

PERSEID

VENTURES



725 Cochituate Road (Rt. 30)
(Corner of Speen Street)

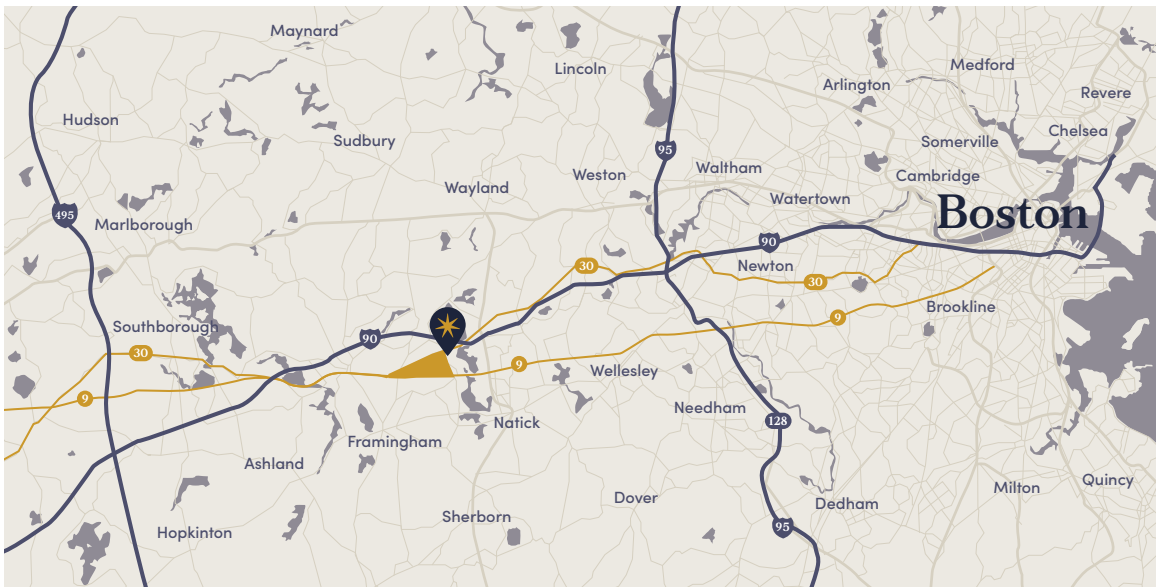
"GOLDEN TRIANGLE" FRAMINGHAM

LOCAL AND REGIONAL SHOPPING DESTINATION



GOLDEN TRIANGLE

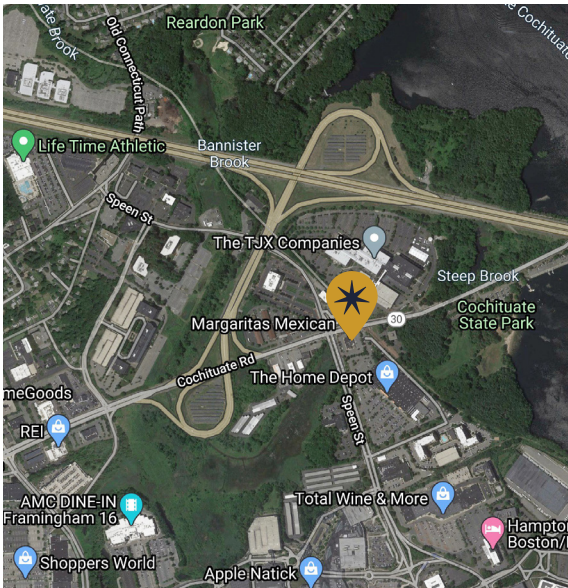
- At the convergence of Greater Boston's primary East-West roadways and commuting corridors
- MA's largest shopping destination outside of Downtown Boston
- Directly accessible from the Mass Pike (Rt. 90) Framingham exit
- Surrounded by many of Greater Boston's most desirable suburban communities





LOCATION

- Prominent corner of Speen Street and Cochituate Road (Rt. 30), gateway to the Golden Triangle
- Less than 1/4 mile from the Mass Pike (Rt. 90) exit/entrance
- Across the street from Fortune 100 TJX Companies Headquarters
- Adjacent to Home Depot and Cochituate State Park





PROPERTY OVERVIEW

THE SPACE

8,025 sq. ft.

NO AVAILABILITY

No space available for lease. Fully occupied by Margarita's Restaurant.

DEMOGRAPHICS (2020)

Mile Radius	Residential Population	Regional Employees	Average Household Income
1	5,670	14,758	\$136,168
3	86,141	58,316	\$127,475
5	149,585	86,934	\$157,722
7	216,789	130,482	\$179,109
10	468,753	296,334	\$175,628

FOR MORE INFORMATION



Perseid Ventures
131 Dartmouth Street, Floor 3
Boston, MA 02116

PERSEIDVENTURES.COM

General Inquiries
info@perseidventures.com
857.201.3940