

# 635 OLD POST RD



NORWOOD

CANTON

WALPOLE

WALPOLE  
COUNTRY CLUB

635 OLD POST RD

SHARON



# THE OFFERING

Cushman & Wakefield's Multifamily Advisory Group is pleased to present for sale **635 Old Post Road**, a fully approved 33-unit age restricted (55+) condo development opportunity located in Sharon, Massachusetts. The project is the second phase of a condominium community approved through Chapter 40B.

The property is strategically located in close proximity to Route 1 and I-95 and is only a 10-minute drive to Sharon's MBTA commuter rail station, placing riders in Boston's South Station in less than 40 minutes. The site also provides unmatched access to nearby retail amenities in the surrounding communities of Walpole and Foxboro. 635 Old Post offers an ideal location for new for sale housing and the project will satisfy the area's demand for quality senior housing. Based on the success of the first phase of the project and Sharon's strong underlying demographics, featuring above average incomes and a large population over the age of 55, the project is well positioned for absorption and long-term appreciation as a senior oriented community.

## Pricing & Process

635 Old Post Road is available on an "as-is" basis and is being offered without a formal asking price. Upon receipt of a signed Confidentiality Agreement, investors will be provided with access to due diligence materials via the C&W website. Once investors have had an opportunity to review the offering materials and tour the property, Cushman & Wakefield will schedule a "Call for Offers".

For more information and to sign the Confidentiality Agreement, please visit: <https://multifamily.cushwake.com/Listings/635OldPostRoad>



## HIGHLIGHTS

1

### APPROVED SUBURBAN DEVELOPMENT OPPORTUNITY

Fully approved 33-unit condo development opportunity in the bedroom community of Sharon, MA – approximately 17 miles southwest of downtown Boston.

2

### PROXIMATE TO SHOPPING, DINING, & AMENITIES

Numerous shopping, dining, and entertainment options nearby, including The Big Y World Class Market, Walmart, Starbucks, & Dunkin. Additionally, the project is just over three miles from Foxboro's Patriot Place, featuring a wide variety of retail and dining amenities surrounding Gillette Stadium, including Bar Louie, Davio's Northern Italian Steakhouse, CBS Sporting Club, Wormtown Brewery, Top Golf, Showcase Cinema, Christmas Tree Shops, Bed Bath & Beyond, Trader Joe's and Vineyard Vines.

3

### IDEAL COMMUTER LOCATION

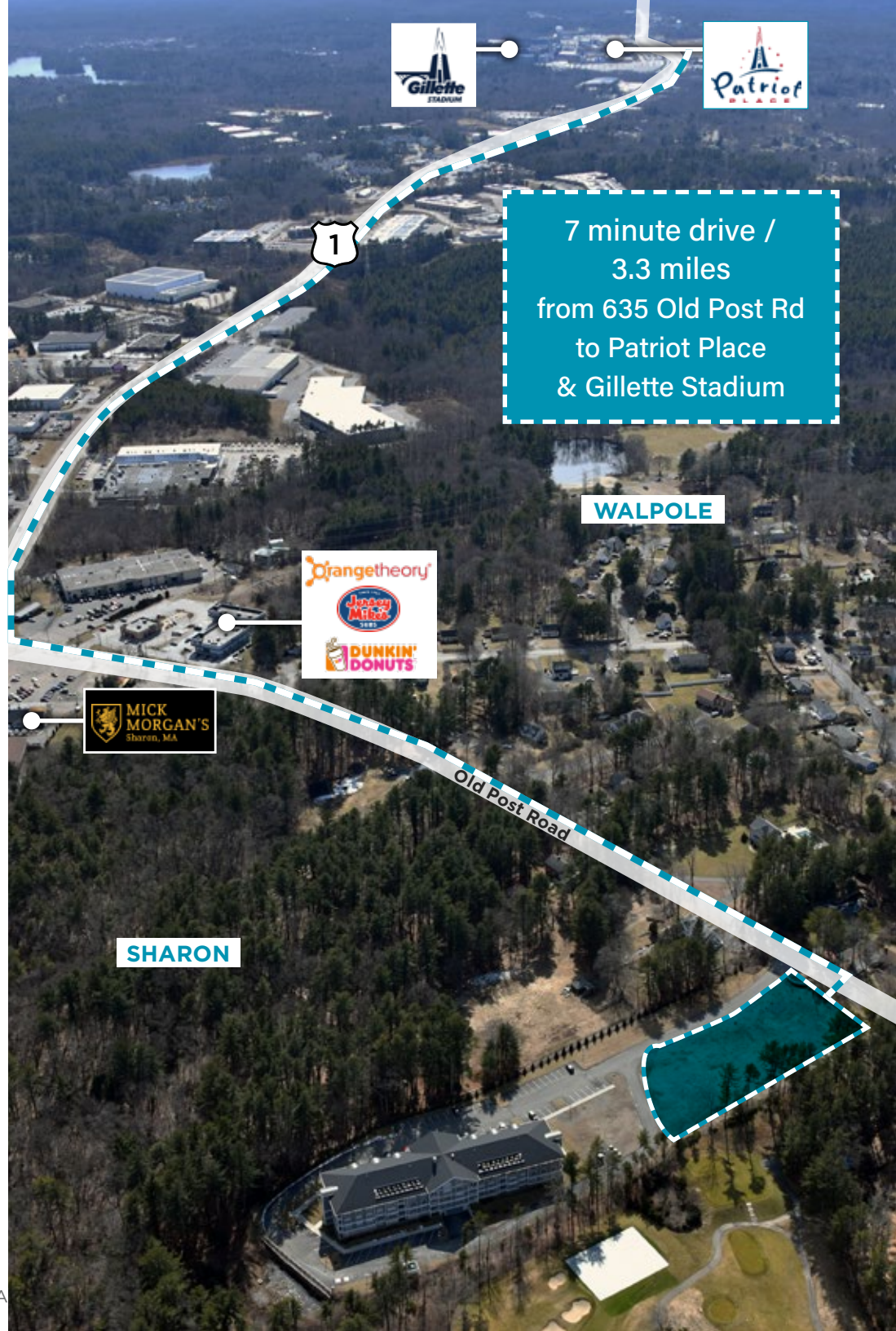
The property is situated proximate to Route 1 and I-95 and is only a 10-minute drive to Sharon's MBTA commuter rail station, providing numerous commuting options to downtown Boston and other employment centers in the region.

4

### STRONG UNDERLYING DEMOGRAPHICS

Strong demographics underpin the location with an average household income of \$175,000 and 33% of the population over the age of 55 within 3 miles of the property.







# SHARON, MA OVERVIEW

The Town of Sharon is a picturesque New England town with a central Post Office Square marked by historic architecture and tree-lined streets. The town comes to life as a busy commuter town of professionals, academics, civil servants, and business people as well as local enterprise, restaurateurs, artists, and active participants in a network of civil organizations. The Sharon public school system includes a high school, a middle school, a regional vocational school, and three elementary schools which are all committed to excellence in educating students. Sharon High School sends 96% of its graduating seniors on to institutions of higher learning.

Sharon is conveniently located 22 miles south of Boston and at the near midpoint between Boston and Providence. Residents benefit from access to both Boston and Providence via MBTA commuter trains stopping at the Sharon station, and to New York City and Washington D.C. via Amtrak trains at the nearby Route 128 station. Sharon neighbors Canton, Norwood, Walpole, Foxboro, Stoughton, Mansfield and Easton – all thriving towns with attractive amenities. These communities offer a variety of retail, culinary, and recreational options for residents to enjoy.



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	2,377	32,973	102,565
Households	799	12,072	38,262
Average Household Income	\$170,517	\$174,862	\$166,941
Median Household Income	\$123,666	\$134,801	\$122,716
Average Home Value	\$566,080	\$596,746	\$612,577
Owner Occupied Housing Units	72.1%	70.4%	67.9%

## POPULATION

Age 55+	38.2%	32.7%	35.1%
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## EDUCATION

Bach. Degree or Higher	53.6%	57.7%	57.7%
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## OCCUPATIONS

White Collar	70.80%	79.50%	78.20%
Services	13.60%	8.80%	9.80%
Blue Collar	15.50%	11.70%	12.00%

Source: ESRI



**WALPOLE MBTA STATION** 



**635 OLD POST RD**

**SHARON MBTA STATION** 



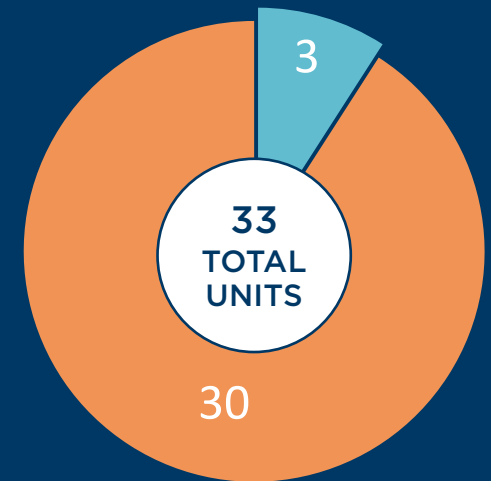
- 7 minute drive / 3.3 miles from 635 Old Post Road, Sharon, MA
- 1.3 million square feet of shopping, dining & entertainment
- 24 stores, 25 restaurants, and 17 entertainment options
- Home of the New England Patriots & Revolution







# UNIT MIX



■ 1 BED

■ 2 BED

*\*Affordable: 9 of the 2 Bed units  
to be affordable at 80% AMI*

## CONTACT US

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