

Wrentham

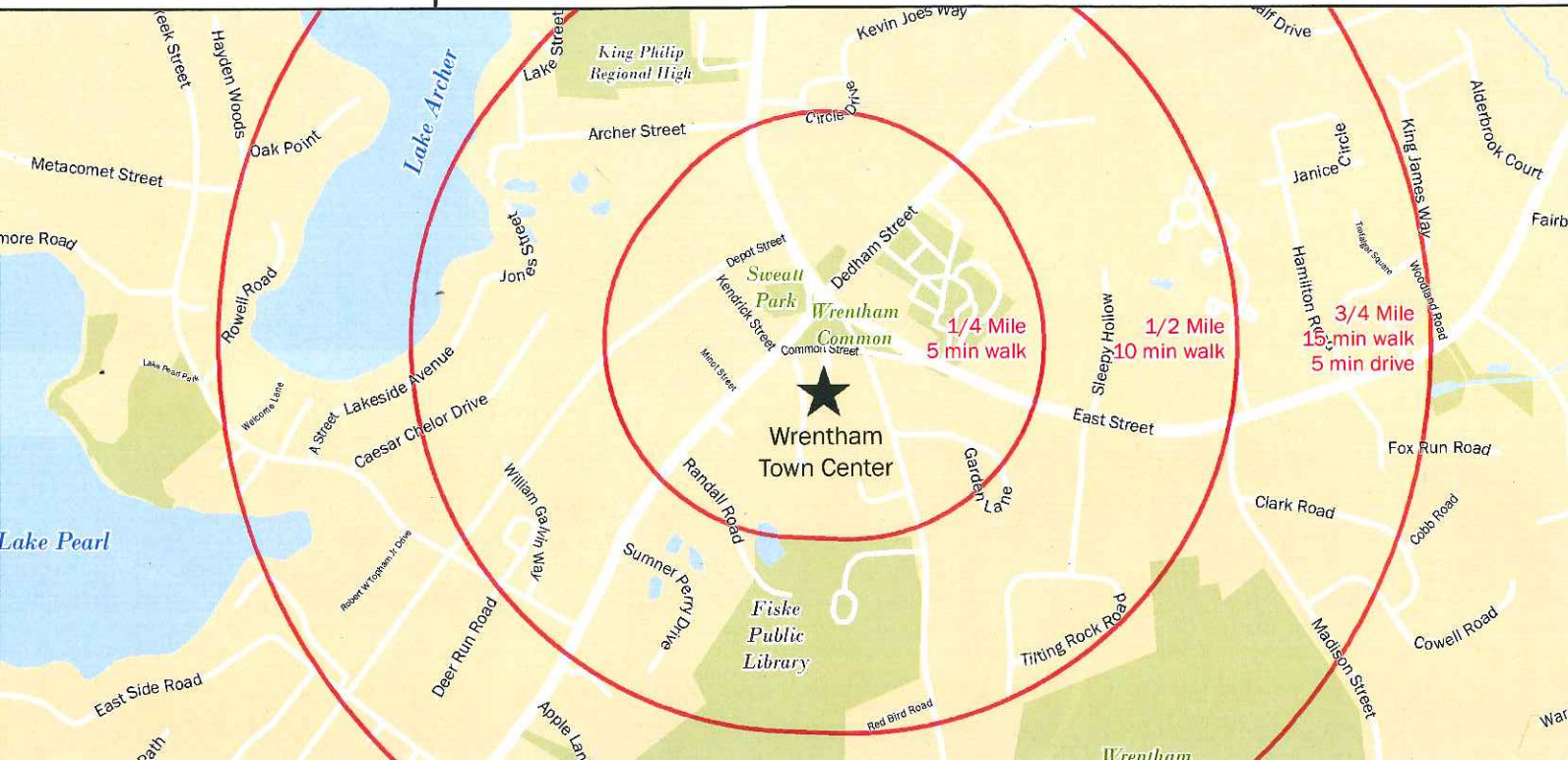
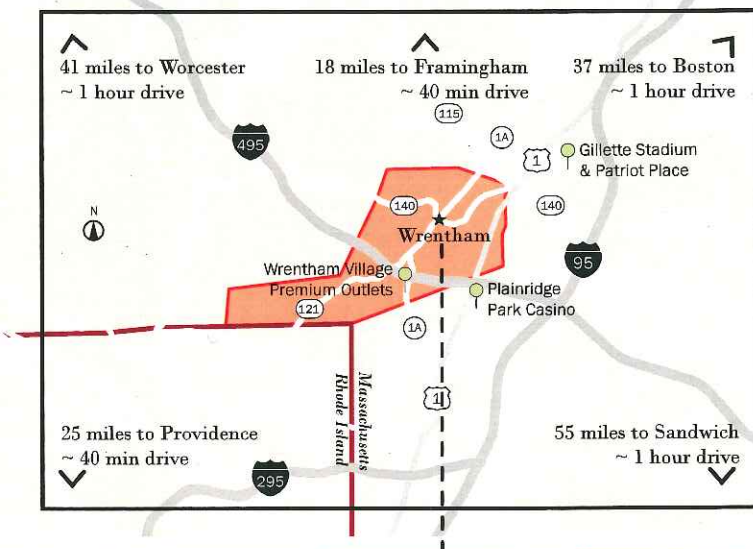
at the crossroads of opportunity

Strategically located on the crossroads of regional highways and large-scale attractions, the Town of Wrentham is the ideal place for large and small firms looking for a viable location and skilled workforce. The Town is at the nexus of several highways in the region, easily accessible via I-495, Routes 1, 1A, and 140, and under an hour's drive from Boston and Providence. Wrentham is home to one of the largest and most profitable outlet malls in the

country, Wrentham Village Premium Outlets, a destination known not just in New England but all over the world. Other regional attractions at the town's doorstep include Gillette Stadium and Patriots' Place just to the north and the Plainridge Park Casino to the south. In 2015, Gillette Stadium received more than half a million visitors for the football season alone, and the Plainridge Park Casino is patronized by more than 1,000 visitors daily.



Wrentham's Town Center is steeped in New England charm: a manicured Town Common intimately surrounded by neighborhood restaurants, antique stores, and museums. Local routes 1A, 121, 140, and 115 connects Wrentham to Franklin, Norfolk, Plainville, and across the Rhode Island/Massachusetts border.



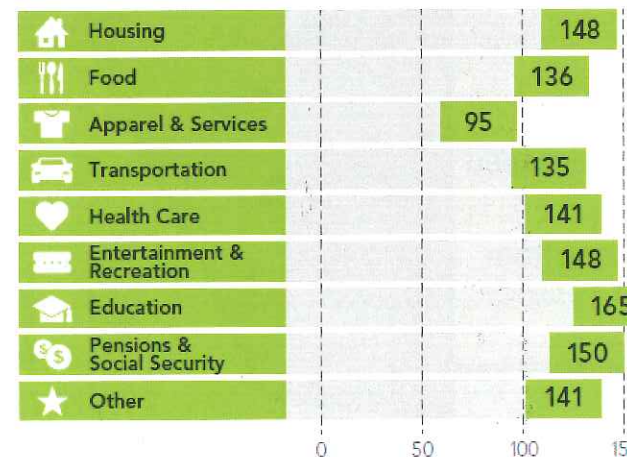
Trade Area Demographics (2016, Esri)

	Population	Households	Households with Children	Median Age	Median Household Income	Median Home Value
Primary: Town of Wrentham	11,258	3,788	40.4%	45	\$101,976	\$462,392
Secondary: 30-minute driving radius	756,687	287,277	35.1%	41	\$75,098	\$354,641

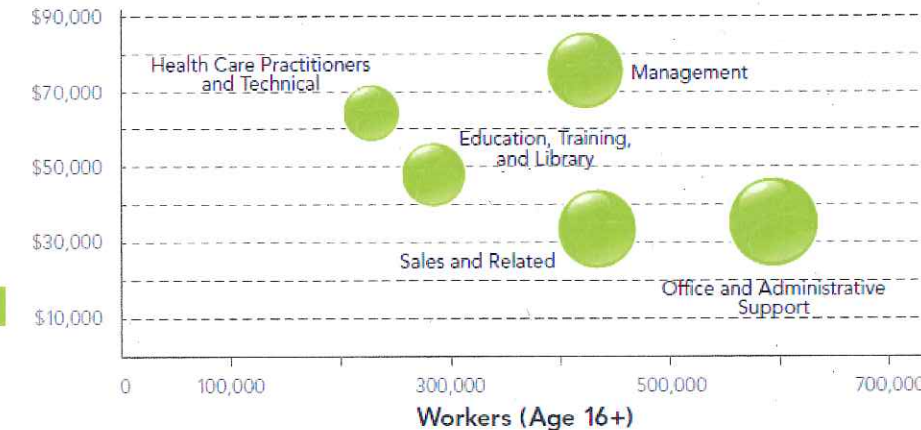
Market Profile

The market profile of the Town of Wrentham and communities within a 15-mile radius (drive time of approximately 30 minutes) consists of slightly older couples - many have adult children living at home or transitioned to empty-nesters. As consumers, this trade area's population have higher incomes and home values compared to the rest of the country. These consumers prioritize the upkeep of their homes, shop online and at a variety of stores, from upscale to discount establishments. Moreover, they are willing to spend their dollars in local businesses and pay more for quality and brands they like.

Average Household Budget Index



Occupation by Earnings



This index compares average spending of the market in each category to the rest of the U.S. (index of 100 = U.S. average). For instance, consumers in Wrentham and surrounding towns spend near the national average on apparel and services but spend nearly 1.5 times more on entertainment & recreation. Estimates by Esri.

The five occupations with the highest number of workers in Wrentham and surrounding towns, displayed by median earnings. This area's workforce is primarily employed in high skill and high wage occupations. Source: American Community Survey

Contact

Interested in or have questions on development opportunities in Wrentham? Contact the Planning & Development Office or the Economic Development Commission to learn more.

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Wrentham Economic Development Commission
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80 - 90 Washington Street

Parcel ID: P-10-1-1
Acreage: 28
Zoning: Business (B1)
Condition: Undeveloped land with 1,200 feet of frontage along Route 1. Scenic overlook of Crocker Pond.

30, 40, 43 Kendrick Street

Parcel IDs: M-09-2-7, L-09-10-17, L-09-10-1
Acreage: 21.4
Zoning: Commercial (C1)
Condition: Former site of Crosby Valve Company, undergoing remediation

500 Thurston Street

Parcel ID: O-07-4-1
Acreage: 10.3
Zoning: Commercial (C2)
Condition: Level and landscaped lot, can be subdivided. Great visibility and access from Route 1.

30 Nickerson Lane

Parcel ID: K-04-3-9
Acreage: 2
Zoning: Business (B2)

1175 South Street

Parcel ID: K-03-2-3
Acreage: 0.4
Zoning: Residential (R87)

1204 South Street

Parcel ID:
Acreage: 5.2
Zoning: Commercial (C2)
All three parcels are highly accessible from I-495 and Rt. 1A.

Wrentham At-A-Glance

Form of Government: Open Town Meeting
Commercial/Industrial Tax Rate (FY2015): \$18.76 per \$1,000 assessed value
Real Estate Value (EQV) per capita (2014): \$162,602, or 115.2% of MA state average
Moody's Bond Rating (2014): Aa2
Standard and Poor's Bond Rating (2015): AA+

