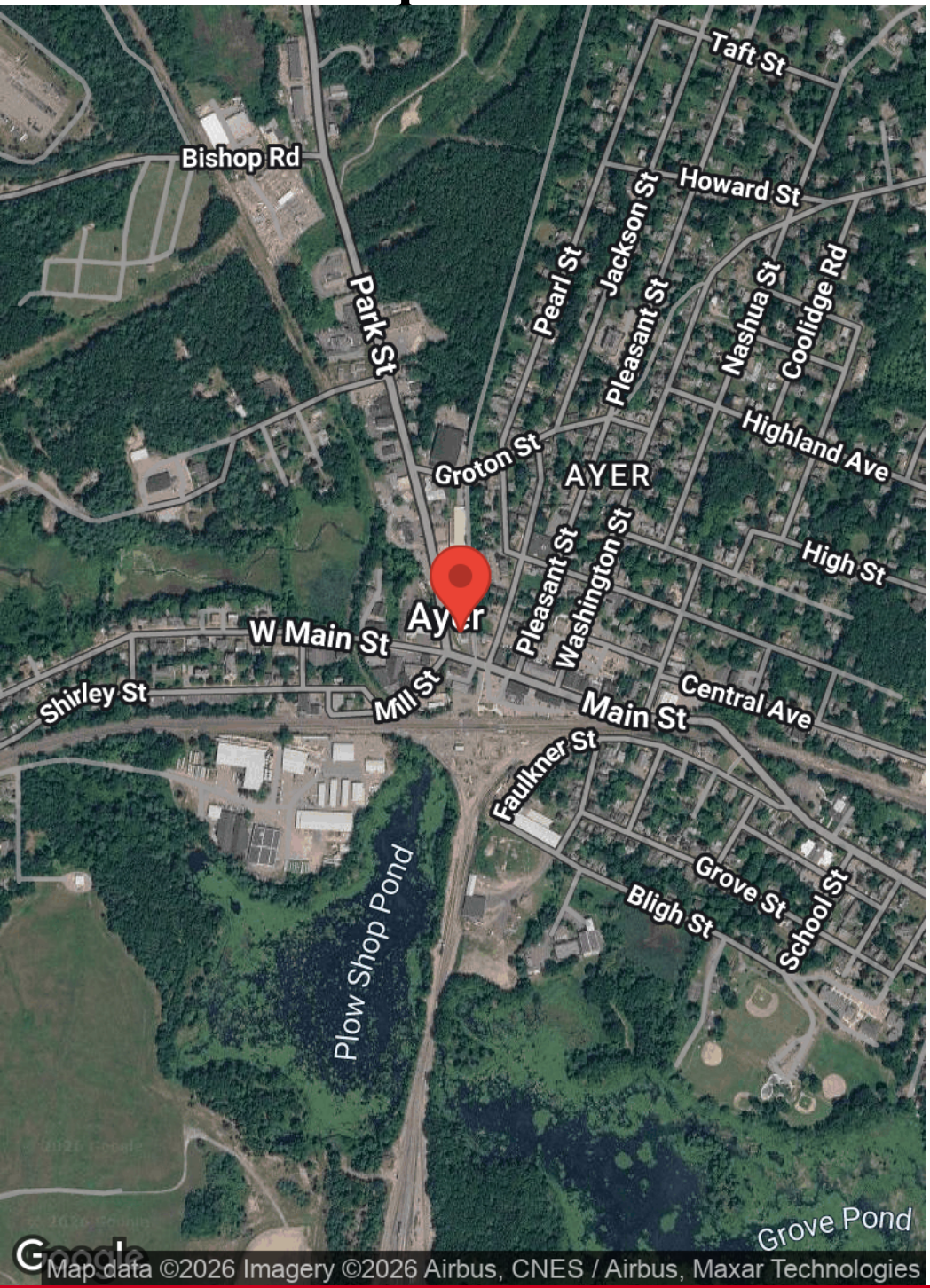


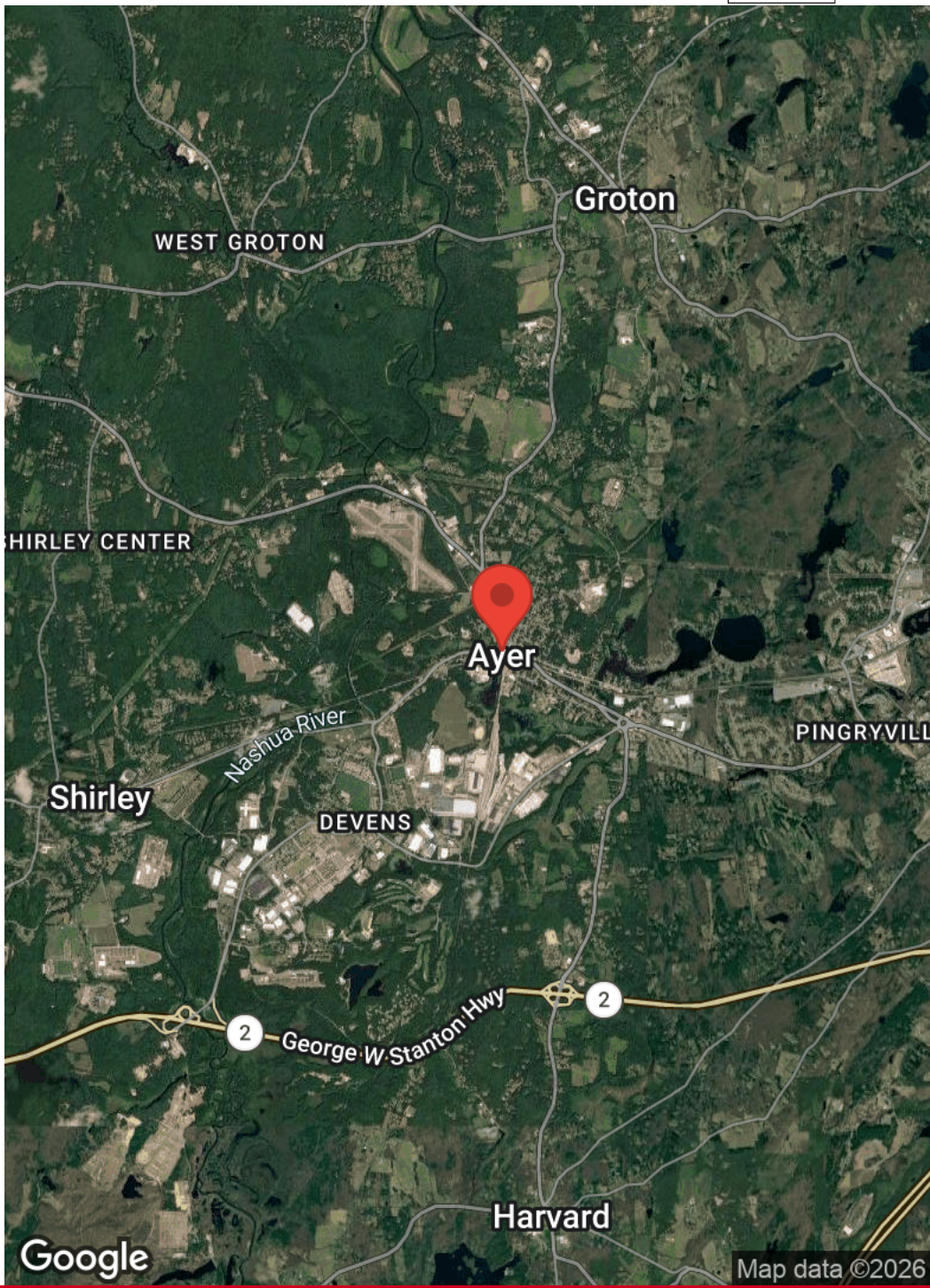


Near Landmarks

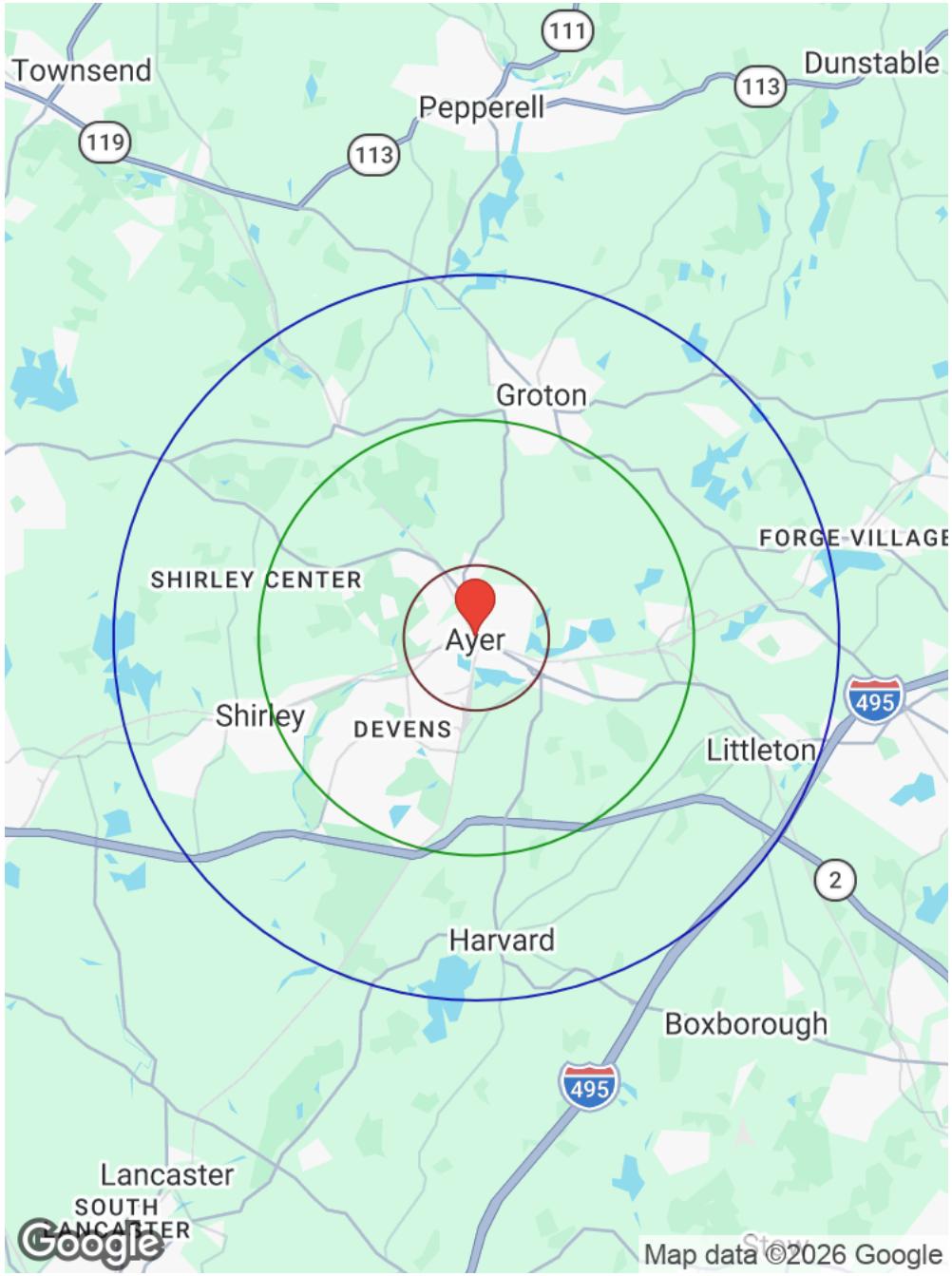


Location Maps





Demographics



Distance: 1 Mile 3 Miles 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	1,764	8,049	19,334
	Female	1,673	6,867	16,498
	Total Population	3,437	14,916	35,832
Race / Ethnicity	White	2,559	10,960	26,953
	Black	249	1,105	2,193
	Am In/AK Nat	3	22	32
	Hawaiian	N/A	N/A	7
	Hispanic	290	1,234	3,031
	Asian	237	1,229	2,773
	Multiracial	82	306	727
	Other	18	60	118
Housing	Total Units	1,589	5,873	13,297
	Occupied	1,534	5,683	12,855
	Owner Occupied	818	3,873	9,757
	Renter Occupied	716	1,810	3,098
	Vacant	55	190	442
Age	Ages 0 - 14	472	2,084	5,122
	Ages 15 - 24	421	1,648	4,097
	Ages 25 - 54	1,393	6,005	14,207
	Ages 55 - 64	537	2,460	5,887
	Ages 65+	612	2,720	6,517
Income	Median	$90,220	$133,760	$150,286
	Under $15k	59	276	574
	$15k - $25k	22	128	362
	$25k - $35k	72	229	464
	$35k - $50k	152	293	608
	$50k - $75k	351	744	1,383
	$75k - $100k	183	503	913
	$100k - $150k	180	1,003	2,113
	$150k - $200k	230	697	1,814
	Over $200k	286	1,811	4,624

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Don't Miss This Opportunity!

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