

# 665 COCHITUATE ROAD

FRAMINGHAM, MA

## FOR SALE OR LEASE



**CONTACT:** Jonathan Aron  
Vice President Investment Sales  
JAron@KeyPointPartners.com  
781.418.6225

Magnolia Neu  
Retail Brokerage Associate  
MNeu@KeyPointPartners.com  
781.418.6272

**KEYPOINT**  
PARTNERS

   KeyPointPartners.com



## PROPERTY HIGHLIGHTS

- 10,240 SF two-story building; flexible layout, zoned M-1 for commercial or professional use
- 5,300 SF second-floor space available for lease
- 60 off-street parking spaces
- High visibility near Exit 117 off I-90, close to TJ Maxx HQ, Natick Mall, and Shoppers World
- Strong area demographics: ~149,000 people, \$209K average HH income within a 5-mile radius

Pylon signage available



**CONTACT:** Jonathan Aron  
Vice President Investment Sales  
JAron@KeyPointPartners.com  
781.418.6225

Magnolia Neu  
Retail Brokerage Associate  
MNeu@KeyPointPartners.com  
781.418.6272

KEYPOINT  
PARTNERS

# 665 COCHITUATE ROAD

# LOCATION



2025 Demographics	1 Mile	3 Mile	5 Mile
POPULATION	5,487	86,076	148,605
DAYTIME POPULATION	11,871	45,595	69,832
NUMBER OF HH	2,416	33,789	69,832
AVERAGE HH INCOME	\$160,073	\$168,210	\$209,166

**Shoppers World**

- macy's
- GOLF GALAXY
- HOME SENSE
- PET SMART
- NORDSTROM RACK
- Oliver Garden
- HOBBY LOBBY
- Michaels
- BEST BUY
- CHIPOTLE
- five BELOW
- BARNES & NOBLE
- Marshall's
- DSW
- TJ-MAXX

- Stop & Shop
- LOWE'S
- target
- Tanaza
- HomeGoods
- B's

**TJX**  
Corporate Office

**THE HOME DEPOT**

**MARRIOTT**

**ALDI** **Total Wine & More**  
**BOOT BARN**

**Natick Mall**

- NORDSTROM
- Neiman Marcus
- macy's
- The Cheesecake Factory
- H&M
- Apple
- BURBERRY
- LOUIS VUITTON
- Bosse

**CONTACT:** Jonathan Aron  
Vice President Investment Sales  
JAron@KeyPointPartners.com  
781.418.6225

Magnolia Neu  
Retail Brokerage Associate  
MNeu@KeyPointPartners.com  
781.418.6272

