



**RETAIL/OFFICE/MEDICAL FOR LEASE - RT. 30  
310 COMMONWEALTH RD., WAYLAND, MA**

**Join the famous “Mel’s Commonwealth Café”, a Wayland landmark for over 50 years. Other tenants are Liquor World, a dry cleaner and a free-standing gas station with a repair shop and auto sales. Over 110 parking spaces and trailer storage possible if needed.**

**Available** : Approx. 2,000 s.f. 3/1/2025, maybe sooner

**Asking** : \$28 - \$32/s.f. NNN

**NNN** : approx. \$8.50/s.f.

**Demographics** : 5-mile population 83,695  
3-mile median income \$123,617

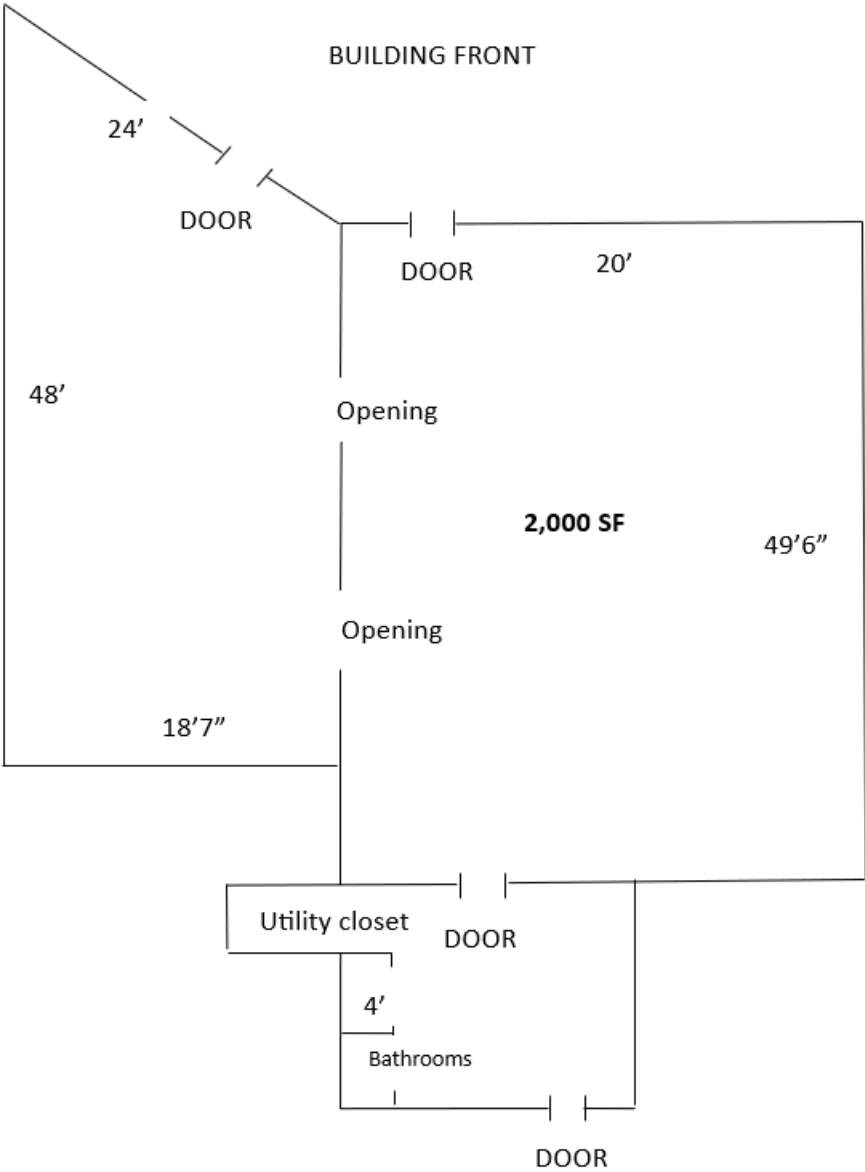
**Great for Medical, Retail, Bank or office!**

**Exclusive Listing Broker: MARLENE ARON**  
508-370-0003 – office ~ 508-740-0000 – cell  
[ma@metrowestcre.com](mailto:ma@metrowestcre.com) ~ [www.metrowestcre.com](http://www.metrowestcre.com)



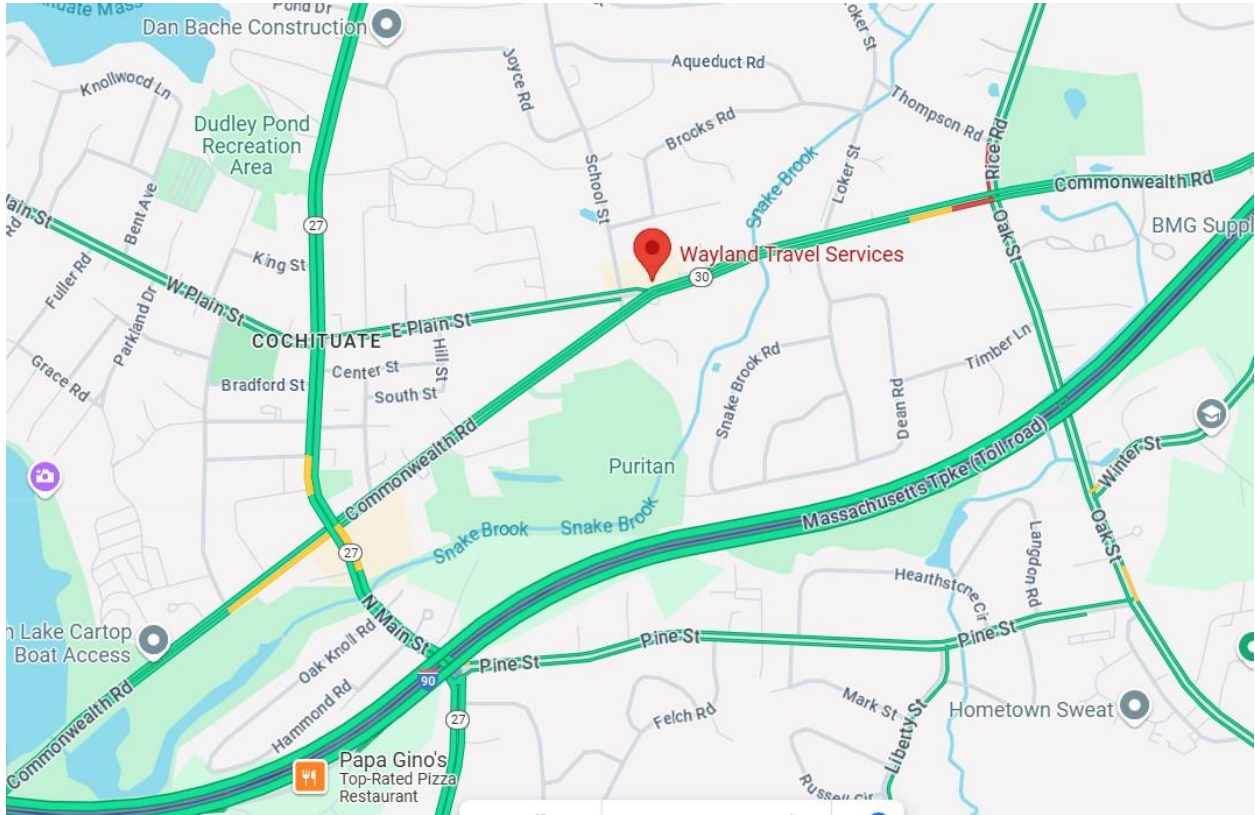
**MEL'S PLAZA**

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## MEL'S PLAZA

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#### DEMOGRAPHICS near 310 BOSTON POST RD

	1 MILE	3 MILE	5 MILE
2024 Total Population	2,355	23,604	89,847
2029 Population	2,378	23,526	89,155
Pop Growth 2024-2029	+ 0.98%	(0.33%)	(0.77%)
Average Age	44	43	42
2024 Total Households	863	8,562	32,962
HH Growth 2024-2029	+ 1.04%	(0.42%)	(0.85%)
Median Household Inc	\$216,383	\$201,161	\$169,184
Avg Household Size	2.70	2.70	2.70

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ZONED – Business District A

803.1. Business uses.

803.1.1. Automobile sales. See § 198-1102.1.2.

803.1.2. Automobile service garage. See § 198-1102.1.4.

803.1.3. Automobile service station. See § 198-1102.1.4.

803.1.4. Bank.

803.1.5. Boat or canoe rental.

803.1.6. Funeral home.

803.1.7. Medical/dental care center.

803.1.8. Office.

803.1.9. Parking facility.

803.1.10. Personal and other service establishment.

803.1.11. Restaurant. See § 198-1102.1.

803.1.12. Retail store.

803.1.13. Roadside stand.

803.1.14. Stables with horses for hire.

803.1.15. Trade shop.

803.2. General uses.

803.2.1. Agriculture.

803.2.2. Cemetery, including any crematory therein.

803.2.3. Conservation Land.

803.2.4. Earth removal. See § 198-504 of this Zoning Bylaw.

803.2.5. Kennel.

803.2.6. Membership club, nonprofit.

803.2.7. Membership club, for profit.

803.2.8. Recreation/park.

803.3. Government, institutional and public service uses.

803.3.1. Assisted/independent living.

803.3.2. Bus terminal.

803.3.3. Educational.

803.3.4. Hospital.

803.3.5. Low-income elderly housing. See § 198-901.1.5.2.

803.3.6. Multifamily unit/low-income. See § 198-901.1.5.3.

803.3.7. Museum or library.

803.3.8. Nursery school or day-care.

803.3.9. Nursing home.

803.3.10. Public or charitable institution.

803.3.11. Railroad station/railroad right-of-way.

803.3.12. Religious building or structure, or use.

803.3.13. Studio.

803.3.14. Town use. [Amended 5-3-2000 ATM by Art. 31]

803.3.15. Utility facility.

803.4. Industrial uses.

803.4.1. Construction yard.

803.4.2. Heavy vehicle repair garage.

803.4.3. Light manufacturing.

803.4.4. Research and development laboratories/offices less than or equal to 15,000 square feet. See § 198-1401.1.1.

803.4.5. Research and development laboratories/offices greater than 15,000 square feet. See § 198-1402.1.1.

803.4.6. Warehouse/distribution less than or equal to 15,000 square feet. See § 198-1401.1.1.

803.4.7. Warehouse/distribution greater than 15,000 square feet. See § 198-1402.1.1.

803.5. Prohibited uses.



803.5.1. Aircraft landing and taking off.

803.5.2. Boarding house.

803.5.3. Drive-in, drive-through or drive-up restaurants.

803.5.4. Hazardous material storage.

803.5.5. Junkyards are expressly prohibited in all zoning districts of the Town as are trailer and mobile home, trailer camp, mobile home park, trailer and mobile home sales and service, billboard, outdoor movie theater, commercial dump, slaughterhouse, rendering plant, fertilizer plant, race track, commercial extraction of sand, gravel or minerals and all other uses which would be injurious to the neighborhood or to the property in the vicinity are expressly prohibited in all zoning districts in the Town.

803.5.6. Ungaraged and unregistered motor vehicles: more than one except as otherwise permitted.

803.5.7. All uses not specifically permitted by this Zoning Bylaw.

803.5.8. Consistent with MGL. c. 94G, § 3(a)(2), all types of adult use (recreational) "marijuana establishments," as defined in MGL c. 94G, § 1, and 935 CMR 500.00, including marijuana cultivators, craft marijuana cooperatives, marijuana product manufacturers, marijuana retailers, independent testing laboratories, marijuana research facilities, marijuana transporters or any other type of licensed marijuana-related businesses shall be prohibited within the Town of Wayland. [Added 11-14-2017STM by Art. 12; amended 11-13-2018 STM by Art. 7]

Zoning from Town of Wayland assessor's office from 2024-05-14,  
full copy - <https://ecode360.com/12360755>

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