

# Nantasket Beach

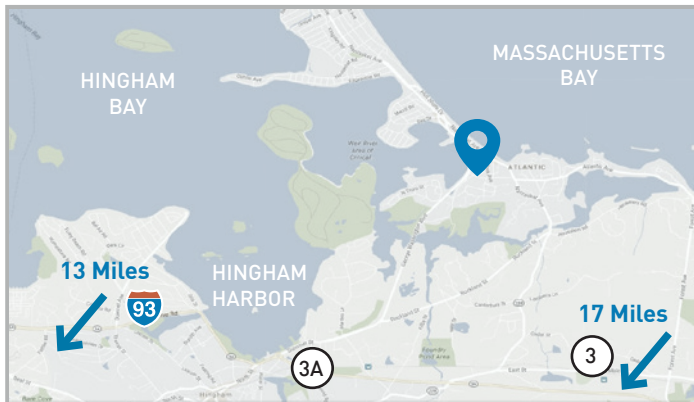
Hull, MA

# For Sale Commercial Development Site



## PROPERTY INFORMATION

Located only 20 miles South of Downtown Boston, along Nantasket Beach, this Commercial Land For Sale is conveniently near four major highways, Route 128, 93, 3 & 3A. This address also provides access to Boston and other towns along the South Shore with the closeby Hingham-Hull Ferry, Commuter Rail (Nantasket Junction Station), and local Bus Lines. Area amenities include direct waterfront views, the Nantasket Beach Boardwalk, Parking, Restaurants, The Hull Yacht Club, Shops at South Shore Plaza and the Hingham Ship Yard.



## DEVELOPMENT OPPORTUNITY

Size: **144,368 sf** (3.314 Acres)

Available: **Immediately**

- Land and Improvements For Sale
- Adjacent to the Hull Redevelopment Authority and Department of Conservation and Recreation Master Plan Areas
- Possible Uses Include: Retail, Office, Mixed-Use, Bank, and Restaurant

### Population Data

1 Mile: 4,774  
3 Miles: 21,090  
5 Miles: 47,609

### Per Capita Income

1 Mile: \$69,057  
3 Miles: \$88,887  
5 Miles: \$90,617



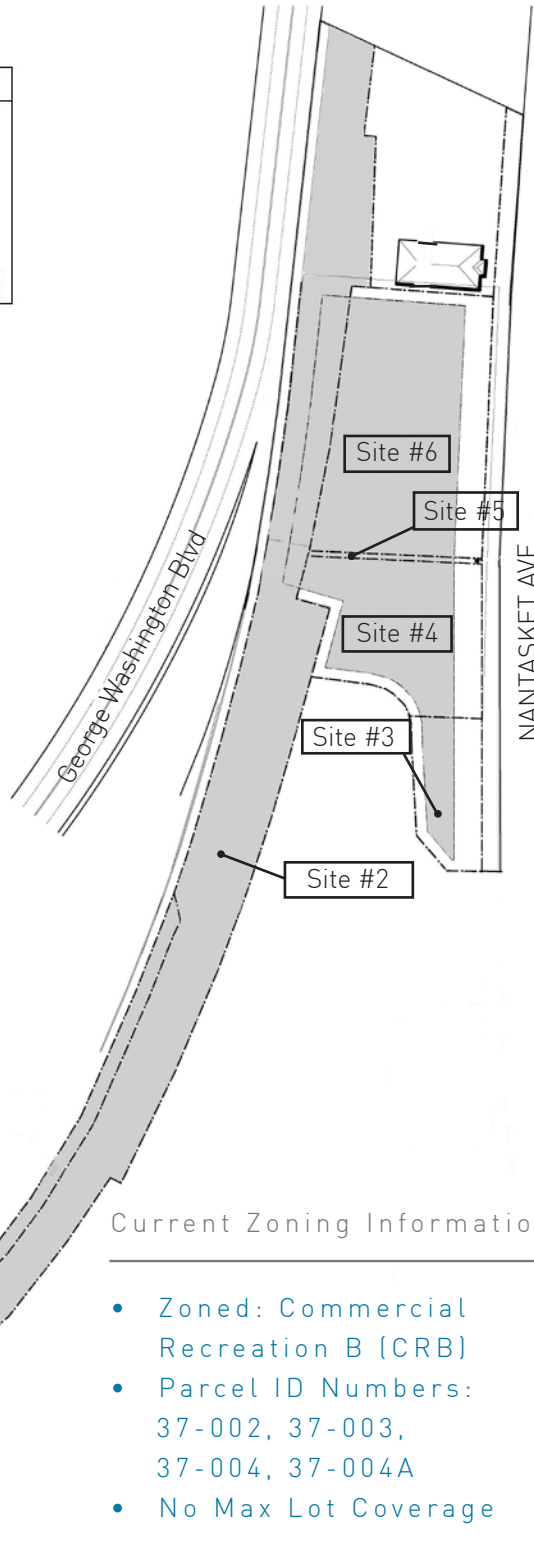
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## Site Plan - Zoning Analysis

LOT REVIEW	
SITE #	SITE AREA
#1	9,256 S.F.
#2	75,957 S.F.
#3	8,318 S.F.
#4	18,450 S.F.
#5	779 S.F.
#6	32,608 S.F.
<b>TOTAL AREA =</b>	<b>144,368 S.F. (3.314 ACRES)</b>



### Current Zoning Information

- Zoned: Commercial Recreation B (CRB)
- Parcel ID Numbers: 37-002, 37-003, 37-004, 37-004A
- No Max Lot Coverage



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