

# 76 POWDER MILL RD

maynard, massachusetts

OFFERED FOR SALE  
\$2,300,000

CONFIDENTIAL OFFERING MEMORANDUM

 Atlantic  
CAPITAL PARTNERS™

Powder Mill Rd 12,200 VPD

## 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

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

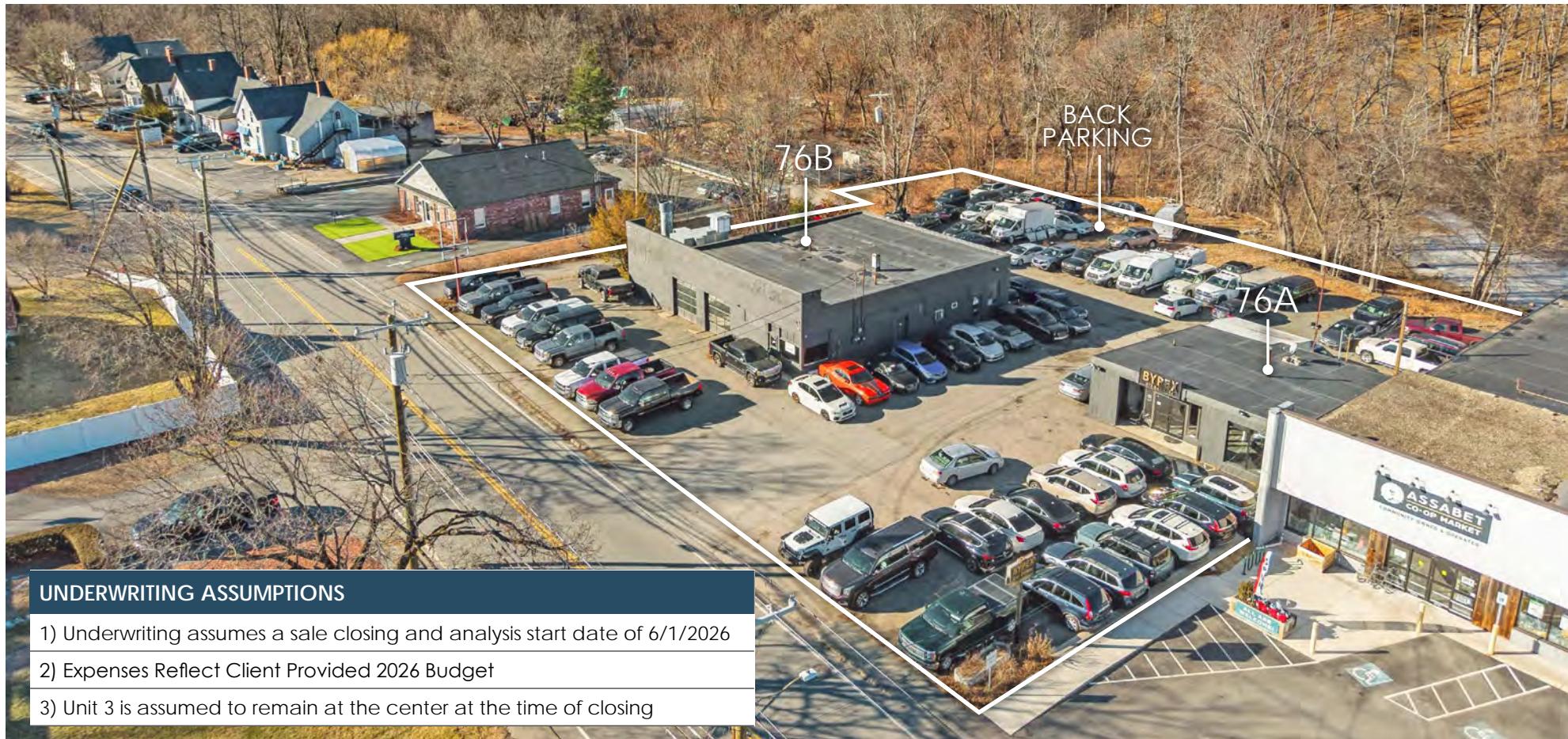
The infill site benefits from long-term optionality driven by its underlying land value, supply-constrained location, and flexible potential for future repositioning or redevelopment, subject to zoning and market conditions



### 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
76A (BYPEX) Office & Open Area	1,300	January 1, 2024	December 31, 2028	NNN	\$4,950	\$59,400	Jan-27 to \$60,600	N/A
76B (BYPEX) Two-Car Garage   Storage Room   Office Parking Limited to Front of building only	--	June 1, 2024	May 31, 2029	NNN	\$4,600	\$52,800	Jun-27 to \$57,600	N/A
76B (Back Parking - 15 Spots)	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>		



RIVAGE AT ACTON  
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 ups

Wendy's

PRIME  
STORAGE

76 POWDER  
MILL RD  
maynard, massachusetts

1 MILE  
6,125  
PEOPLE  
\$229,067  
AHHI

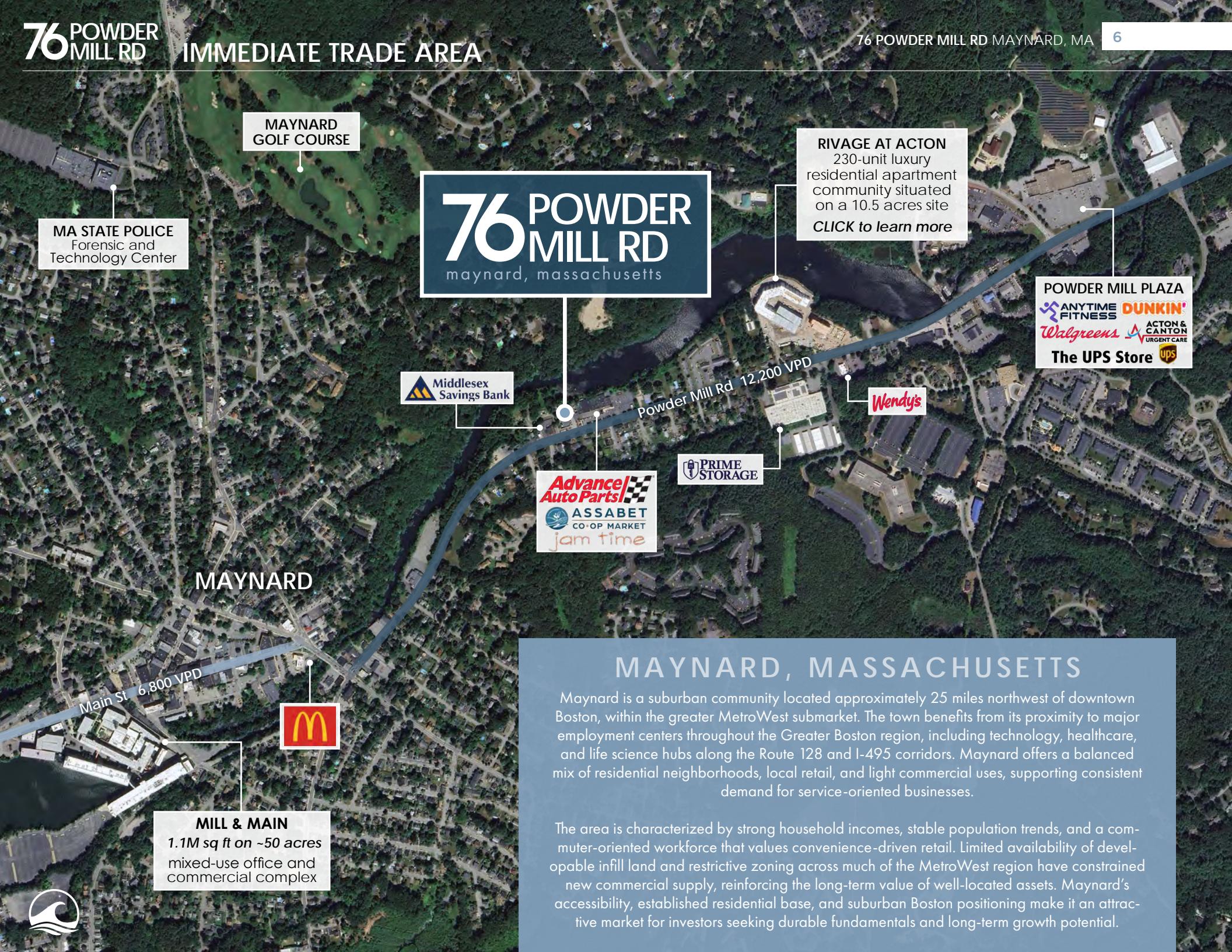
3 MILES  
33,840  
PEOPLE  
\$208,444  
AHHI

5 MILES  
70,160  
PEOPLE  
\$228,881  
AHHI

Powder Mill Rd 12,200 VPD

Middlesex  
Savings Bank





## 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.

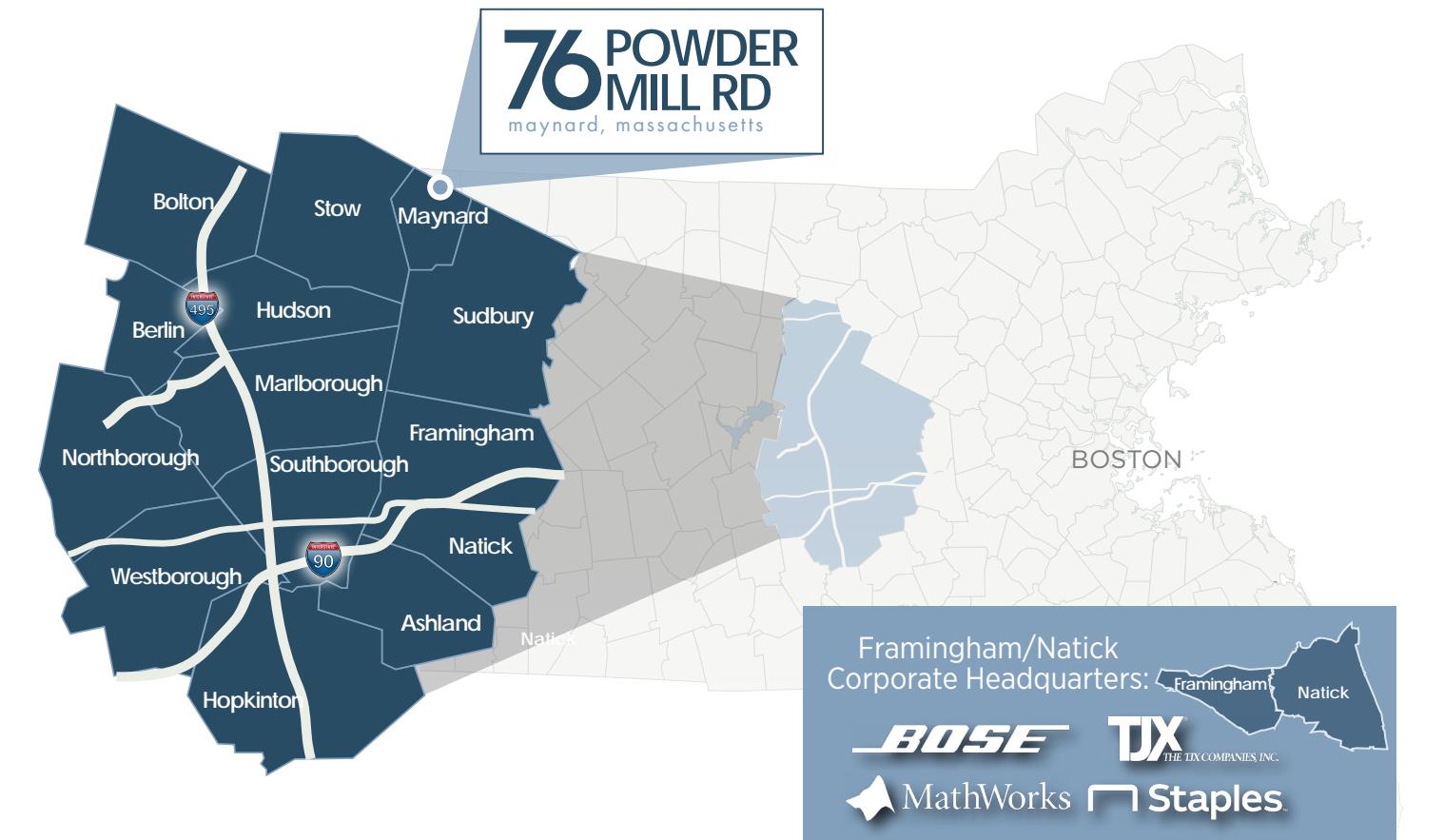
### The “Boroughs” Corporate Headquarters:



Boston  
Scientific

HOLOGIC®

KEN'S



## METRO WEST AT A GLANCE



608,000 RESIDENTS  
\$22 BILLION  
ANNUAL PAYROLL



56% HOLD  
BACHELOR'S DEGREE



326,000 JOBS  
1 OUT OF EVERY 11  
IN MASSACHUSETTS

### MAJOR AREA EMPLOYERS



28

MILES TO  
BOSTON



10

MILES TO  
MAJOR  
EMPLOYMENT HUBS

# 76 POWDER MILL RD

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Exclusively Offered By



## PRIMARY DEAL CONTACTS

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#: 9040601

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