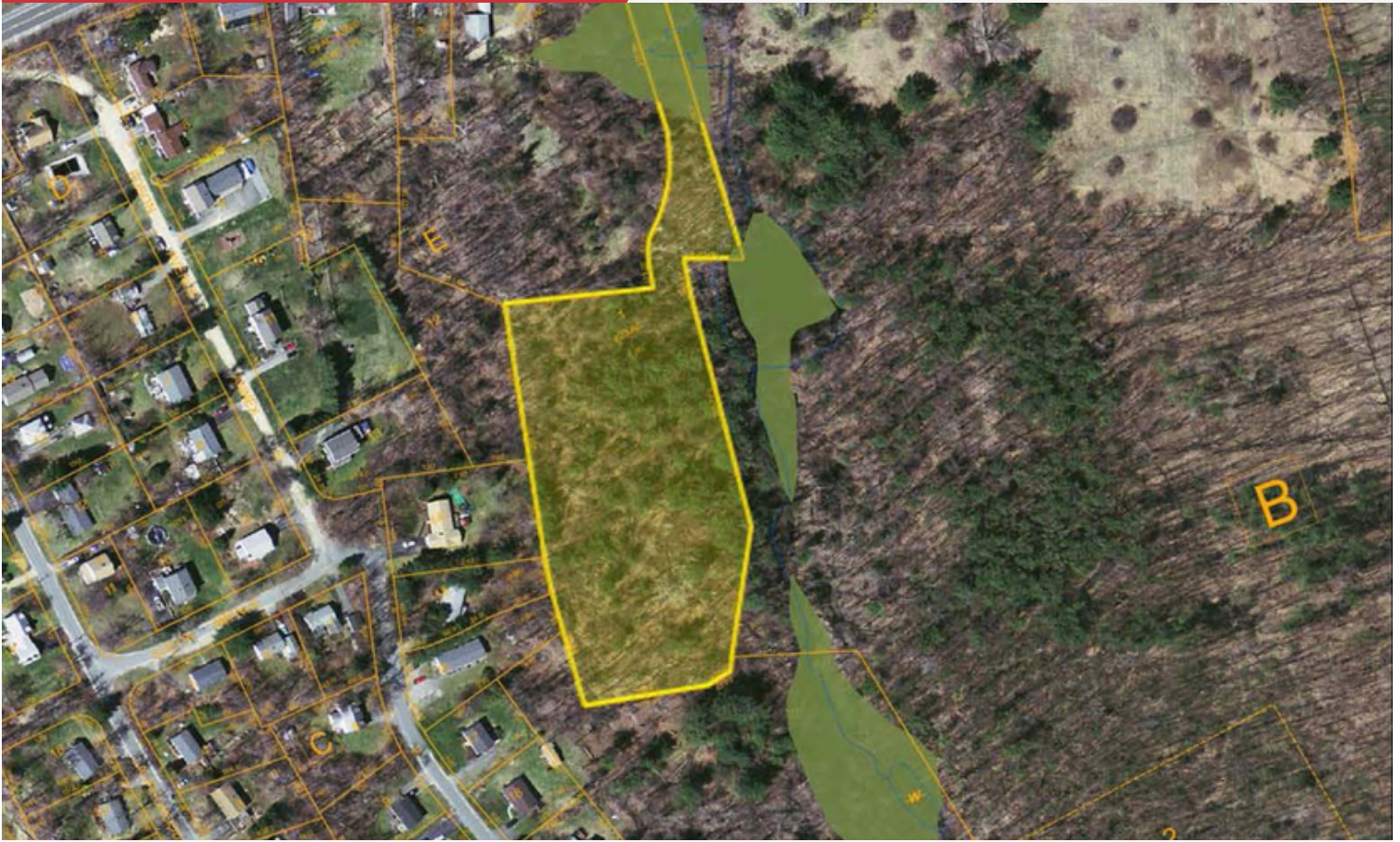


18+ acres of land

149 Main Street | Rutland, MA 01543

NAI Glickman Kovago & Jacobs



Residential land **for sale**

PROPERTY DESCRIPTION

18.11 acres of residential land located just off of Main Street in Rutland Massachusetts. Residential lot on Inwood Road that is suited well for an estate development with frontage along Main Street. Public water and public sewer accessible. Easy access to Route 56 and Route 122A. About 1 mile away from the Naquag Elementary School, Central Tree Middle School and the Rutland Public Library.

PROPERTY HIGHLIGHTS

- 18.11 acres
- Frontage on Route 122A
- Public water and sewer accessible

OFFERING SUMMARY

Sale Price:	\$249,999
Available SF:	
Lot Size:	18.11 Acres
Price / Acre:	\$13,804
Zoning:	R3

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	220	6,067	36,524
Total Population	667	17,834	100,293
Average HH Income	\$88,622	\$97,935	\$93,676

All information regarding property for sale or lease is from sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no warranty or representation to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale or lease or withdrawal without notice. Any projections and assumptions are used for convenience and example only and do not represent actual future performance. You and your trusted advisors should independently verify all information and projections.

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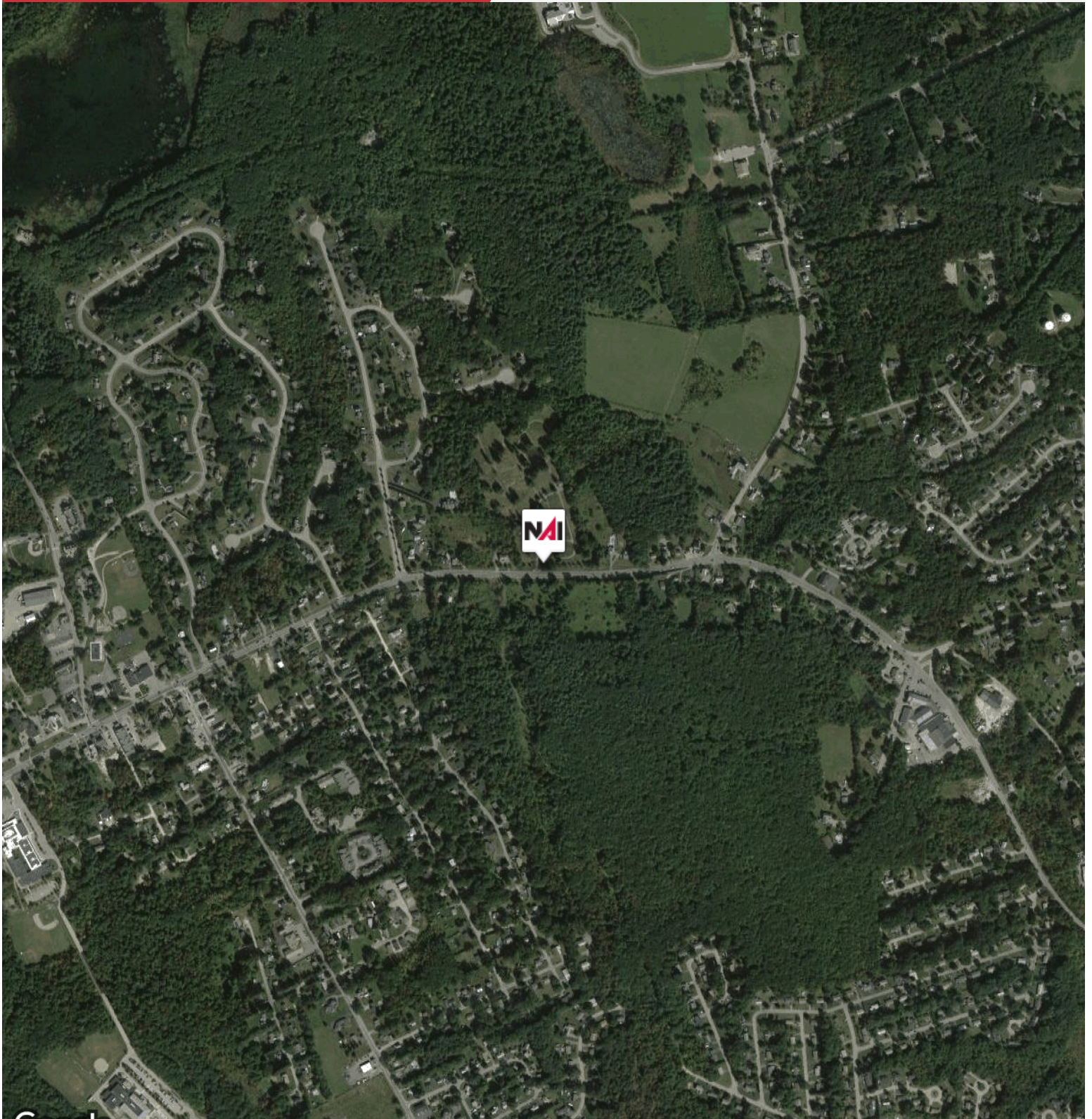
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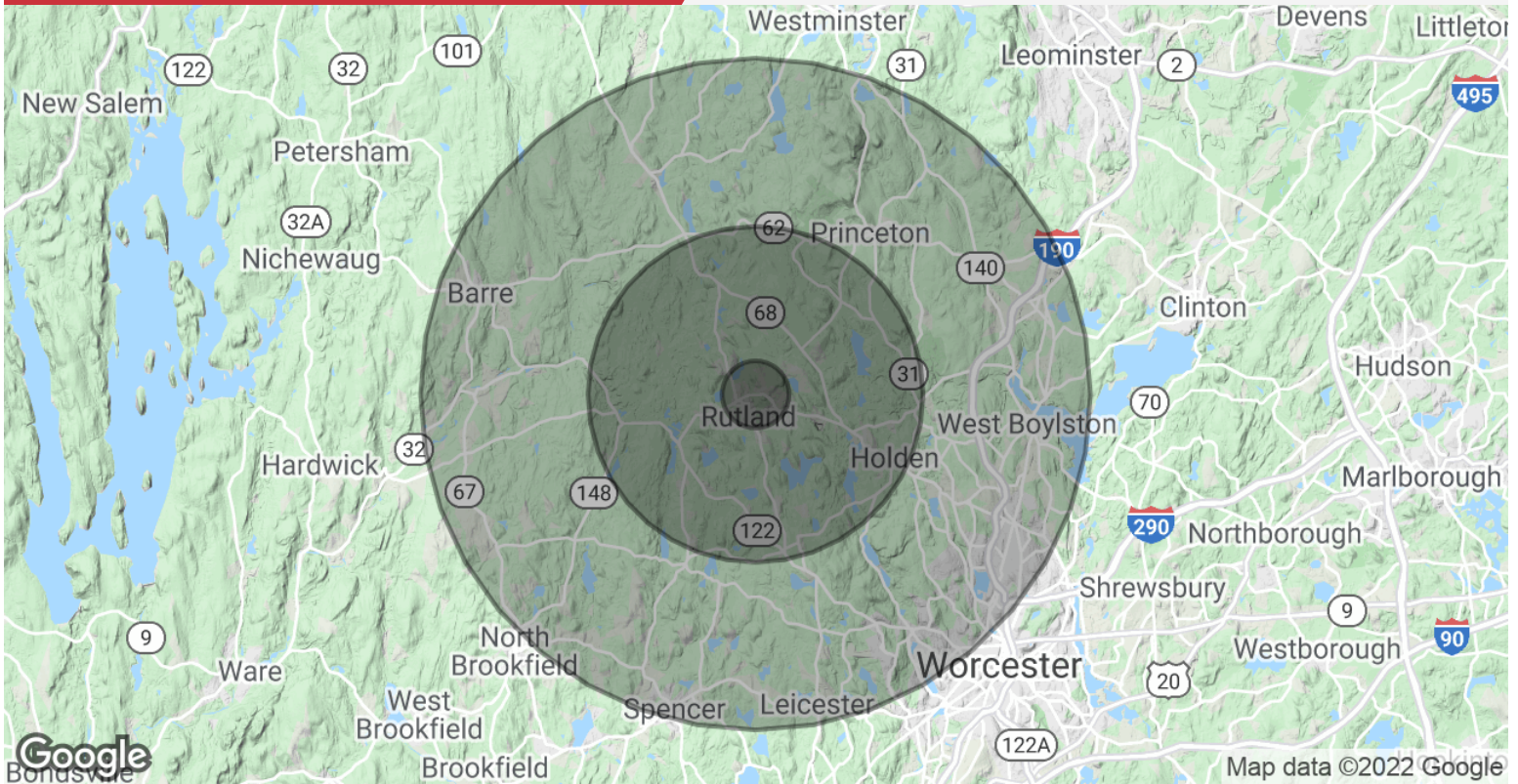
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	667	17,834	100,293
Average Age	38.6	40.5	41.0
Average Age (Male)	37.9	40.4	40.4
Average Age (Female)	39.0	40.5	41.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	220	6,067	36,524
# of Persons per HH	3.0	2.9	2.7
Average HH Income	\$88,622	\$97,935	\$93,676
Average House Value	\$303,892	\$327,530	\$316,395

* Demographic data derived from 2010 US Census