

76 POWDER MILL RD

maynard, massachusetts

OFFERED FOR SALE
\$2,300,000

CONFIDENTIAL OFFERING MEMORANDUM



Powder Mill Rd 12,200 VPD

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

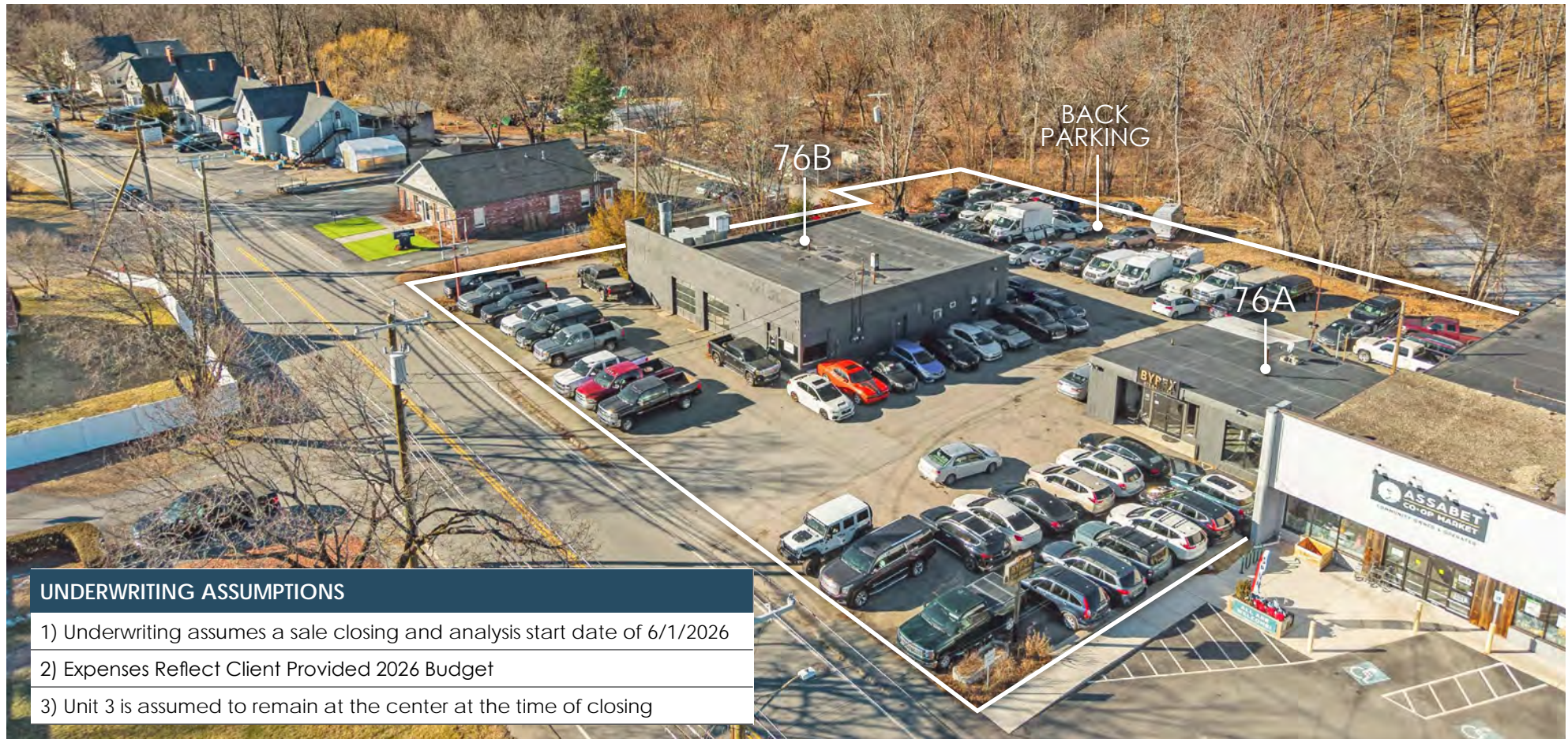
The infill site benefits from long-term optionality driven by its underlying land value, supply-constrained location, and flexible potential for future repositioning or redevelopment, subject to zoning and market conditions



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
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
TOTAL	4,082				\$14,550	\$174,600		



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
ANYTIME FITNESS DUNKIN'
Walgreens ACTON & CANTON
URGENT CARE
The UPS Store UPS

Wendy's

PRIME
STORAGE

Advance!
Auto Parts
ASSABET
CO-OP MARKET
jam time

**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



MAYNARD
GOLF COURSEMA STATE POLICE
Forensic and
Technology Center76 POWDER
MILL RD
maynard, massachusettsRIVAGE AT ACTON
230-unit luxury
residential apartment
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[CLICK to learn more](#)POWDER MILL PLAZA
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Savings Bank

Powder Mill Rd 12,200 VPD

Wendy's

PRIME
STORAGEAdvance/
Auto Parts
ASSABET
CO-OP MARKET
jam time

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

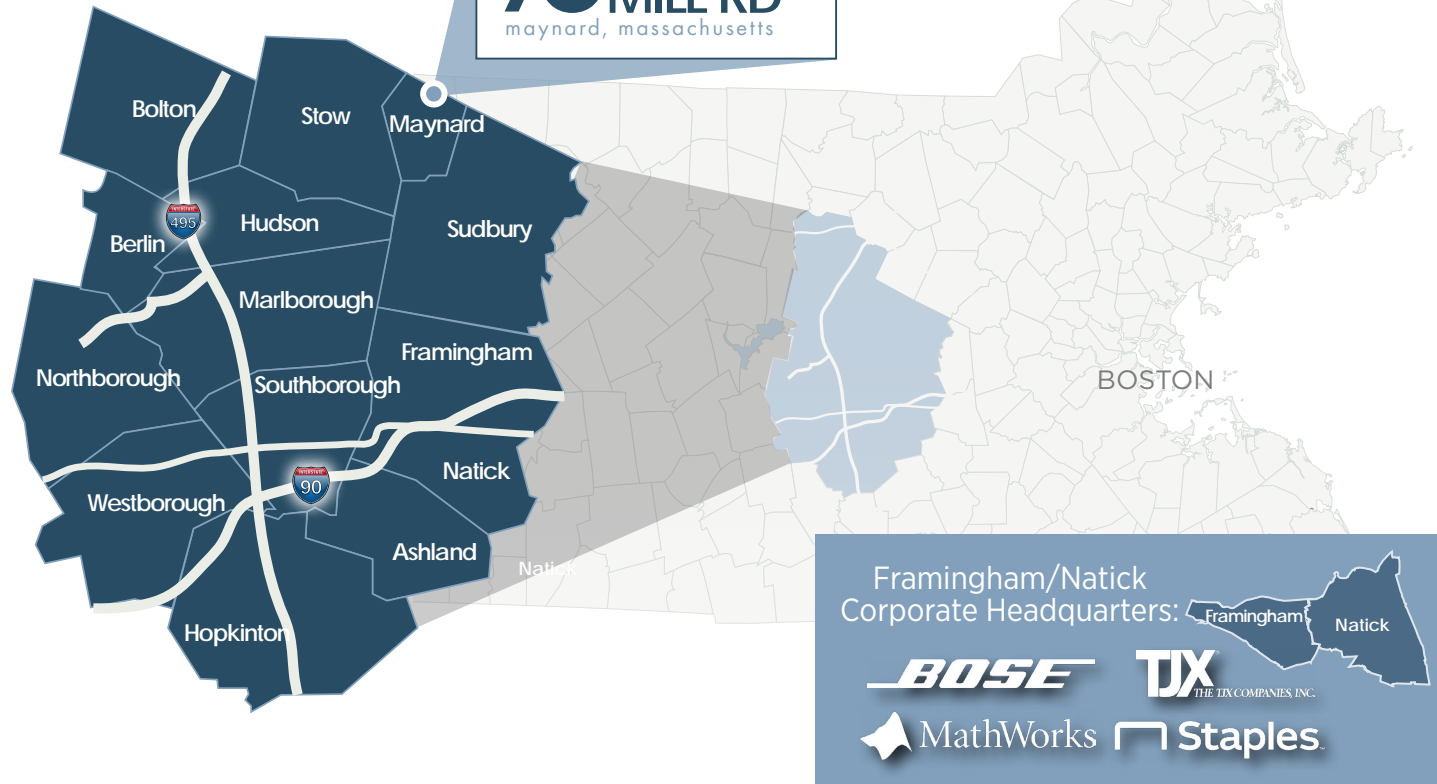
MINUTES FROM BOSTON'S DOMINANT EMPLOYMENT HUB

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:



76 POWDER MILL RD maynard, massachusetts



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

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Exclusively Offered By



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