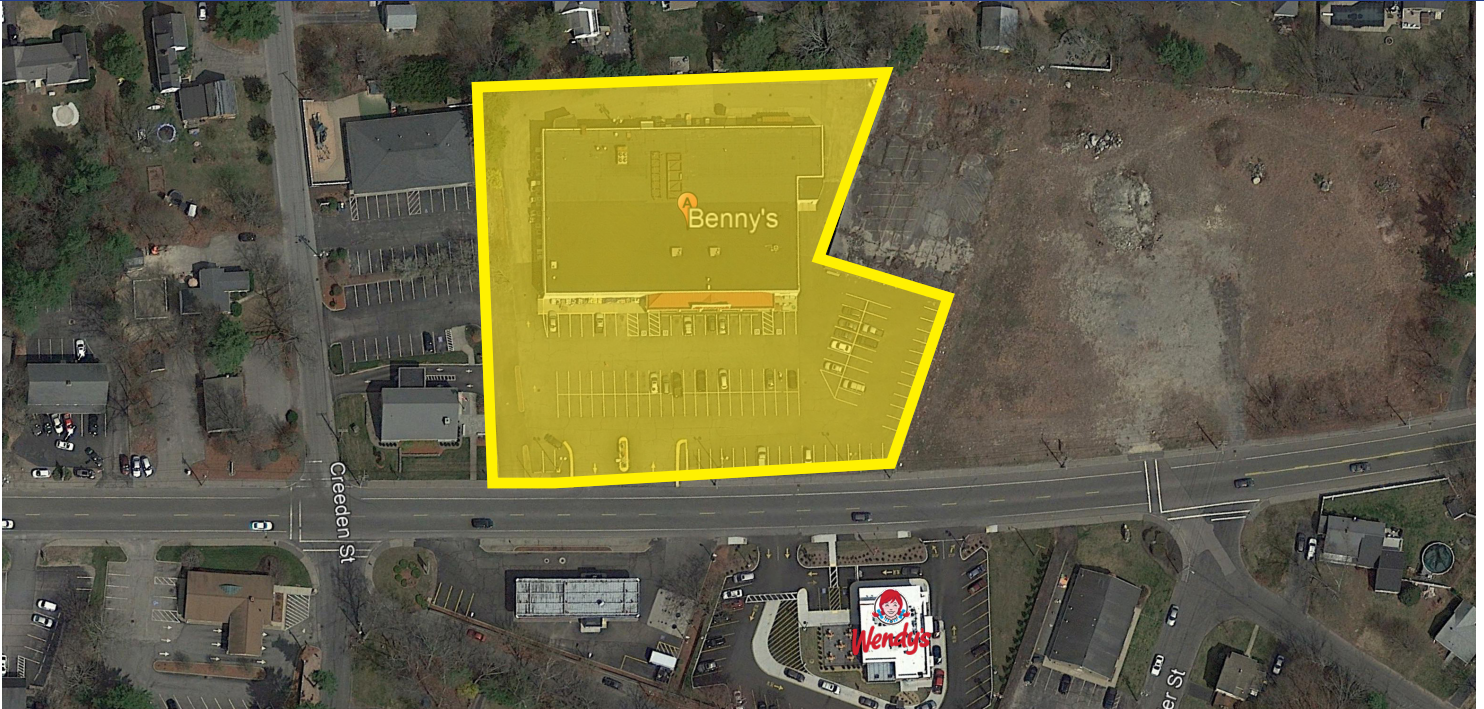


65 COPELAND DRIVE

MANSFIELD, MASSACHUSETTS



LOCATION

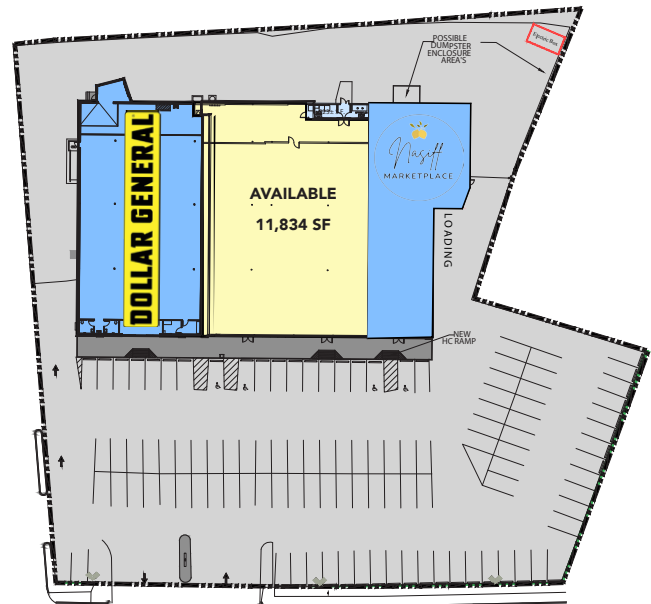
Close access to Routes I-95 & 495, with close proximity to Cabot industrial Park and Mansfield Crossings. Supporting neighborhood have strong Household incomes between \$120,000-\$147,000 within a 1-5 mile radius

SPACE AVAILABLE

11,834 SF

NEARBY

Shaw's, Staples, Home depot, Wendy's, L.L. Bean, Best Buy, Kohl's, Chipotle, and anchored by Dollar General



TENANTS		
	SQUARE FEET	WIDTH X LENGTH
Available (Subdividable)	11,834 SF	94' x 120'
Dollar General	9,100 SF	
Nasiff Marketplace	5,807 SF	

65 COPELAND DRIVE

MANSFIELD, MASSACHUSETTS

TRADE MAP



LOCATION & DEMOGRAPHICS

LAT/LON	GLA	PARKING
42.0285/-71.2271	26,671 SF	104

2023 DEMOGRAPHICS	1-MILE	3-MILE	5-MILE	TRAFFIC COUNT	CARS/DAY
Estimated Population	7,425	32,688	76,322	Route 106	18,000
Estimated Average HH Income	\$138,003	\$172,514	\$177,766	Route I-95	81,000
				Route 495	96,000

FOR MORE INFORMATION, CONTACT:

Peter Flynn • 401.273.6800 x141 • PFlynn@CarpionatoGroup.com

Joe Pierik • 401.273.6800 x126 • JPierik@CarpionatoGroup.com