

Property Summary Report

130 Cedar St - 130 Cedar Street
 Milford, MA 01757 - Outlying Worcester Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Center Type:	Strip Center
Tenancy:	Multiple
Year Built:	1996
GLA:	12,608 SF
Floors:	2
Typical Floor:	7,163 SF
Docks:	None
Construction:	Masonry

LAND

Land Area:	0.83 AC
Zoning:	IB

EXPENSES PER SF

Taxes:	\$2.46 (2017)
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PARCEL

MILF-000028-000000-000016

KEY TENANTS

Sprint Store	2,000 SF
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LEASING

Available Spaces: 1,500 - 1,800 SF Available in 2 Spaces

Availability: 26.2% Available; 0% Vacant

AVAILABLE SPACES

Floor	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P LL	Retail	Relet	1,800	1,800	1,800	\$17.00/MG	Vacant	Negotiable
P 1st	Retail	Relet	1,500	1,500	1,500	\$30.00/NNN	Vacant	Negotiable

TRAFFIC & FRONTAGE

Traffic Volume: 2,800 on Sumner St & Birmingham Ct (2016)

26,500 on Medway St & Beaver St (2016)

Frontage: 240' on Cedar St

99' on Old Cedar St

Made with TrafficMetrix® Products



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TRANSPORTATION

Parking:	50 free Surface Spaces are available; Ratio of 3.97/1,000 SF
Commuter Rail:	10 minute drive to Forge Park/Route 495 Commuter Rail (Franklin Line)
Airport:	45 minute drive to Logan International Airport
Walk Score ®:	Car-Dependent (20)
Transit Score ®:	Minimal Transit (0)

PROPERTY CONTACTS

Recorded Owner: **Dilla St Corp**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	26.2%	▲ 26.2%
Submarket 1-3 Star	2.3%	▼ 0.8%
Market Overall	3.2%	▼ 0.5%

NNN Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$13.98	▲ 7.2%
Market Overall	\$13.93	▲ 6.9%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	257,810	▼ 3.4%
Months On Market	10.7	▼ 4.5 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$11.5	▼ 84.3%
12 Mo. Price Per SF	\$69	▼ 52.3%



Demographic Detail Report

130 Cedar Street 130 Cedar St, Milford, MA 01757

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **12,608 SF**
 Year Built: **1996**

Total Available: **3,300 SF**
 % Leased: **73.83%**
 Rent/SF/Yr: **\$22.91**



Radius	3 Mile	5 Mile	10 Mile
Population			
2022 Projection	38,746	79,498	297,702
2017 Estimate	37,814	76,977	288,569
2010 Census	36,387	72,136	273,727
Growth 2017 - 2022	2.46%	3.28%	3.16%
Growth 2010 - 2017	3.92%	6.71%	5.42%
2017 Population by Age			
	37,814	76,977	288,569
Age 0 - 4	2,072 5.48%	3,971 5.16%	15,525 5.38%
Age 5 - 9	2,224 5.88%	4,409 5.73%	16,851 5.84%
Age 10 - 14	2,443 6.46%	5,233 6.80%	19,493 6.76%
Age 15 - 19	2,607 6.89%	5,796 7.53%	21,227 7.36%
Age 20 - 24	2,443 6.46%	5,274 6.85%	19,548 6.77%
Age 25 - 29	2,206 5.83%	4,366 5.67%	16,997 5.89%
Age 30 - 34	2,215 5.86%	3,992 5.19%	16,116 5.58%
Age 35 - 39	2,275 6.02%	4,119 5.35%	16,515 5.72%
Age 40 - 44	2,489 6.58%	4,842 6.29%	18,817 6.52%
Age 45 - 49	2,819 7.45%	5,925 7.70%	22,261 7.71%
Age 50 - 54	3,083 8.15%	6,696 8.70%	24,606 8.53%
Age 55 - 59	2,941 7.78%	6,307 8.19%	22,913 7.94%
Age 60 - 64	2,449 6.48%	5,119 6.65%	18,402 6.38%
Age 65 - 69	1,939 5.13%	3,947 5.13%	14,030 4.86%
Age 70 - 74	1,352 3.58%	2,671 3.47%	9,487 3.29%
Age 75 - 79	872 2.31%	1,714 2.23%	6,204 2.15%
Age 80 - 84	613 1.62%	1,191 1.55%	4,372 1.52%
Age 85+	775 2.05%	1,405 1.83%	5,204 1.80%
Age 65+	5,551 14.68%	10,928 14.20%	39,297 13.62%
Median Age	40.90	41.40	40.50
Average Age	39.50	39.40	39.00

Demographic Detail Report

130 Cedar Street							
130 Cedar St, Milford, MA 01757							
Radius	3 Mile		5 Mile		10 Mile		
2017 Population By Race	37,814		76,977		288,569		
White	34,598	91.50%	71,271	92.59%	257,214	89.13%	
Black	970	2.57%	1,417	1.84%	7,835	2.72%	
Am. Indian & Alaskan	120	0.32%	163	0.21%	734	0.25%	
Asian	1,251	3.31%	2,763	3.59%	16,757	5.81%	
Hawaiian & Pacific Island	17	0.04%	23	0.03%	172	0.06%	
Other	859	2.27%	1,339	1.74%	5,858	2.03%	
Population by Hispanic Origin	37,814		76,977		288,569		
Non-Hispanic Origin	34,862	92.19%	73,038	94.88%	271,597	94.12%	
Hispanic Origin	2,953	7.81%	3,940	5.12%	16,973	5.88%	
2017 Median Age, Male	39.40		39.90		39.30		
2017 Average Age, Male	38.50		38.40		38.10		
2017 Median Age, Female	42.20		42.70		41.60		
2017 Average Age, Female	40.50		40.40		39.90		
2017 Population by Occupation Classification	30,553		62,203		232,446		
Civilian Employed	21,311	69.75%	43,496	69.93%	161,920	69.66%	
Civilian Unemployed	867	2.84%	1,627	2.62%	6,122	2.63%	
Civilian Non-Labor Force	8,375	27.41%	17,067	27.44%	64,296	27.66%	
Armed Forces	0	0.00%	13	0.02%	108	0.05%	
Households by Marital Status							
Married	8,143		17,336		62,757		
Married No Children	4,303		8,614		31,023		
Married w/Children	3,841		8,721		31,733		
2017 Population by Education	27,813		55,248		206,992		
Some High School, No Diploma	1,983	7.13%	2,953	5.34%	12,295	5.94%	
High School Grad (Incl Equivalency)	6,584	23.67%	11,687	21.15%	44,487	21.49%	
Some College, No Degree	7,028	25.27%	13,490	24.42%	45,219	21.85%	
Associate Degree	1,785	6.42%	2,955	5.35%	11,068	5.35%	
Bachelor Degree	6,797	24.44%	15,493	28.04%	56,396	27.25%	
Advanced Degree	3,636	13.07%	8,670	15.69%	37,527	18.13%	

Demographic Detail Report

130 Cedar Street						
130 Cedar St, Milford, MA 01757						
Radius	3 Mile		5 Mile		10 Mile	
2017 Population by Occupation	40,033		82,965		309,714	
Real Estate & Finance	1,712	4.28%	3,824	4.61%	13,678	4.42%
Professional & Management	12,768	31.89%	27,951	33.69%	103,391	33.38%
Public Administration	778	1.94%	1,925	2.32%	5,837	1.88%
Education & Health	4,213	10.52%	9,162	11.04%	38,288	12.36%
Services	3,289	8.22%	5,595	6.74%	23,081	7.45%
Information	579	1.45%	1,200	1.45%	4,234	1.37%
Sales	5,252	13.12%	10,830	13.05%	39,368	12.71%
Transportation	443	1.11%	1,483	1.79%	6,295	2.03%
Retail	2,599	6.49%	5,172	6.23%	19,295	6.23%
Wholesale	710	1.77%	1,345	1.62%	4,548	1.47%
Manufacturing	2,793	6.98%	5,433	6.55%	17,908	5.78%
Production	1,508	3.77%	2,737	3.30%	10,428	3.37%
Construction	1,613	4.03%	2,963	3.57%	10,744	3.47%
Utilities	836	2.09%	1,598	1.93%	5,084	1.64%
Agriculture & Mining	59	0.15%	96	0.12%	548	0.18%
Farming, Fishing, Forestry	37	0.09%	55	0.07%	217	0.07%
Other Services	844	2.11%	1,596	1.92%	6,770	2.19%
2017 Worker Travel Time to Job	20,185		40,951		153,525	
<30 Minutes	10,308	51.07%	19,618	47.91%	75,661	49.28%
30-60 Minutes	7,017	34.76%	14,568	35.57%	54,399	35.43%
60+ Minutes	2,860	14.17%	6,765	16.52%	23,465	15.28%
2010 Households by HH Size	13,770		26,331		100,578	
1-Person Households	3,257	23.65%	5,505	20.91%	22,769	22.64%
2-Person Households	4,282	31.10%	8,034	30.51%	30,791	30.61%
3-Person Households	2,522	18.32%	4,942	18.77%	18,242	18.14%
4-Person Households	2,392	17.37%	5,111	19.41%	18,482	18.38%
5-Person Households	907	6.59%	1,951	7.41%	7,353	7.31%
6-Person Households	267	1.94%	543	2.06%	2,060	2.05%
7 or more Person Households	143	1.04%	245	0.93%	881	0.88%
2017 Average Household Size	2.60		2.70		2.70	
Households						
2022 Projection	14,626		28,978		109,650	
2017 Estimate	14,272		28,054		106,197	
2010 Census	13,770		26,330		100,578	
Growth 2017 - 2022	2.48%		3.29%		3.25%	
Growth 2010 - 2017	3.65%		6.55%		5.59%	

Demographic Detail Report

130 Cedar Street						
130 Cedar St, Milford, MA 01757						
Radius	3 Mile		5 Mile		10 Mile	
2017 Households by HH Income	14,271		28,056		106,200	
<\$25,000	1,782	12.49%	2,742	9.77%	12,593	11.86%
\$25,000 - \$50,000	2,596	18.19%	4,029	14.36%	14,158	13.33%
\$50,000 - \$75,000	2,326	16.30%	3,737	13.32%	14,310	13.47%
\$75,000 - \$100,000	1,565	10.97%	3,196	11.39%	12,258	11.54%
\$100,000 - \$125,000	1,721	12.06%	3,555	12.67%	13,137	12.37%
\$125,000 - \$150,000	997	6.99%	2,498	8.90%	9,333	8.79%
\$150,000 - \$200,000	1,550	10.86%	3,695	13.17%	13,524	12.73%
\$200,000+	1,734	12.15%	4,604	16.41%	16,887	15.90%
2017 Avg Household Income	\$107,918		\$125,405		\$122,764	
2017 Med Household Income	\$81,893		\$102,278		\$99,552	
2017 Occupied Housing	14,272		28,054		106,197	
Owner Occupied	10,160	71.19%	22,022	78.50%	78,871	74.27%
Renter Occupied	4,112	28.81%	6,032	21.50%	27,326	25.73%
2010 Housing Units	14,911		28,903		109,658	
1 Unit	10,242	68.69%	22,285	77.10%	78,209	71.32%
2 - 4 Units	2,584	17.33%	3,393	11.74%	14,388	13.12%
5 - 19 Units	1,441	9.66%	1,885	6.52%	8,981	8.19%
20+ Units	644	4.32%	1,340	4.64%	8,080	7.37%
2017 Housing Value	10,159		22,022		78,871	
<\$100,000	406	4.00%	599	2.72%	1,678	2.13%
\$100,000 - \$200,000	1,010	9.94%	1,410	6.40%	5,018	6.36%
\$200,000 - \$300,000	2,863	28.18%	4,784	21.72%	15,795	20.03%
\$300,000 - \$400,000	3,087	30.39%	6,198	28.14%	21,002	26.63%
\$400,000 - \$500,000	1,457	14.34%	3,688	16.75%	14,231	18.04%
\$500,000 - \$1,000,000	1,162	11.44%	4,758	21.61%	19,126	24.25%
\$1,000,000+	174	1.71%	585	2.66%	2,021	2.56%
2017 Median Home Value	\$325,931		\$368,054		\$380,680	
2017 Housing Units by Yr Built	14,938		28,968		109,844	
Built 2010+	790	5.29%	1,896	6.55%	6,046	5.50%
Built 2000 - 2010	1,133	7.58%	2,375	8.20%	11,269	10.26%
Built 1990 - 1999	1,723	11.53%	4,212	14.54%	14,875	13.54%
Built 1980 - 1989	1,799	12.04%	3,721	12.85%	14,692	13.38%
Built 1970 - 1979	2,185	14.63%	3,758	12.97%	14,182	12.91%
Built 1960 - 1969	1,554	10.40%	3,488	12.04%	12,938	11.78%
Built 1950 - 1959	1,132	7.58%	2,291	7.91%	10,635	9.68%
Built <1949	4,622	30.94%	7,227	24.95%	25,207	22.95%
2017 Median Year Built	1970		1973		1973	

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Building Type: **General Retail** Total Available: **3,300 SF**
 Secondary: **Freestanding** % Leased: **73.83%**
 GLA: **12,608 SF** Rent/SF/Yr: **\$22.91**
 Year Built: **1996**

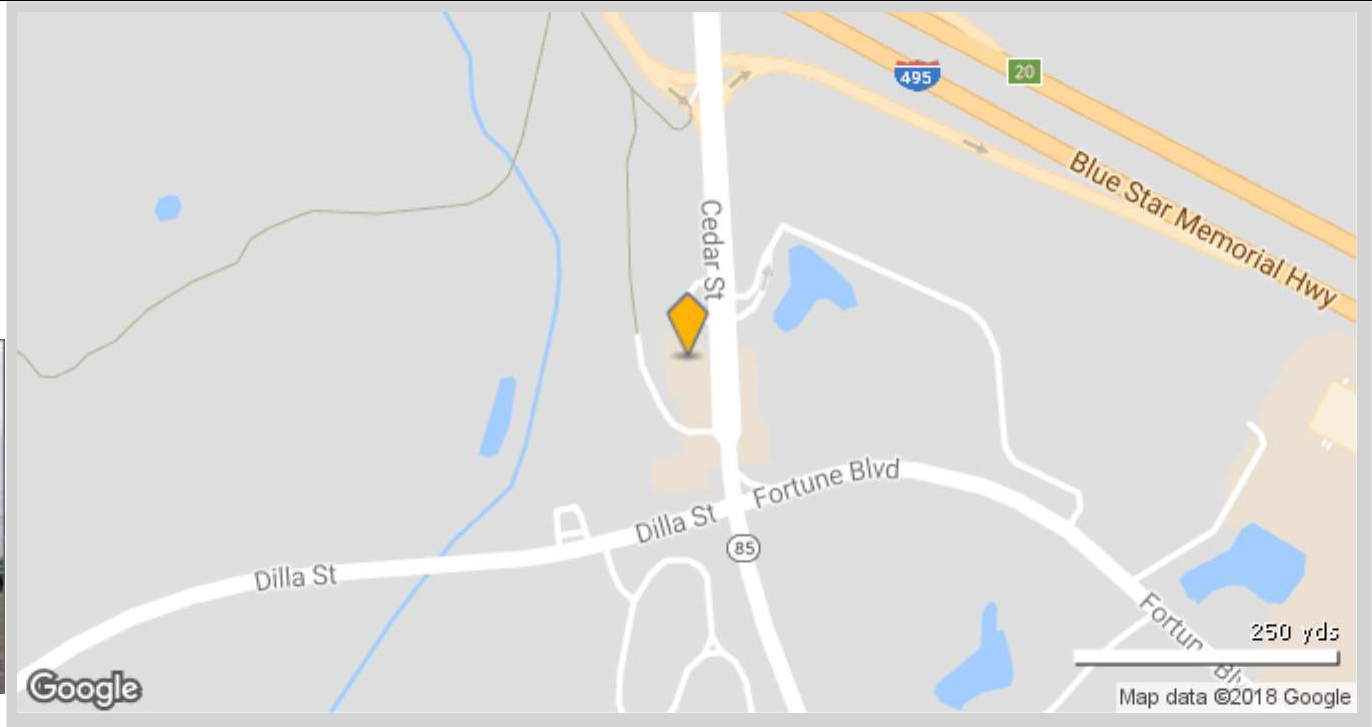


Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	1,970	28,485	14
Retail & Wholesale Trade	281	4,519	16
Hospitality & Food Service	87	1,501	17
Real Estate, Renting, Leasing	73	418	6
Finance & Insurance	106	708	7
Information	39	408	10
Scientific & Technology Services	202	6,026	30
Management of Companies	2	19	10
Health Care & Social Assistance	509	5,189	10
Educational Services	42	1,257	30
Public Administration & Sales	62	510	8
Arts, Entertainment, Recreation	19	113	6
Utilities & Waste Management	86	781	9
Construction	165	1,679	10
Manufacturing	81	4,047	50
Agriculture, Mining, Fishing	2	10	5
Other Services	214	1,300	6

Traffic Count Report

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Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
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No Traffic data was found for this property