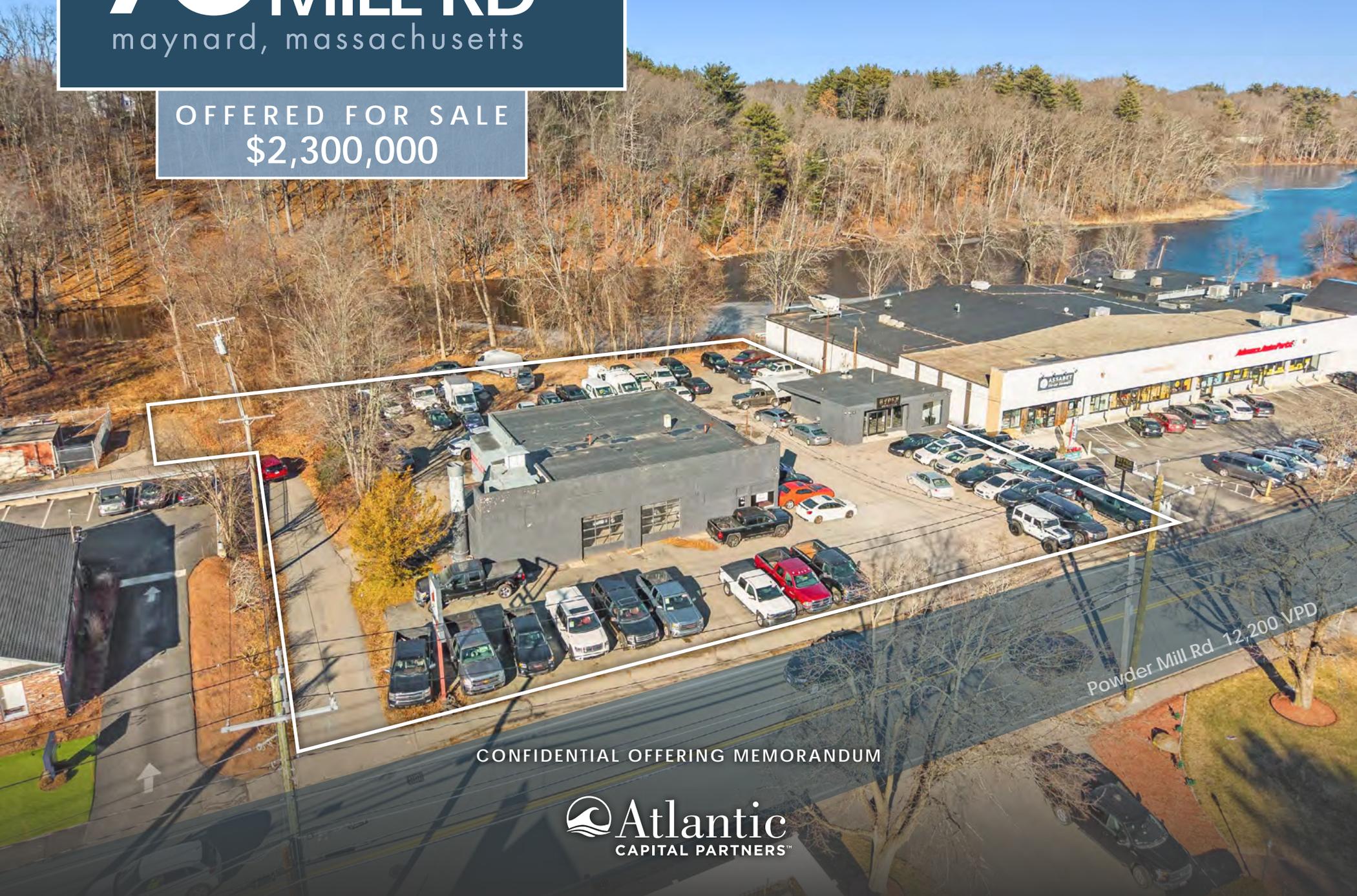


# 76 POWDER MILL RD

maynard, massachusetts

OFFERED FOR SALE  
\$2,300,000



Powder Mill Rd 12,200 VPD

CONFIDENTIAL OFFERING MEMORANDUM

# 76 POWDER MILL RD

maynard, massachusetts

## EXECUTIVE SUMMARY

76 Powder Mill Road is a well-located commercial property situated on 1.12 acres in Maynard, Massachusetts, within the western suburban Boston market, an area characterized by strong demographics, limited developable land, and sustained investor demand. The property fronts an established infill corridor supported by dense surrounding residential neighborhoods and nearby employment centers, creating consistent, neighborhood-driven traffic.

The asset offers investors the opportunity to acquire stabilized, in-place income supported by performing tenants under a triple-net lease structures, delivering predictable cash flow with minimal landlord responsibilities. The current lease profile provides immediate yield, making the property well-suited for private capital, 1031 exchange buyers, and long-term income-oriented investors or owner/operators.

Beyond the existing income stream, the underlying 1.12-acre parcel represents a high-quality piece of suburban Boston real estate in a supply-constrained market. Over the long term, the site's infill location, frontage, and surrounding residential density may present future re-positioning or re-development potential, offering investors optionality while continuing to benefit from durable cash flow in the interim.

NOI	\$159,699
Price	\$2,300,000



### ASSET SNAPSHOT

Address	76 Powder Mill Rd, Maynard, MA
Building Size (GLA)	76A - 1,300 SF 76B - 2,782 SF
Land Size	1.12 Acres
Renovated	2024
Lease Type(s)	NNN
Occupancy	100%
Current NOI	159,699

  
33,840  
PEOPLE IN  
3 MILE RADIUS

  
\$208,444  
AHHI IN  
3 MILE RADIUS

  
12,200  
VPD ON  
POWDER  
MILL RD





### **PRIME INFILL MARKET LOCATION**

Located in an established suburban Boston infill corridor, 76 Powder Mill Road benefits from strong surrounding residential density, limited new retail supply, and convenient access to Route 62 and regional roadways



### **DURABLE IN-PLACE CASH FLOW**

The property provides immediate, stabilized income from an operating tenants, allowing investors to acquire a performing asset with predictable cash flow and limited reliance on near-term leasing or capital execution



### **TRIPLE-NET (NNN) LEASE STRUCTURE**

The NNN lease structure places responsibility for taxes, insurance, and maintenance on the tenants, delivering predictable net cash flow and minimizing landlord expense exposure



### **POTENTIAL FUTURE REDEVELOPMENT OPTIONALITY**

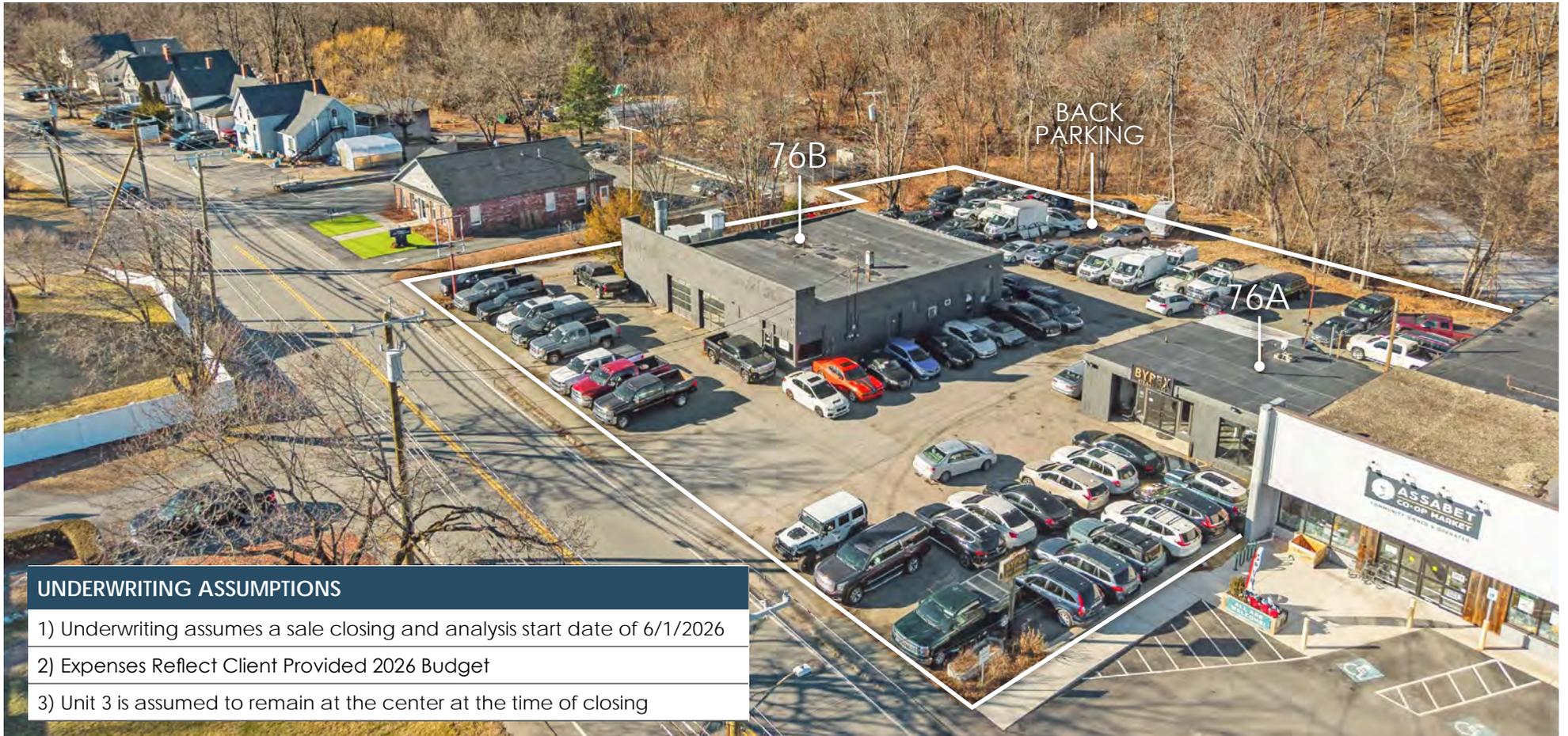
The infill site benefits from long-term optionality driven by its underlying land value, supply-constrained location, and flexible potential for future repositioning or redevelopment, subject to zoning and market conditions



### **ATTRACTIVE SUBURBAN BOSTON DEMOGRAPHICS**

Situated in Maynard, Massachusetts, the asset is supported by strong household incomes and proximity to Greater Boston employment centers, reinforcing long-term retail and service-oriented demand

UNIT NUMBER	SIZE	LEASE START DATE	LEASE END DATE	LEASE TYPE	MONTHLY RENT	ANNUAL RENT	INCREASING (DATE / \$)	OPTIONS REMAINING
<b>76A (BYPEX) Office &amp; Open Area</b>	1,300	January 1, 2024	December 31, 2028	NNN	\$4,950	\$59,400	Jan-27 to \$60,600	N/A
<b>76B (BYPEX) Two-Car Garage   Storage Room   Office Parking Limited to Front of building only</b>	--	June 1, 2024	May 31, 2029	NNN	\$4,600	\$52,800	Jun-27 to \$57,600	N/A
<b>76B (Back Parking - 15 Spots)</b>	2,782	April 5, 2024	(Month-to-Month)	NNN	\$5,200	\$62,400	Annual + \$200 (Apr-25)	N/A
<b>TOTAL</b>	<b>4,082</b>				<b>\$14,550</b>	<b>\$174,600</b>		



**UNDERWRITING ASSUMPTIONS**

- 1) Underwriting assumes a sale closing and analysis start date of 6/1/2026
- 2) Expenses Reflect Client Provided 2026 Budget
- 3) Unit 3 is assumed to remain at the center at the time of closing

**RIVAGE AT ACTON**  
230-unit luxury residential apartment community situated on a 10.5 acres site  
*CLICK to learn more*

**POWDER MILL PLAZA**

Wendy's

PRIME STORAGE

**Advance! Auto Parts**

**76 POWDER MILL RD**  
maynard, massachusetts



Powder Mill Rd 12,200 VPD

Middlesex Savings Bank



MAYNARD GOLF COURSE

MA STATE POLICE  
Forensic and  
Technology Center

# 76 POWDER MILL RD

maynard, massachusetts

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230-unit luxury  
residential apartment  
community situated  
on a 10.5 acres site  
*CLICK to learn more*

**POWDER MILL PLAZA**  
ANYTIME FITNESS  
DUNKIN'  
Walgreens  
ACTON & CANTON URGENT CARE  
The UPS Store

Middlesex Savings Bank

Powder Mill Rd 12,200 VPD

Wendy's

Advance Auto Parts  
ASSABET CO-OP MARKET  
jam time

PRIME STORAGE

## MAYNARD

Main St 6,800 VPD



**MILL & MAIN**  
1.1M sq ft on ~50 acres  
mixed-use office and  
commercial complex

## MAYNARD, MASSACHUSETTS

Maynard is a suburban community located approximately 25 miles northwest of downtown Boston, within the greater MetroWest submarket. The town benefits from its proximity to major employment centers throughout the Greater Boston region, including technology, healthcare, and life science hubs along the Route 128 and I-495 corridors. Maynard offers a balanced mix of residential neighborhoods, local retail, and light commercial uses, supporting consistent demand for service-oriented businesses.

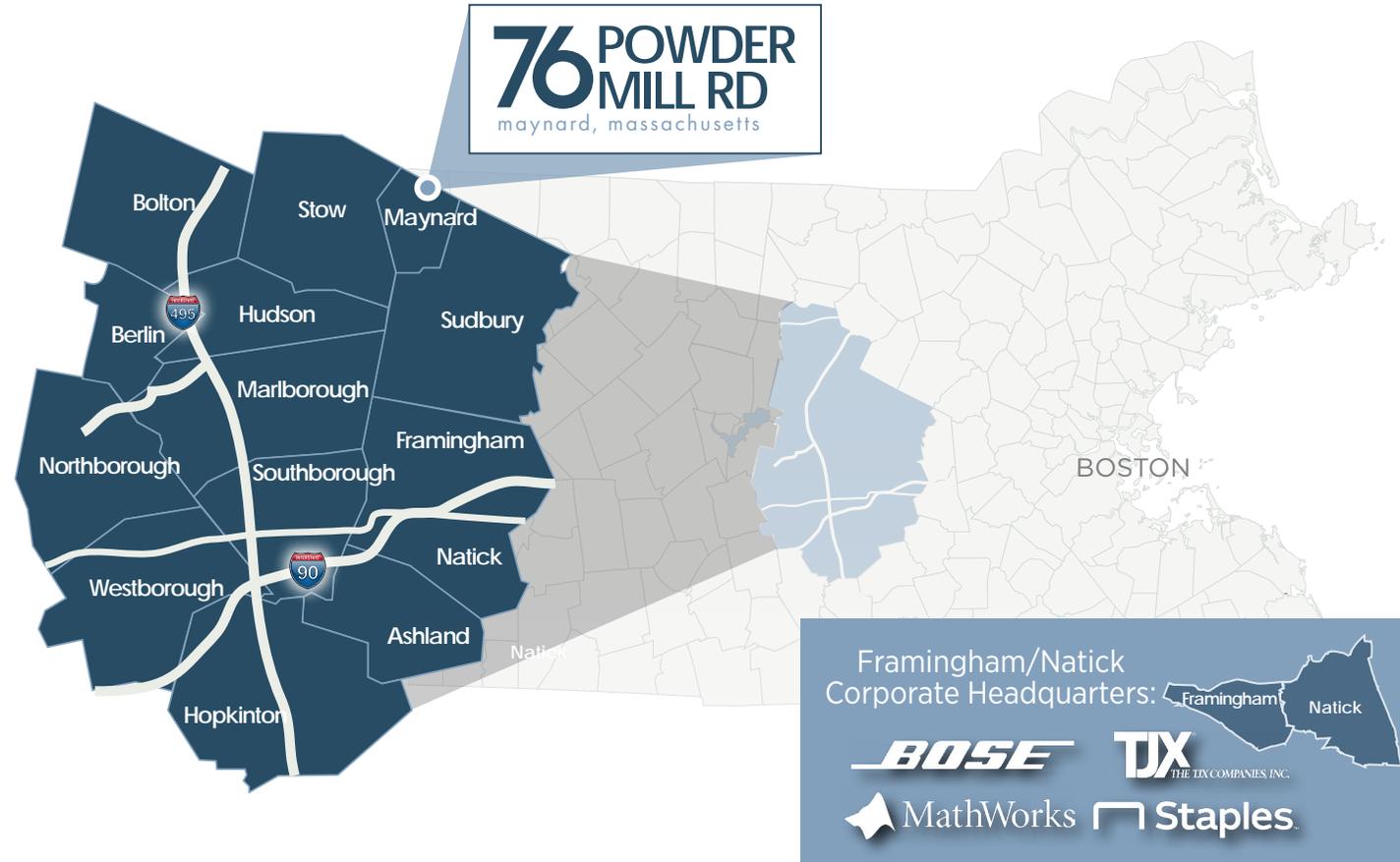
The area is characterized by strong household incomes, stable population trends, and a commuter-oriented workforce that values convenience-driven retail. Limited availability of developable infill land and restrictive zoning across much of the MetroWest region have constrained new commercial supply, reinforcing the long-term value of well-located assets. Maynard's accessibility, established residential base, and suburban Boston positioning make it an attractive market for investors seeking durable fundamentals and long-term growth potential.



# 76 POWDER MILL RD

## MINUTES FROM BOSTON'S DOMINANT EMPLOYMENT HUB

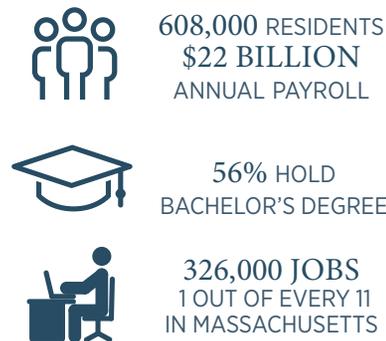
Maynard is a well-located suburban community approximately 28 miles west of downtown Boston, positioned within the heart of MetroWest and in close proximity to one of the region's most concentrated employment corridors. Major corporate and institutional employment hubs in Framingham, Marlborough, and Natick are easily accessible within a 5–10 mile radius, providing strong commuter connectivity and a deep employment base. Together, these MetroWest submarkets are home to many of Greater Boston's most recognized employers, supporting consistent daytime population, consumer spending, and long-term retail demand.



### The "Boroughs" Corporate Headquarters:



## METRO WEST AT A GLANCE



### MAJOR AREA EMPLOYERS



# 76 POWDER MILL RD

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\$2,300,000

Exclusively Offered By



## PRIMARY DEAL CONTACTS

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