

55 COPELAND DRIVE | MANSFIELD, MA

GROUND LEASE OPPORTUNITY 2.75 ACRES TOTAL



PROPERTY INFORMATION

- Prime Ground Lease Opportunity – 2.75 Acres of flat land
- Located in close to proximity to Walgreens, CVS, Chase Bank, Advance Auto, Wendy's, Home Depot and Shaw's
- Available Immediately
- Close Proximity to Mansfield Crossing: Best Buy, LL Bean, Kohl's, Dicks Sporting Goods, Michael's and more
- Water and Sewer is existing on site



DEMOGRAPHICS



HOUSEHOLDS:

1 Mile: 3,256
2 Miles: 6,269
3 Miles: 12,602
5 Miles: 28,563



POPULATION:

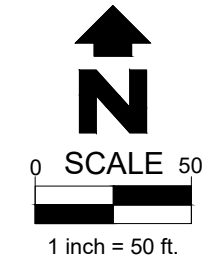
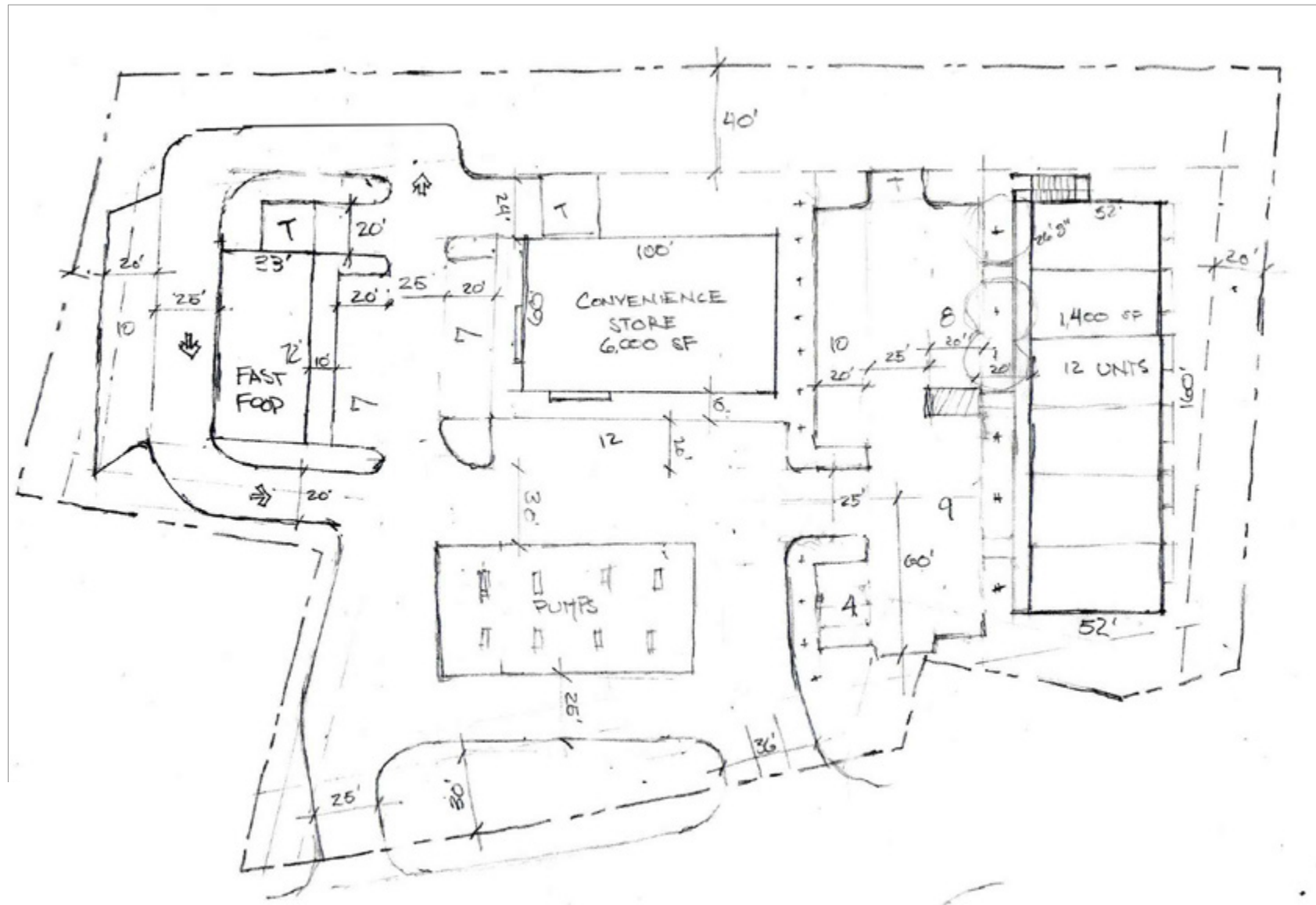
1 Mile: 7,472
2 Miles: 15,409
3 Miles: 32,602
5 Miles: 77,013



AVERAGE HOUSEHOLD INCOME:

1 Mile: \$137,658
2 Miles: \$143,676
3 Miles: \$145,321
5 Miles: \$146,664

CONCEPTUAL SITE PLAN



ZONING
CURRENT: B4 ZONING →

LOT SIZE
2.75 ACRES

MINIMUM BUILDING SETBACKS
FRONT 30 FEET
SIDE 20 FEET
REAR 40 FEET

LOT COVERAGE
MAX ALLOWED: 100%

PARKING
REQUIRED:
RESTAURANT: 1 SPACE/ 4 SEATS
OTHER USES: 1 SPACE/ 200 SF
MULTIFAMILY: 1.5 SPACES/ UNIT (B-4 ZONING)

LANDSCAPING
REQUIRED:
20' MIN. BUFFER B/W B-4 & RESIDENTIAL

*DRIVEWAY LOCATION HAS NOT BEEN CONFIRMED WITH CITY

*CURRENT CURB CUT APPROVED DISTRICT 5 DOT

BY RIGHT:
Retail, Office, Bank, Restaurant,
Self/Mini storage

SPECIAL PERMIT:
Fast Food with Drive though
Gas Station
Hotel / Motel
Vet Clinic / Hospital
Auto Repair / Shop
Car Wash
Car Dealership
Mixed use Business / Residential