

**RETAIL/OFFICE/MEDICAL
AVAILABLE**



100 CHESTNUT STREET, ASHLAND, MA

SEEKING MEDICAL, RETAIL & OFFICE TENANTS—STREET LEVEL FRONT STREET FACING

6,215 SF total across four units: 2,015 SF end unit, 1,342 SF, 1,363 SF, and 1,495 SF.

ASKING - \$19.50-\$22/s.f. NNN

Ashland is a family rich growing Metrowest community. **Business Incentives:** Ashland offers incentives for qualifying new businesses, including up to **\$10,000 toward first-year rent** and **\$10,000 toward initial equipment costs**, with additional incentives available for certain businesses.

<https://www.ashlandmass.com/669/Business-Incentive-Programs>

Join 174 apartments at The Asher and 1,000's of condominiums very nearby.

Exclusive Listing Brokers - Marlene Aron & Mohammad Vakili

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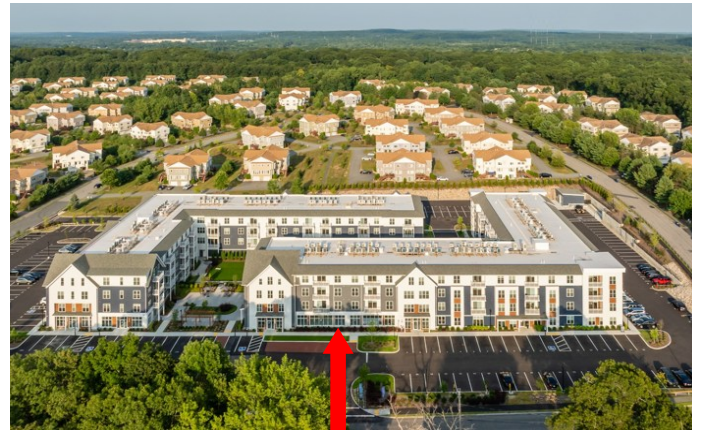
The information contained herein is from sources deemed reliable, but not guaranteed for accuracy. Lessees are expressly advised to verify all information independently prior to negotiations. MWCRE represents the Lessor.



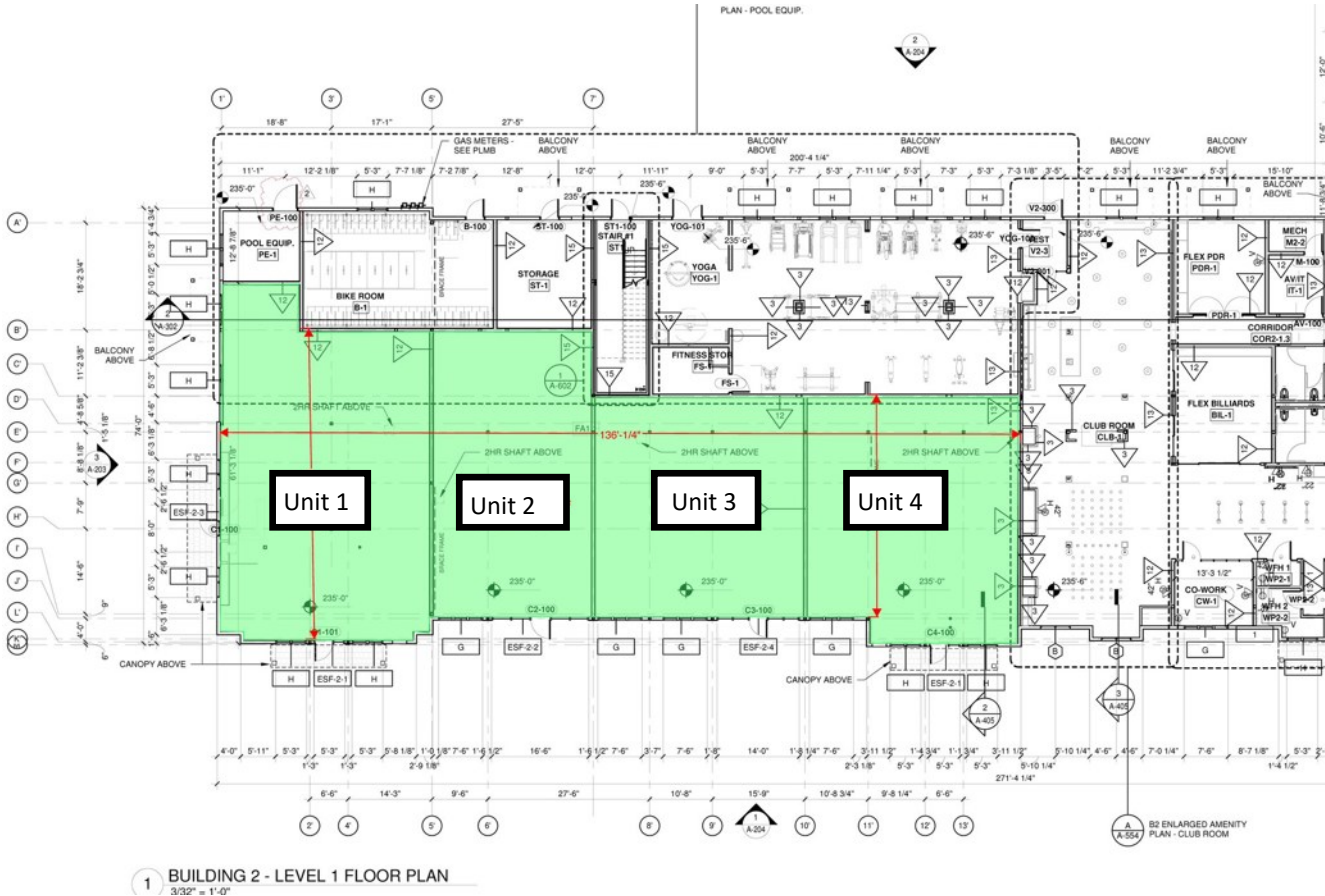
- **Proximity to Major Routes:** Situated near Route 135 and Route 126, with easy access to the Massachusetts Turnpike (I-90), facilitating convenient travel to MetroWest and Greater Boston areas.
- **Nearby Amenities:** The area features various retail and dining options, enhancing the convenience for residents and visitors. The Town of Ashland has business incentives for new businesses.
- **Educational Institutions:** The property is located within the Ashland school district, with schools such as David Mindess Elementary School, Ashland Middle School, and Ashland High School in proximity.
- **Public Transportation:** The Ashland MBTA station is accessible, providing commuter rail services to Boston and Worcester and a 5 minute drive to Framingham's Downtown Train Station.

GENERAL DEMOGRAPHICS FROM 2024	
TOTAL POPULATION	18,634
TOTAL HOUSEHOLDS	7,573
MEDIAN AGE	41.8
MEDIAN HH INCOME	\$124,311
AVERAGE HOUSEHOLD SIZE	2.5
POPULATION GROWTH	12.3%

PICTURES



FLOOR PLAN



Work directly with the developer, Roy MacDowell. The Asher, is a high-end retail & residential apartment community. Parking is numbered but open to all. There is a huge parking field for residential tenants in the back.

Exceptional opportunity to be the **first tenant in newly constructed 2025 space**, offering **6,215 SF total across four units**: 2,015 SF end unit, 1,342 SF, 1,363 SF, and 1,495 SF. Units feature plumbing already roughed in for rear expansion, overhead water delivery, and new HVAC systems. The property is home to **174 apartment residents**, with **thousands of new condominium residents nearby**, creating a strong built-in customer base in this rapidly growing residential community.

Join Musicology and Fitness Together.

Custom build-out designed for your use.

Appointments to view available weekdays and weekends.