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SAM KALLMERTEN– BRIXMOR PROPERTY GROUP

Featured Properties:

Burlington Square – Burlington, MA

BURLINGTON SQUARE

111
MIDDLESEX TURNPIKE
BURLINGTON,
MA, 01803



Jr. Anchor Opportunity

in affluent market.

- Data-defined trade area serving over 600,000 residents
- **Highly affluent regional customer base**
- **Adjacent to high-end Burlington Mall**
- High daytime population; close proximity to 14M SF of commercial office space & Beth Israel Lahey Health
- High-profile space with easy access to US 3 & I-95
- **Rare opportunity to capture jr. anchor space in Burlington**

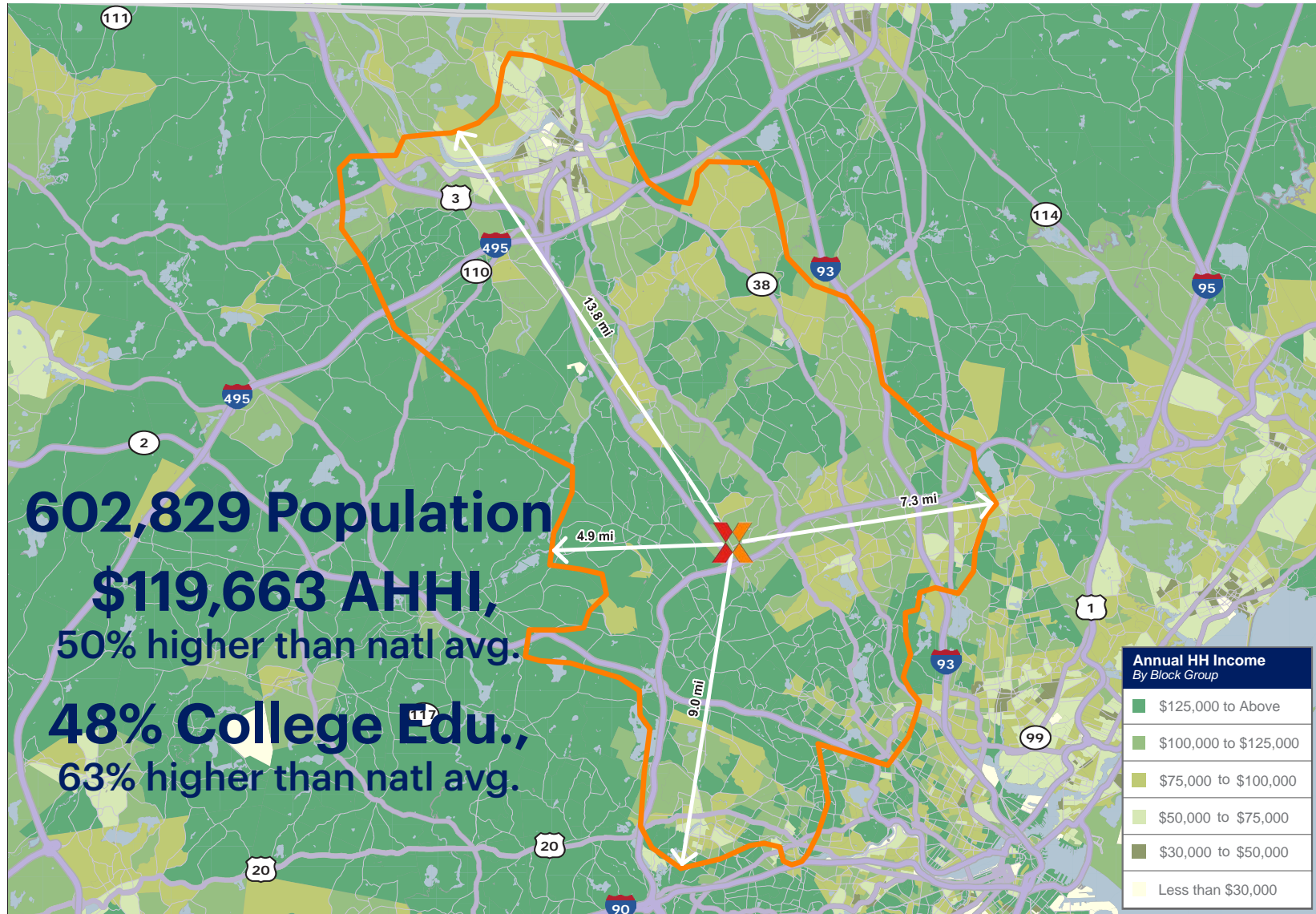
BRIXMOR[®]

SAM KALLMERTEN > 781.313.2006
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Customer Base



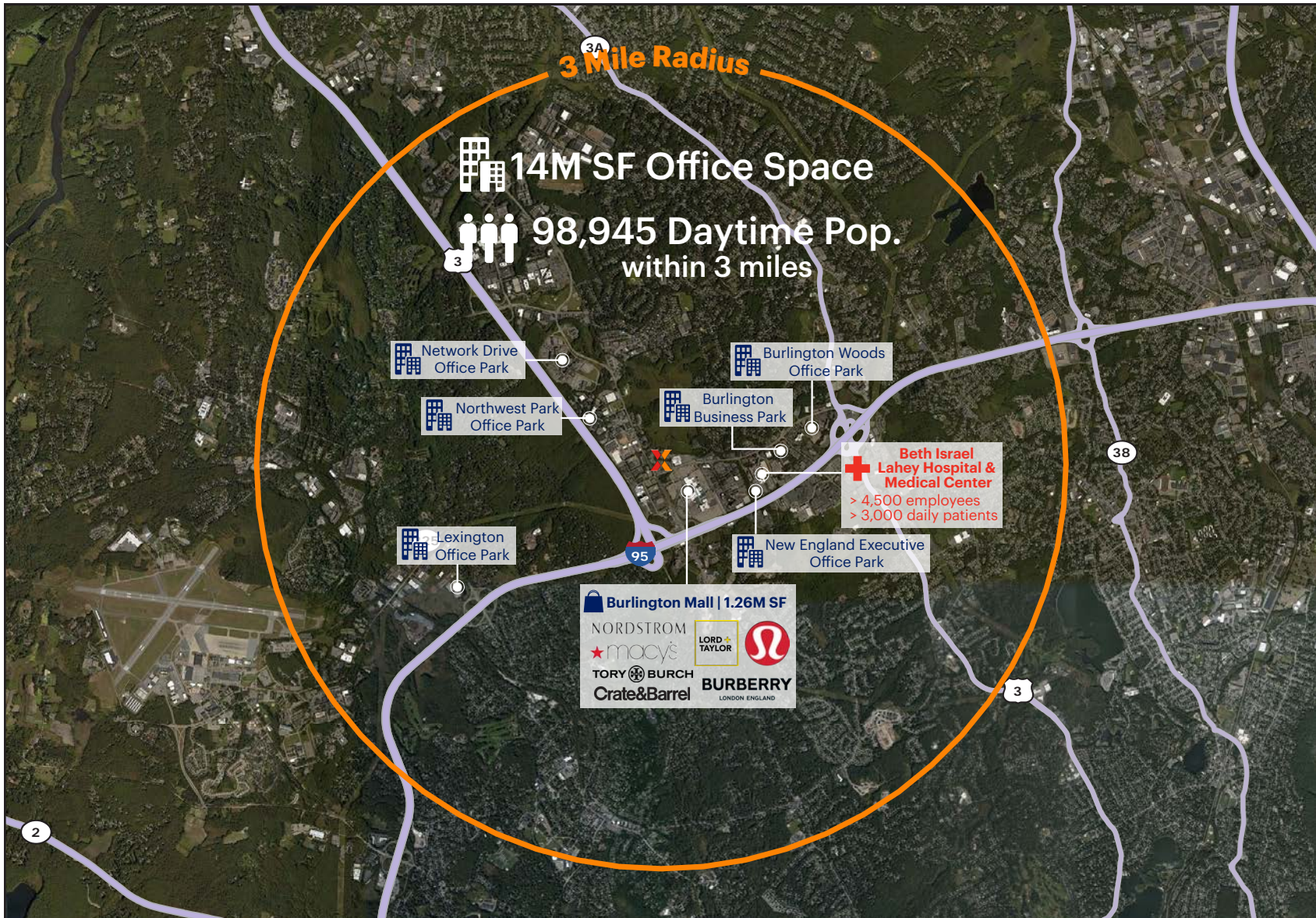
The trade area, as measured by smartphone data of actual visitors, serves a highly affluent customer base of over 600,000 residents.



*Smartphone data provided by UberRetail is used to create data-defined trade areas by analyzing both the “common evening [home] location” and trip frequency of customers who have visited the center over the past year.

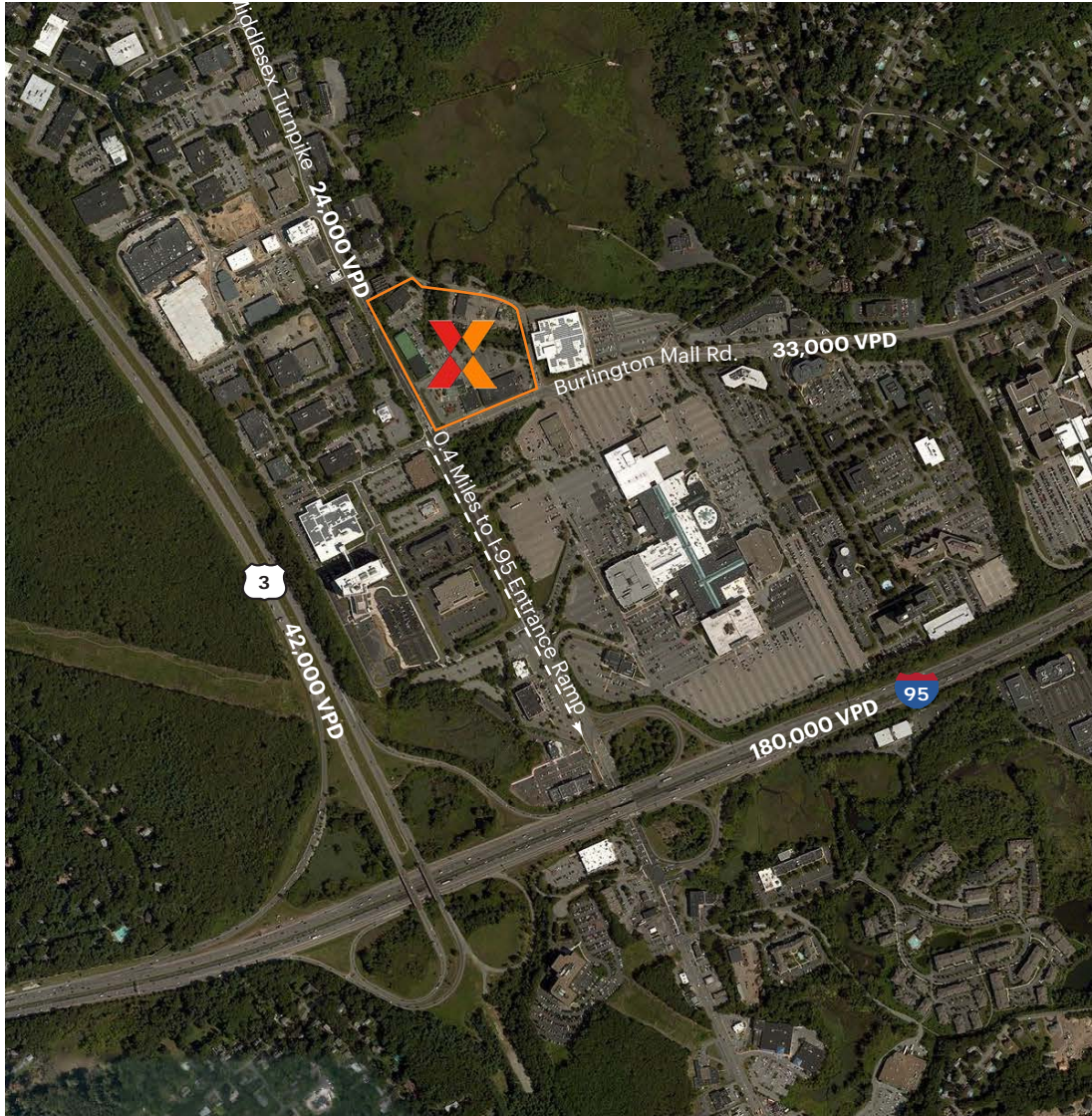
Nearby Traffic Drivers

Nearby traffic drivers include high-end Burlington Mall, Beth Israel Lahey Health & several major office parks with over 14M SF commercial office space.

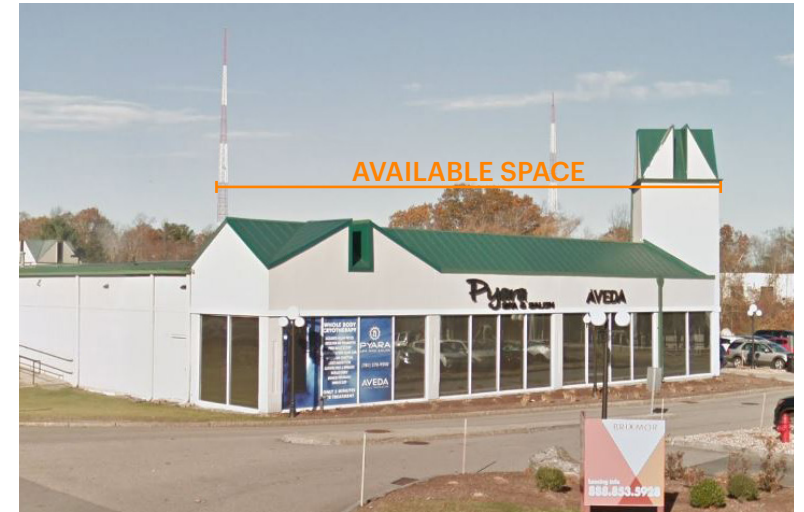


Easy Access

High-profile space with unobstructed visibility to Middlesex Turnpike & Burlington Mall Rd. Easy access to US 3 & I-95.



View from Middlesex Turnpike | 24,000 VPD

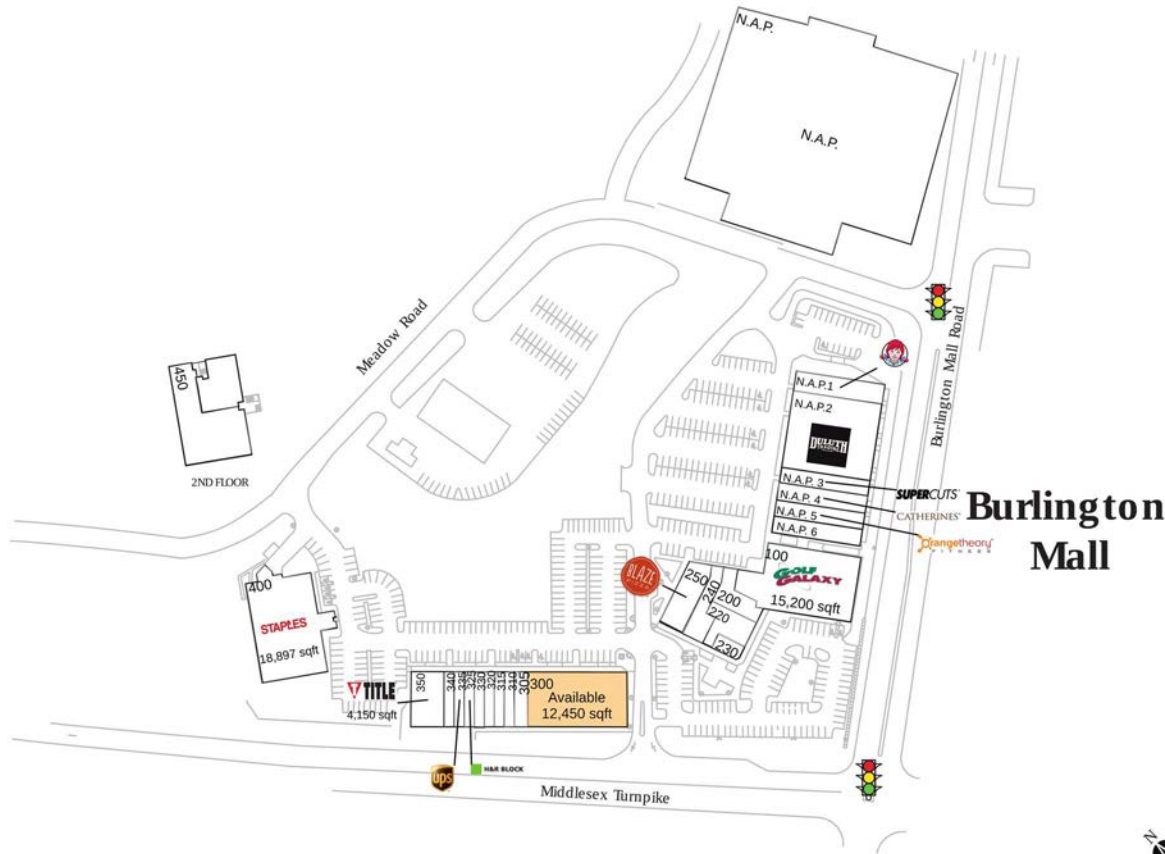


View from Burlington Mall Rd. | 33,000 VPD



Perfect Location

Rare opportunity to lease a 12,450 SF junior anchor space in premier Burlington market.



Available Space

300 12,450 SF

Current Retailers

N.A.P.	N.A.P.	0 SF
N.A.P. 3	Supercuts	0 SF
N.A.P. 4	Catherines	0 SF
N.A.P. 5	Orangetheory Fitness	0 SF
N.A.P. 6	Cycling Studio	0 SF
N.A.P.1	Wendy's	0 SF
N.A.P.2	Duluth Trading Co	0 SF
100	Golf Galaxy	15,200 SF
200	Sprint	2,812 SF
220	The Vitamin Shoppe	3,007 SF
230	Liberty Travel	994 SF
240	Mr. Chan's	2,860 SF
250	Blaze Pizza	4,055 SF
305	Hear USA	1,660 SF
310	Lacrosse Unlimited	1,245 SF
315	Dr. Bing Lan Rong & Associates	1,245 SF
320	Blackbird Cafe	1,245 SF
325	H&R Block	1,245 SF
330	Laser Gentle Medical Spa	1,245 SF
335	The UPS Store	1,245 SF
340	Deka Lash	1,245 SF
350	Title Boxing Club	4,150 SF
400	Staples	18,897 SF
450	Studio 665	4,759 SF

*Our center is you*SM

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next big opportunity could be with us.

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Property Group

AMY DANIELS – KIMCO REALTY

Featured Properties:

Hamden, CT – Hamden Mart

Farmington, CT – West Farms S.C

Salem, NH – Rockingham Plaza

Nashua, NH – Webster Square

Hyannis, MA – Festival at Hyannis S.C.

Falmouth, MA – Falmouth Plaza

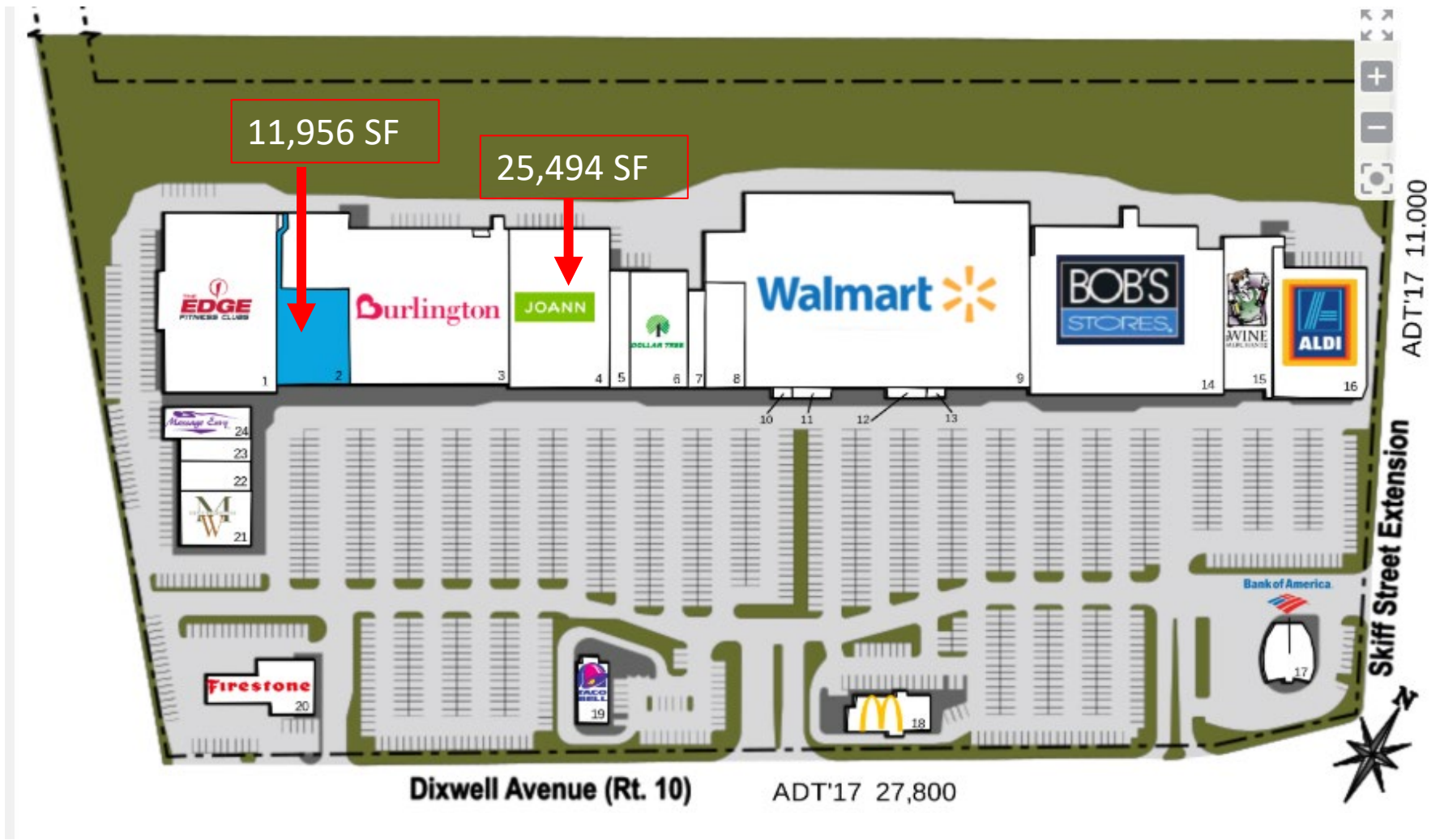


Leasing Opportunities

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HAMDEN MART – HAMDEN, CT



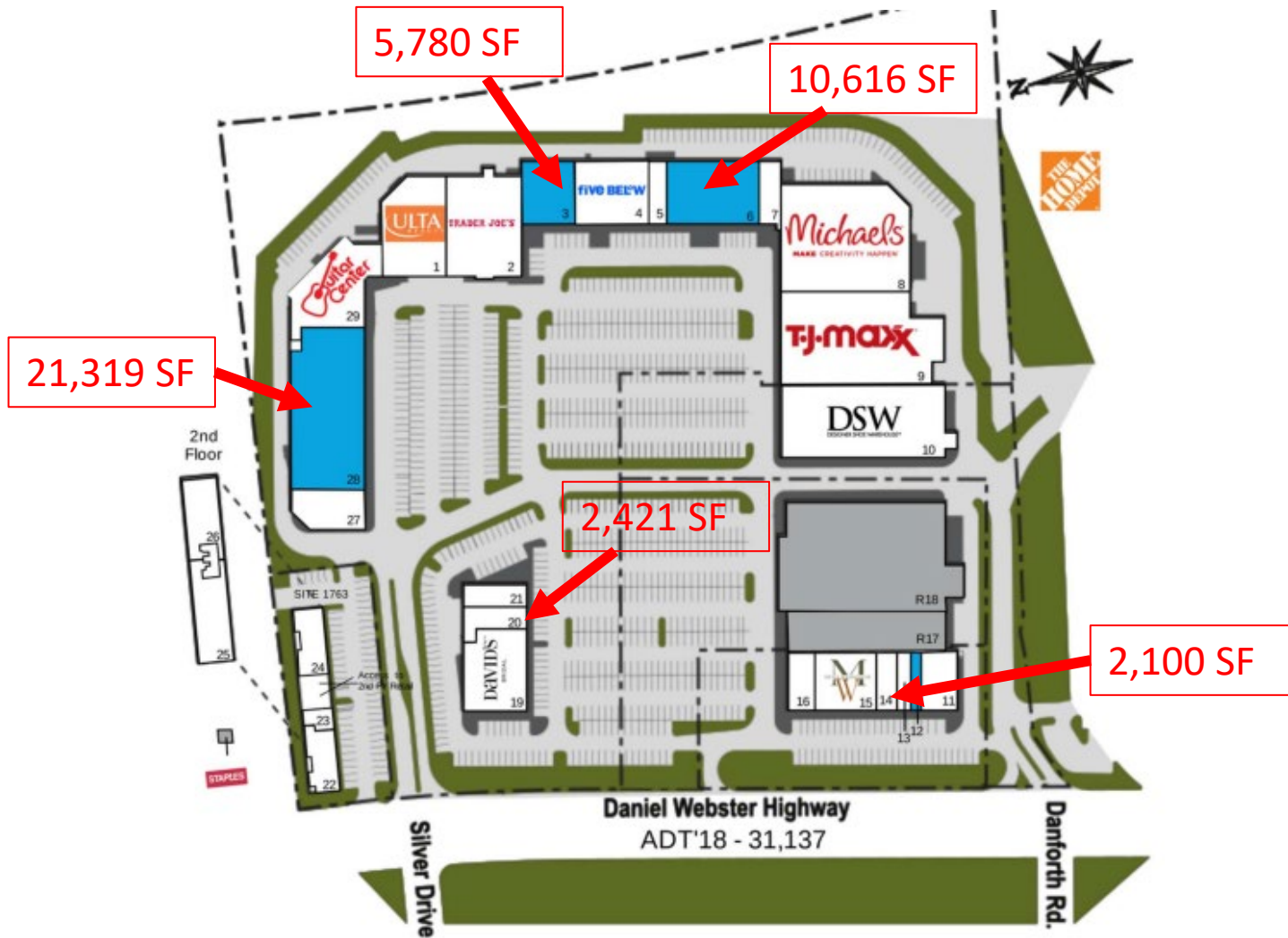
WEST FARMS S.C. – FARMINGTON, CT



ROCKINGHAM PLAZA – SALEM, NH



WEBSTER SQ – NASHUA, NH



FESTIVAL AT HYANNIS S.C. – HYANNIS, MA



FALMOUTH PLAZA – FALMOUTH, MA



MAXWELL BECHTOLD—WS DEVELOPMENT

Featured Properties:

Shoppes at Blackstone Valley – Millbury, MA

the shoppes at
BLACKSTONE
valley



JOSH KULAK– CBRE

Featured Properties:

Burlington, MA – 60 South Avenue

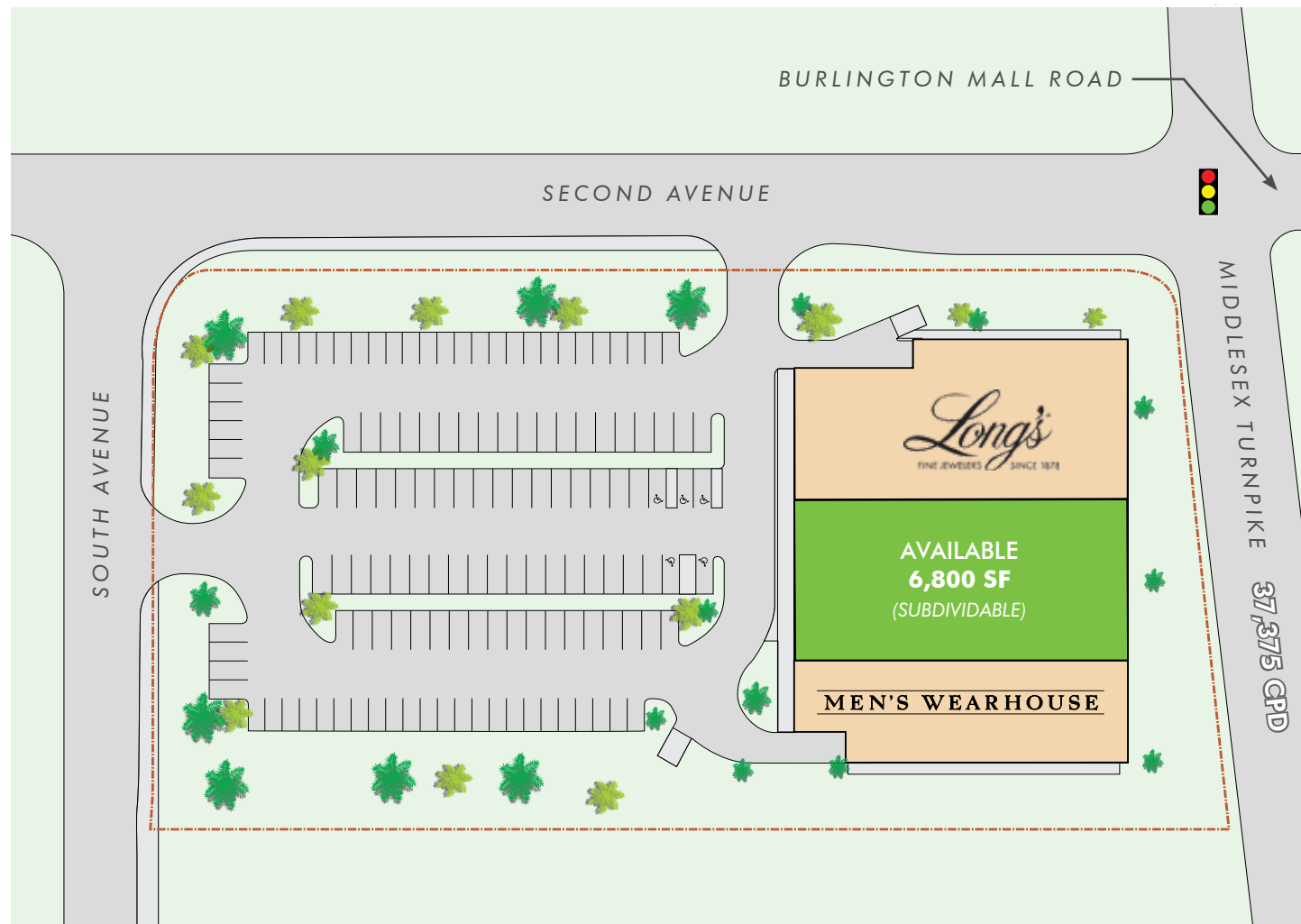
Franklin, MA – Franklin Village Plaza

FOR LEASE

Flagship Retail Opportunity

60 SOUTH AVENUE, BURLINGTON, MASSACHUSETTS

RETAIL



FOR LEASE

Flagship Retail Opportunity

60 SOUTH AVENUE, BURLINGTON, MASSACHUSETTS

RETAIL



UP TO 6,800 SF AVAILABLE

FEATURES:

- + Flagship opportunity in one of New England's premier retail markets
- + 6,800 SF with an additional 2,400 SF fully functioning mezzanine space
- + Located opposite the Burlington Mall, the top-performing suburban mall in the state, with sales over \$700/SF with strong anchors including Crate & Barrel, Lord & Taylor, Nordstrom and Primark
- + Located at Burlington's most traveled intersection with a combined traffic count of over 70,000 cars per day with easy access to Interstate 93 and Route 3
- + Signalized access to 3rd Ave., Mall Road and Middlesex Turnpike
- + 134 parking spaces shared with Long's Jewelers and Men's Wearhouse
- + Available immediately

CONTACT US

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FOR LEASE

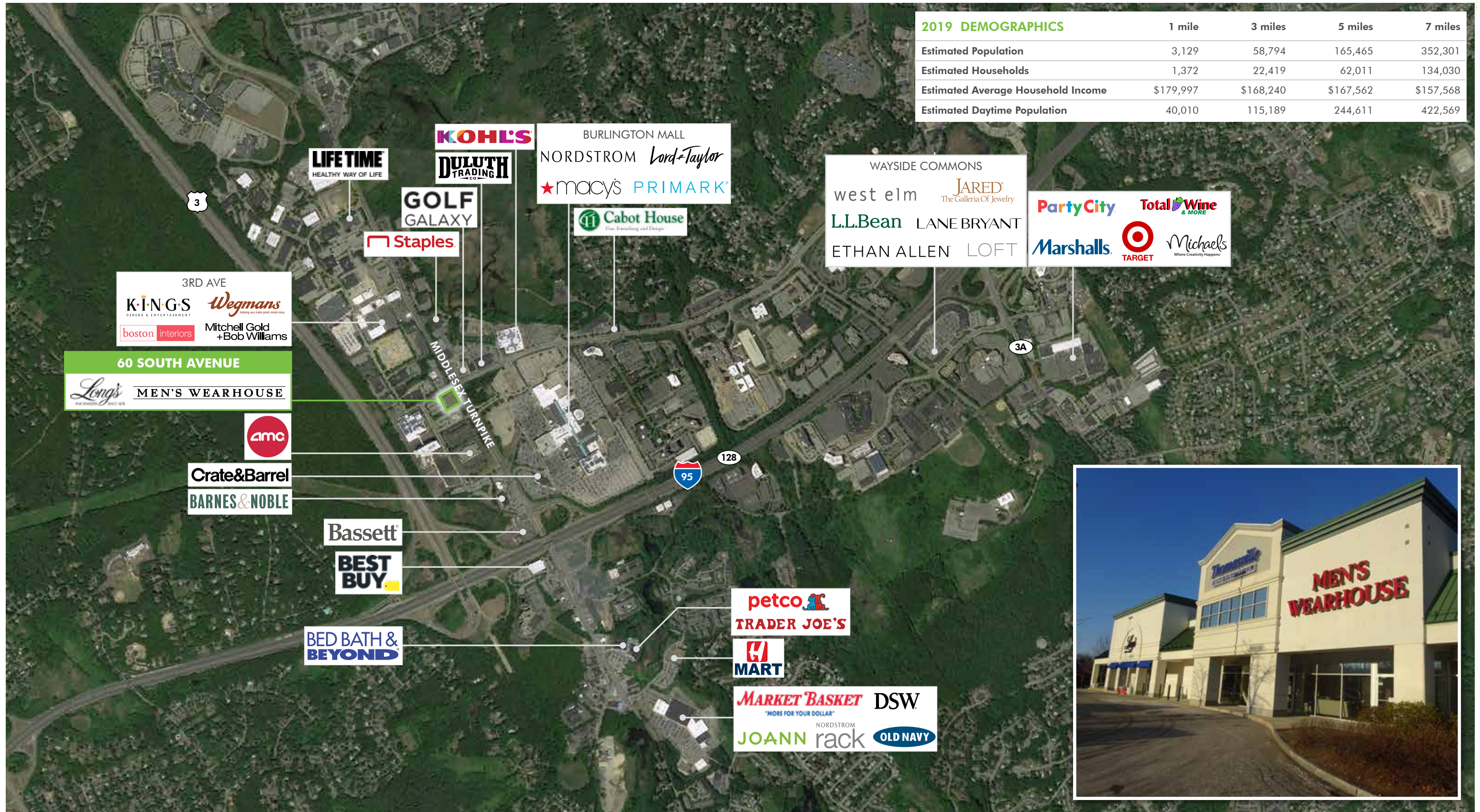
Flagship Retail Opportunity

60 SOUTH AVENUE, BURLINGTON, MASSACHUSETTS

RETAIL

2019 DEMOGRAPHICS

	1 mile	3 miles	5 miles	7 miles
Estimated Population	3,129	58,794	165,465	352,301
Estimated Households	1,372	22,419	62,011	134,030
Estimated Average Household Income	\$179,997	\$168,240	\$167,562	\$157,568
Estimated Daytime Population	40,010	115,189	244,611	422,569



KOHL'S
 BURLINGTON MALL
 NORDSTROM *Lord & Taylor*
 ★ macy's PRIMARK®

WAYSIDE COMMONS
 west elm JARED®
 The Galleria Of Jewelry
 L.L.Bean LANE BRYANT
 ETHAN ALLEN LOFT

PartyCity Total Wine & MORE
 Marshalls TARGET Michaels
 Where Creativity Happens

3RD AVE
 KING'S WEGMANS
 boston interiors Mitchell Gold + Bob Williams

60 SOUTH AVENUE
 Long's MEN'S WEARHOUSE

amc
 Crate&Barrel
 BARNES & NOBLE

Bassett
 BEST BUY

BED BATH & BEYOND

petco TRADER JOE'S

MART

MARKET BASKET DSW
 "MORE FOR YOUR DOLLAR"
 NORDSTROM
 JOANN rack OLD NAVY



FOR LEASE

Franklin Village Plaza

250 FRANKLIN VILLAGE DRIVE, FRANKLIN, MASSACHUSETTS

RETAIL

FOR LEASE

Franklin Village Plaza

250 FRANKLIN VILLAGE DRIVE, FRANKLIN, MASSACHUSETTS

RETAIL



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UP TO 10,663 SF RETAIL SPACE AVAILABLE

FEATURES:

- + Premier shopping center in Franklin, Massachusetts
- + 95% leased with just a few remaining spaces available
- + Cotenants include Stop & Shop, Marshalls, NRG Lab, Famous Footwear and more
- + Easily accessible from Interstate 495 with over 94,000 cars per day
- + High average household income of \$150,885 within five miles

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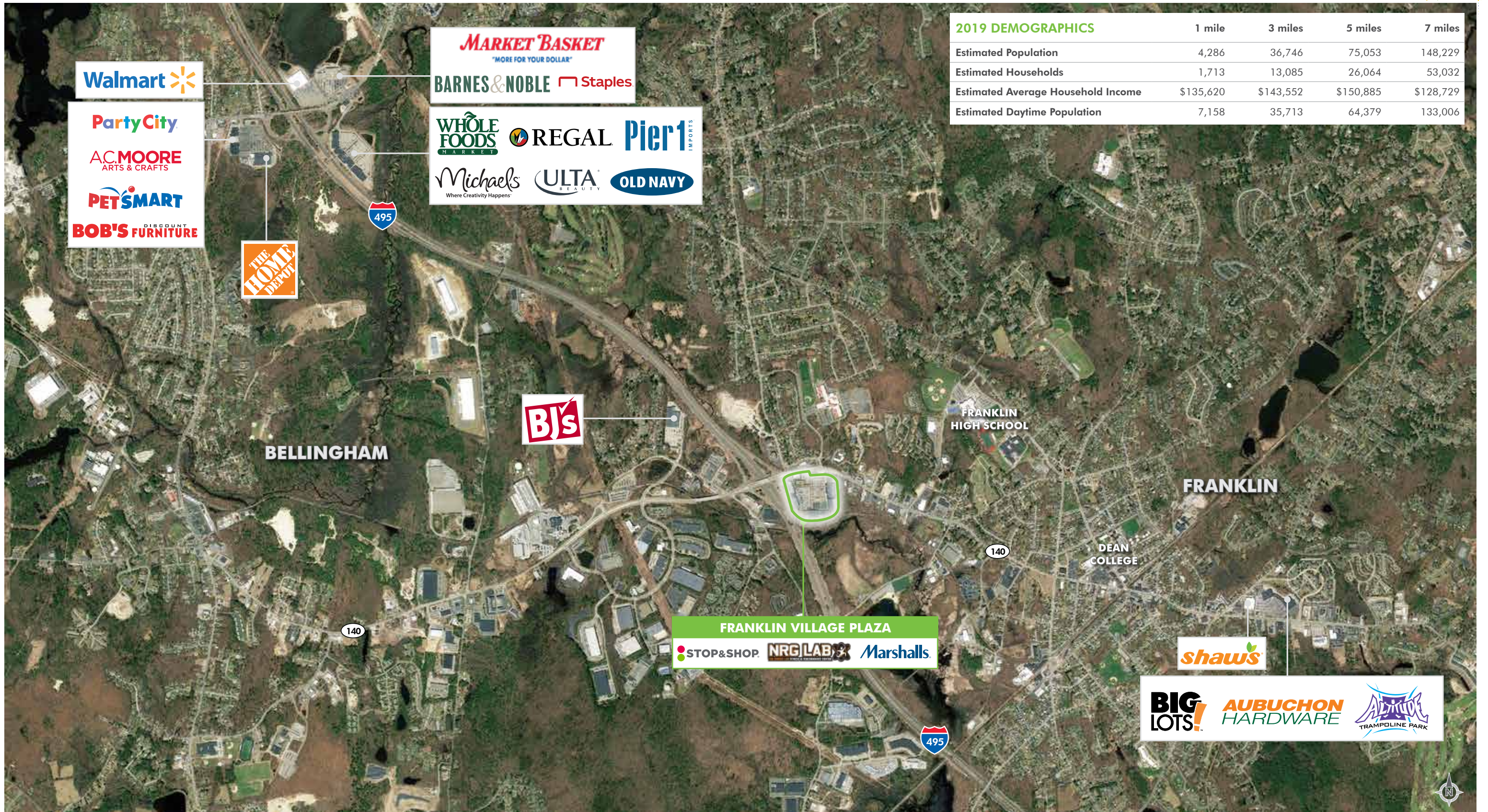


FOR LEASE

Franklin Village Plaza

250 FRANKLIN VILLAGE DRIVE, FRANKLIN, MASSACHUSETTS

RETAIL



2019 DEMOGRAPHICS	1 mile	3 miles	5 miles	7 miles
Estimated Population	4,286	36,746	75,053	148,229
Estimated Households	1,713	13,085	26,064	53,032
Estimated Average Household Income	\$135,620	\$143,552	\$150,885	\$128,729
Estimated Daytime Population	7,158	35,713	64,379	133,006

BELLINGHAM

FRANKLIN HIGH SCHOOL

FRANKLIN

DEAN COLLEGE

FRANKLIN VILLAGE PLAZA
 STOP & SHOP NRG LAB Marshalls

shaws
 BIG LOTS! AUBUCHON HARDWARE ALTITUDE TRAMPOLINE PARK



STEVE PATTEN–THE PROTO GROUP

Featured Properties:

1780 Silas Deane Hwy. – Rocky Hill, CT

Rocky Hill 1780 Silas Deane Hwy

1780 Silas Deane Hwy, Rocky Hill, CT 06067



PROTO GROUP

Listing ID: 30595374
Status: Active
Property Type: Retail-Commercial For Lease
Retail-Commercial Type: Free-Standing Building, Retail-Pad
Contiguous Space: 2,740 SF
Total Available: 2,740 SF
Lease Rate: \$60,000 (Annual)
Unit Price: \$21.90 PSF (Annual)
Base Monthly Rent: \$5,000
Lease Type: Absolute NNN
Ceiling: 9 ft.



Overview/Comments

2,740 sf former bank branch on 0.82 acres with 2 drive-thru lanes and a bypass lane. Corner lot at a traffic light just south of I-91 exit 24.

More Information Online

<http://www.ctclist.com/listing/30595374>



QR Code

Scan this image with your mobile device:

General Information

Tax ID/APN:	04-413	Gross Building Area:	2,740 SF
Retail-Commercial Type:	Free-Standing Building, Retail-Pad, Street Retail	Building/Unit Size (RSF):	2,740 SF
Zoning:	C	Land Area:	0.82 Acres

Available Space

Suite/Unit Number:	1780	Lease Rate:	\$60,000 (Annual)
Space Available:	2,740 SF	Lease Type:	Absolute NNN
Minimum Divisible:	2,740 SF	Kitchen/Breakroom:	Yes
Maximum Contiguous:	2,740 SF	Parking Spaces:	24
Space Subcategory 1:	Free-Standing Store	Real Estate Taxes:	\$16,580 PSF (Annual)
Space Type:	Relet	Rent Escalators:	Other
Date Available:	04/13/2020		

Space Description 2,740 sf former bank branch on 0.82 acres with 2 drive-thru lanes and a bypass lane. Corner lot at a traffic light just south of I-91 exit 24. Two 200-amp panels

Area & Location

Property Located Between:	Southeast corner of Silas Deane Hwy and Marshall Rd	Feet of Frontage:	197
Property Visibility:	Excellent	Traffic/Vehicle Count:	20,900
		Highway Access:	Just south of I-91 exit 24

Building Related

Tenancy:	Single Tenant	Year Built:	1980
Total Number of Buildings:	1	Roof Type:	Flat
Number of Stories:	1	Construction/Siding:	Stucco
Property Condition:	Good	Total Parking Spaces:	24

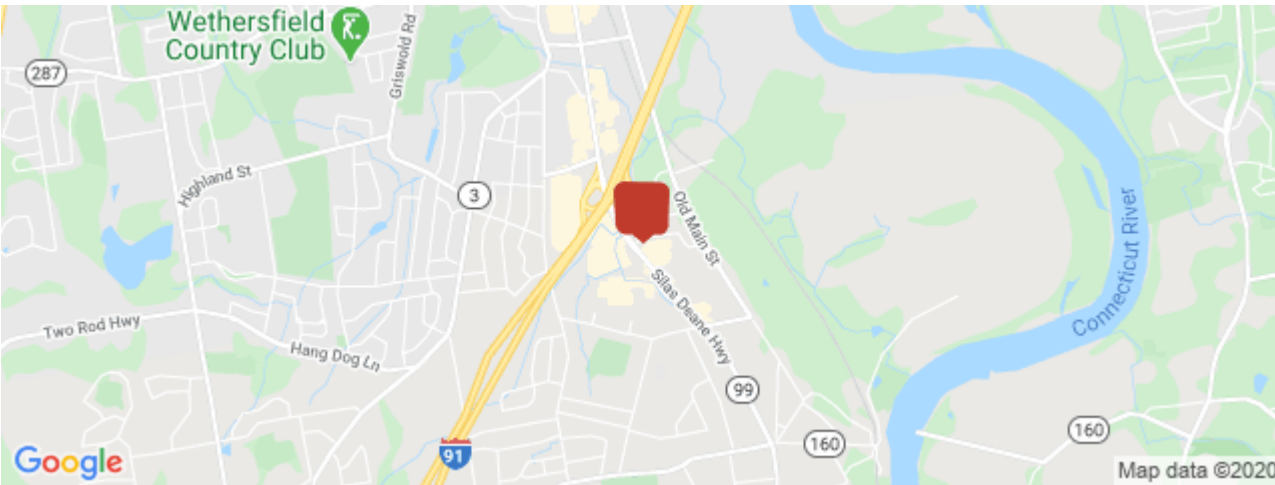
Parking Type:	Surface	Sprinklers:	Wet
Ceiling Height:	9	Heat Type:	Natural Gas
Passenger Elevators:	0	Heat Source:	Central
Freight Elevators:	0	Air Conditioning:	Package Unit

Land Related

Zoning Description:	Commercial	Water Service:	Municipal
Lot Frontage:	197	Sewer Type:	Municipal
Lot Depth:	199		

Location

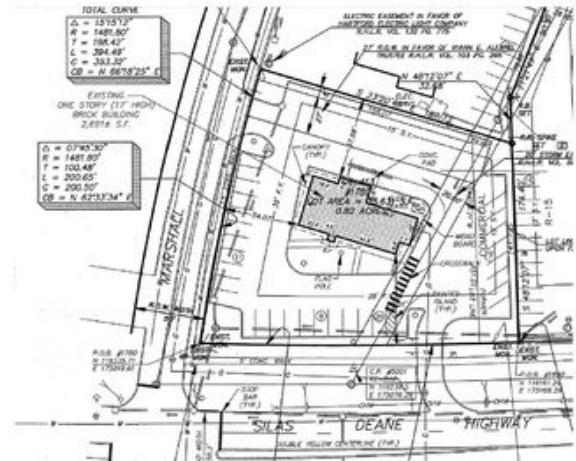
Address:	1780 Silas Deane Hwy, Rocky Hill, CT 06067
County:	Hartford
MSA:	Hartford-East Hartford-Middletown



Property Images



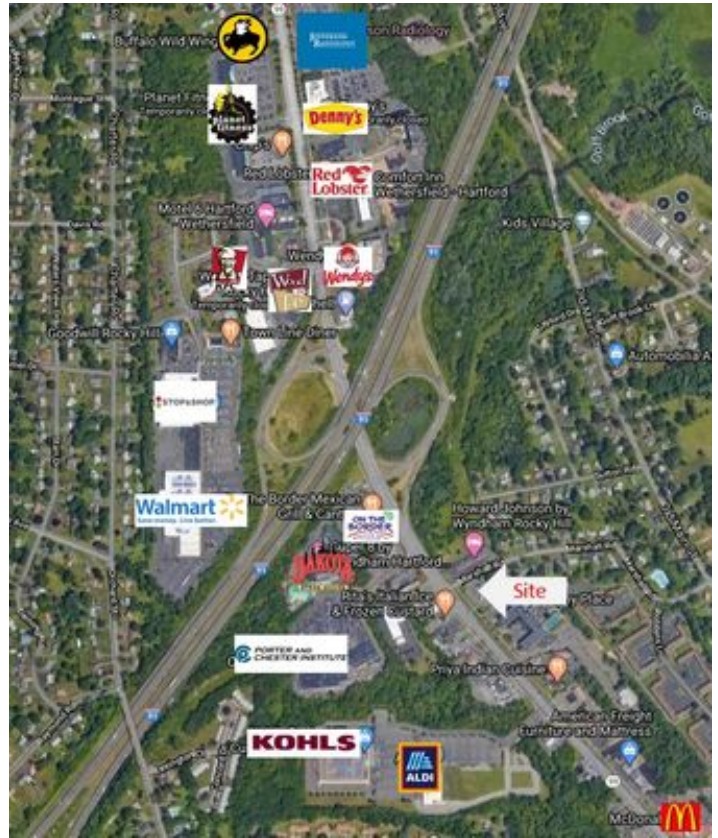
Aerial



Survey



Drive thru lanes



Tenant map

Property Contacts



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patten@theprotogroup.com

JOHN FERRIS— CBRE

TRAVIS GINSBERG– SUMMIT REALTY PARTNERS

Recent Deal:

Danvers, MA – Today's Collision

Featured Properties:

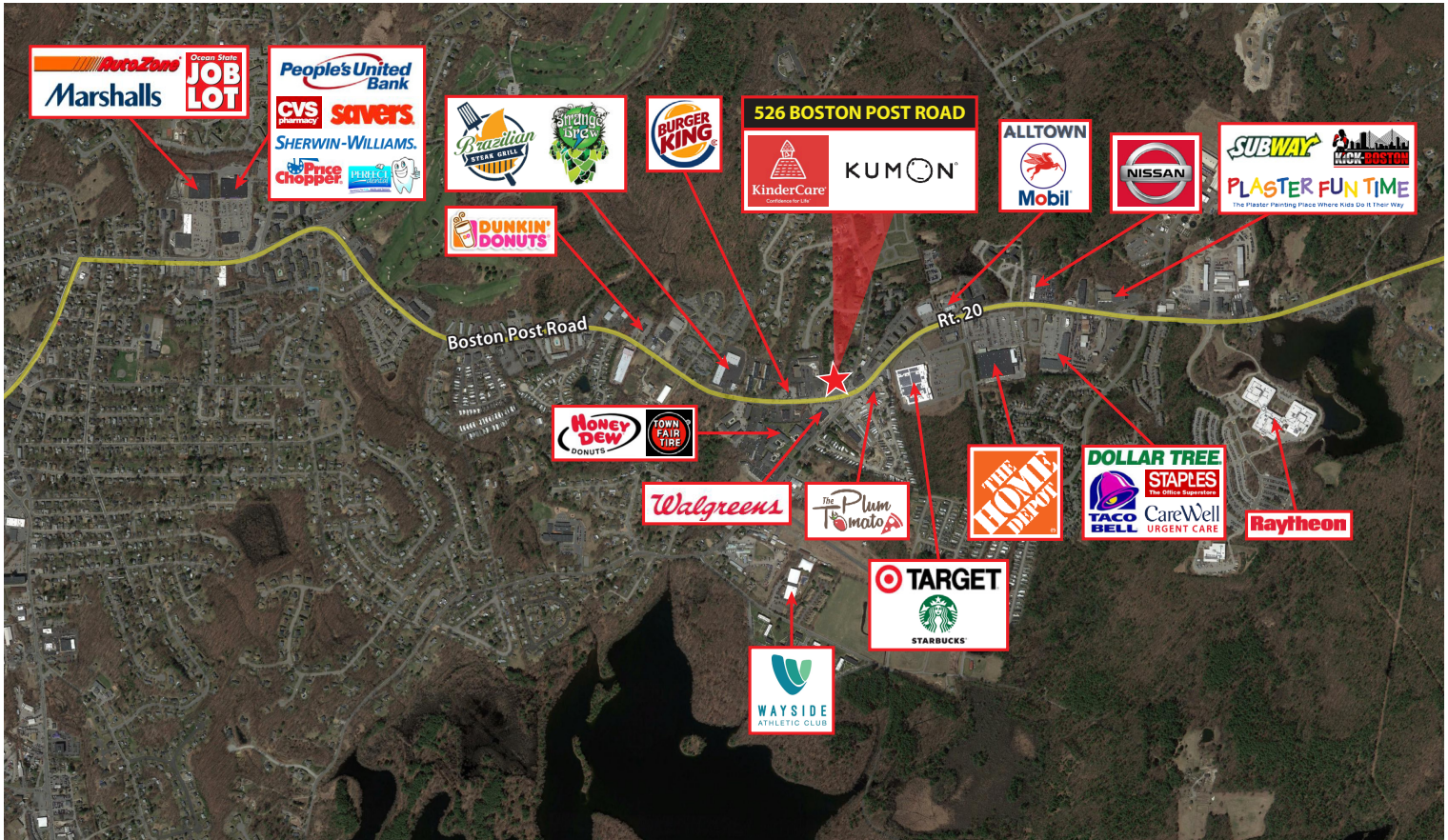
Marlborough, MA – 526 Boston Post Rd.

Hudson, NH – 257 Lowell Rd.

Freestanding Retail Space w/ Drive-Thru Available For Lease

Marlborough Village Plaza

526 Boston Post Road, Marlborough, MA



Property Information

Address:	526 Boston Post Road Marlborough, MA	Frontage:	597' on Boston Post Rd (with 4 curb cuts)
Available:	1,175 +/- SF	Water:	Town
Total SF:	41,889 +/- SF	Sewer:	Town
Parking Spaces:	300 +/- Spaces	Gas:	Natural
Parking Ratio:	7.16 / 1,000 GLA +/-	Zoning:	B
Traffic Counts:	21,936 +/- VPD via Boston Post Road	Year Built:	1974

Trade Area Demographics

	3 Miles	5 Miles	10 Miles
Population:	41,220	105,140	358,896
Households:	16,297	40,838	136,447
Average HH Income:	\$110,120	\$123,831	\$134,056



KUMON®

Marlborough Village Plaza is a 41,889 +/- sf professionally managed retail plaza located on Boston Post Road (Route 20). This plaza features ample parking, dedicated pylon signage and high visibility. Tenants located in this plaza include KinderCare Learning Center, Kumon, Stage Door Dance and Capital Liquors with neighboring businesses that include Home Depot, Starbucks, Target, Town Fair Tire, Walgreens, Burger King and more. This retail availability would be an ideal fit for both local and national retail brands seeking strong visibility, convenient parking and access from the heavily traveled Boston Post Road.

For Leasing Information:

Chris McMahon
781.862.9700 x 225
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Summit Realty Partners

Summit Realty Partners
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www.summitrealtypartners.com

Freestanding Retail Space w/ Drive-Thru Available For Lease

Marlborough Village Plaza

526 Boston Post Road, Marlborough, MA



Summit Realty Partners

Summit Realty Partners
80 Hayden Avenue
Lexington, MA 02421
www.summitrealtypartners.com

Freestanding Building Available for Lease Bank/Retail w/ Drive-Thru

257 Lowell Road Hudson, NH



Property Information

Address:	257 Lowell Road Hudson, NH 03051	Traffic Counts:	21,293 +/- VPD via State Rt. 3A
Available:	4,000 +/- SF	Frontage:	195'
Total SF:	4,000 +/- SF	Water:	Town
Land Area:	1.07 +/- Acres	Sewer:	Town
Parking Spaces:	25 +/- Spaces	Gas:	Natural
Parking Ratio:	3.08 / 1,000 GLA +/-	Zoning:	G1
		Year Built:	2000

Trade Area Demographics

	3 Miles	5 Miles	10 Miles
Population:	41,784	116,005	387,543
Households:	16,546	44,918	144,690
Average HH Income:	\$93,763	\$96,195	\$99,218



257 Lowell Road in Hudson, NH is a 4,000 +/- retail building located on a 1.07 +/- acre parcel of land. This property sits in a primary retail corridor situated on the heavily traveled Route 3A, located at a lighted intersection and features dedicated on-site parking. Neighboring retailers include Sam's Club, McDonald's, Walmart, Market Basket, New Hampshire Wine & Liquor Outlet, Rite Aid and more. This freestanding bank branch with drive thru is ideal for a variety of retail uses including a financial institution, retailer or restaurant.

For Leasing Information:

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Summit Realty Partners

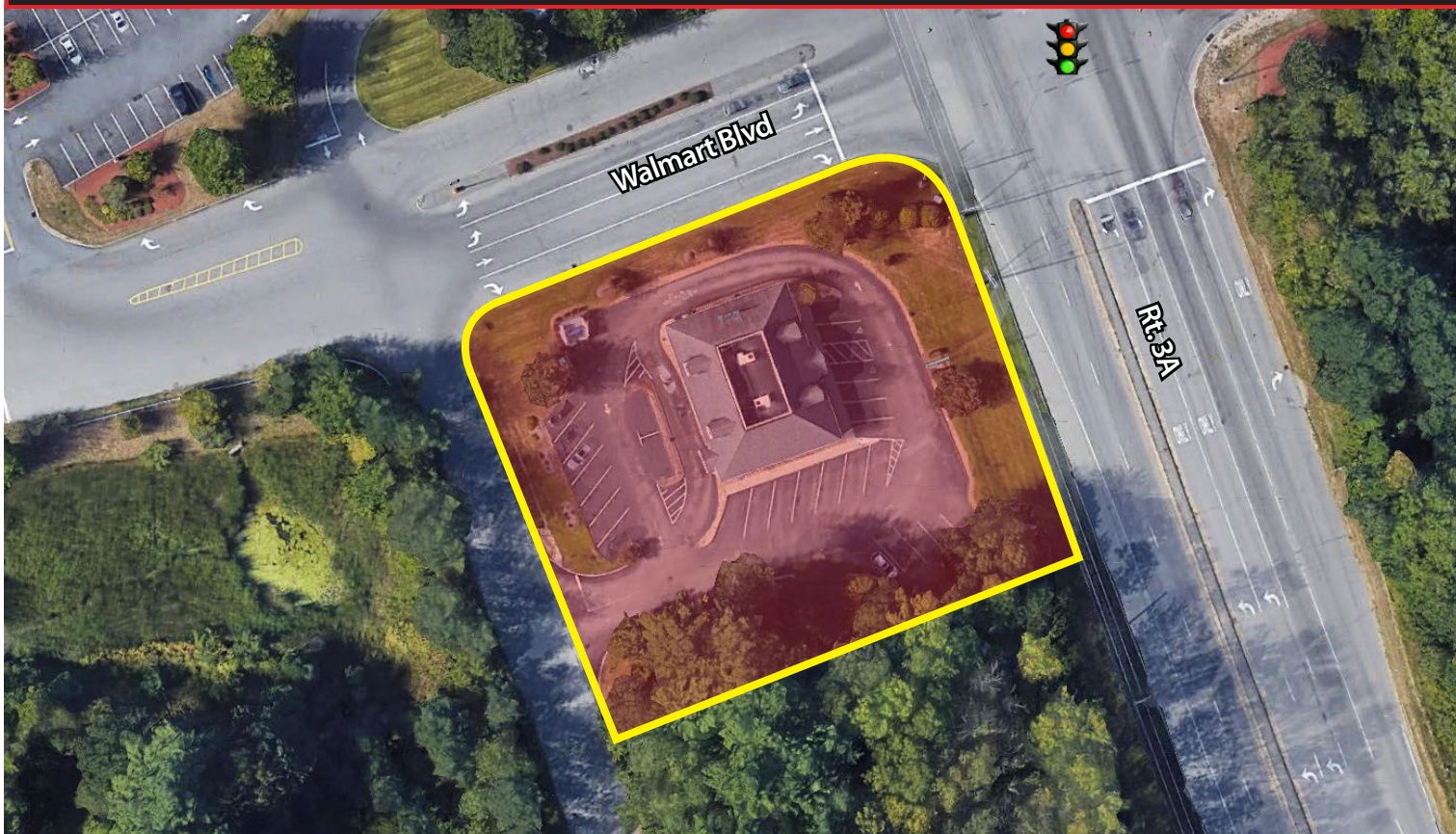
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Freestanding Building Available for Lease Bank/Retail w/ Drive-Thru

257 Lowell Road Hudson, NH



257 Lowell Road- 4,000 +/- SF Building with Drive-Thru



Summit Realty Partners

Summit Realty Partners
80 Hayden Avenue
Lexington, MA 02421
www.summitrealtypartners.com

RILEY MERRITT– BIERBRIER DEVELOPMENT

Featured Property:

Arlington, MA – Arlington Village Shoppes

Arlington Village Shops

1398-1420 Massachusetts Ave, Arlington



SPACE FOR LEASE: 1,374 - 3,317 SF

FEATURES

- **High profile** service/convenience center with **26,300 GLA**
- Strong regional and **national cotenancy**
- Median household income **\$165,589** (2-mile)
- Traffic Count **27,000 VPD**
- **85 on-site parking spaces** with 35 available parking spaces at public lot



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Development**

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www.bierbrierdevelopment.com



DEMOGRAPHICS



	1 MILE RADIUS	2 MILE RADIUS	3 MILE RADIUS
Population	7,935	30,987	74,881
Households	3,007	11,533	29,525
Median Household Income	\$162,922	\$165,589	\$140,659

KEY TENANTS

- Unleashed by Petco
- AFC Doctors Express Urgent Care
- Citizens Bank
- Massage Envy
- European Wax Center

SURROUNDING RETAILERS

- Walgreens
- Trader Joes
- Starbucks
- UPS Store
- Dunkin'



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LINDSAY DESMETTRE– WS DEVELOPMENT

STEPHEN PLEINES— EASTERN LAND CO.

KATIE BELVAL–WS DEVELOPMENT

LESLIE COTTER–THE DARTMOUTH COMPANY

CHRIS MCMAHON– SUMMIT REALTY PARTNERS

Featured Properties:

Saugus, MA – 600 Broadway

Guilford, NH– Airport Commons

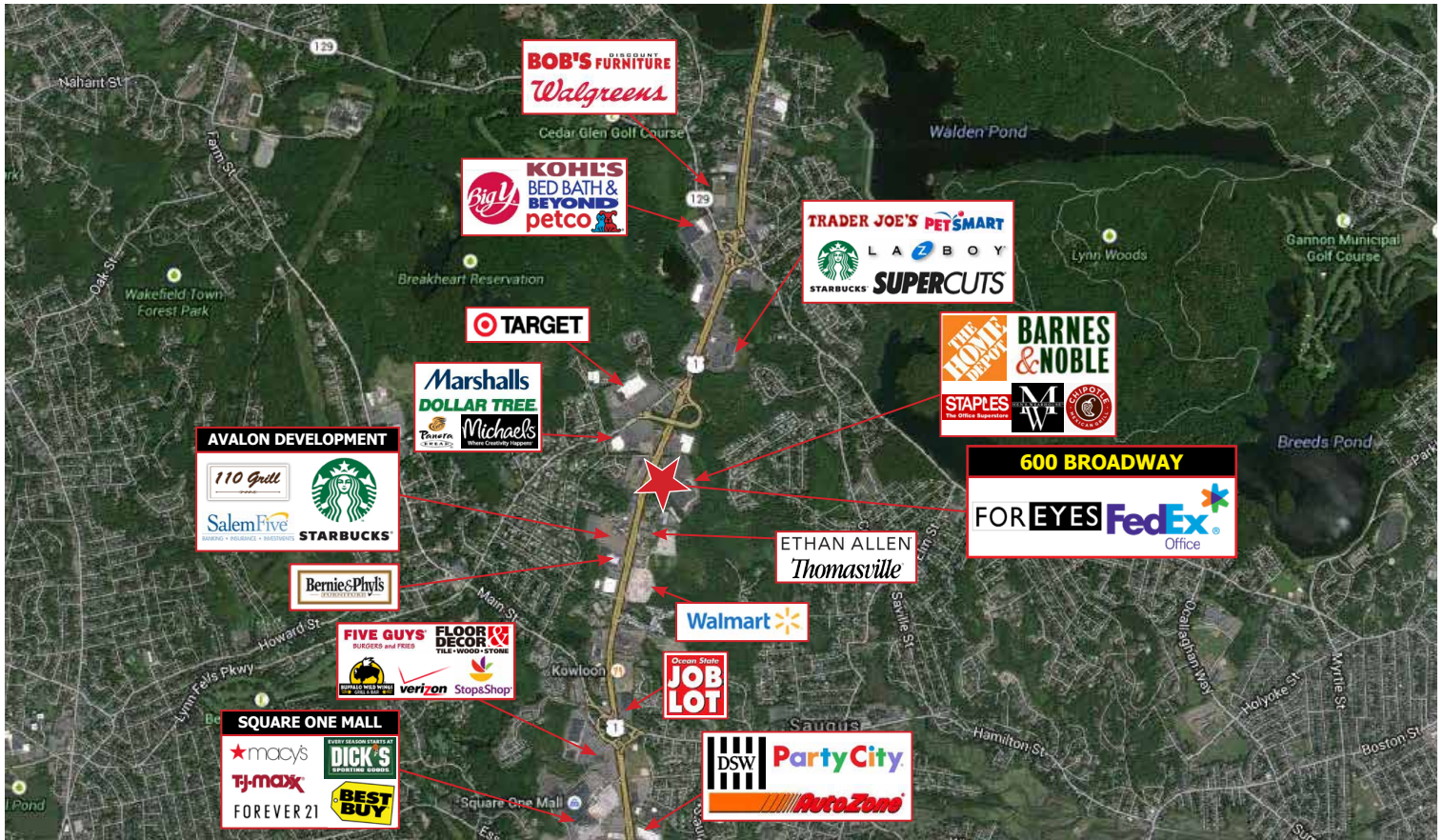
Recent Deal(s)– Tractor Supply & Coldwell Banker

Methuen, MA – Village Mall

Recent Deal– Farmhouse Restaurant

Multi-Tenant Retail Strip Center

600 Broadway, Saugus, MA



Property Information

Address:	600 Broadway, Saugus, MA	Zoning:	Retail Store
Available:	1,618 - 4,920 +/- SF	Year Built:	2000
Total GLA:	11,500 +/- SF	Parking Spaces:	102
Land Area:	1.28 +/- Acres	Parking Ratio:	8.87 per 1,000 SF
Utilities:	Municipal Water and Sewer	Traffic Counts:	107,500 +/- VPD

Trade Area Demographics

	1 Mile	3 Mile	5 Mile
Population:	10,790	130,941	429,347
Estimated Households:	4,543	51,181	165,572
Average HH Income:	\$88,150	\$81,011	\$73,816



Highly visible 1,618 in-line and 3,302 +/- sf end-cap retail spaces now available for lease. Landlord is offering significant tenant allowance and other lease incentives to qualified prospects. Tenant brokers have the opportunity to earn enhanced commissions which may include a 5% commission on a lease with a credit tenant. Spaces can be combined for 4,920 +/- sf. 600 Broadway located in a prime retail corridor in the highly desirable Greater Boston area. This Home Depot shadow anchored center is currently occupied by For Eyes and FedEx Office, both national tenants. Other national retailers in the immediate area include Target, Walmart, Starbucks, Best Buy, Stop & Shop, Chipotle, Staples and Trader Joe's among others. The Square One Mall and the new mixed-use Avalon Development are both located in close proximity to this center. With traffic counts in excess of 107,000 VPD per day, prominent signage and its position among numerous national retailers, this site is ideal for a tenant looking to bring their brand to Saugus's super regional retail corridor.

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Multi-Tenant Retail Strip Center

600 Broadway, Saugus, MA



Summit Realty Partners

Summit Realty Partners, Inc.
80 Hayden Ave, Lexington, MA 02421
www.summitrealtypartners.com

Airport Commons

9 Old Lakeshore Drive, Gilford NH



Property Information

Address:	9 Old Lakeshore Drive, Gilford NH	Available:	2,600 to 14,389 +/- SF
Lot Size:	10 Acres	Heat Type:	FHA
Total Units in Bldg:	5	Heat Source:	Gas
Parking Spaces:	315	AC Type:	Central
Parking Ratio:	4/1,000	Water / Sewer:	Water - Private, Sewer - Public

Demographics

	3 Mile	5 Mile	10 Mile
Population:	16,561	26,234	49,323
Households:	4,984	10,859	20,669
Average HH Income:	\$69,790	\$69,092	\$70,867

Gilford's Airport Commons is a 62,000 +/- SF retail shopping center situated on 10 acres of land. The property is located at the northern terminus of the Laconia / Gilford Bypass which offers exceptional visibility and market penetration in this busy retail corridor. The anchor tenants, Gilford Cinema 8 and Tractor Supply Company drive significant traffic to the shopping center. Property owners have recently renovated the shopping center with a new façade, parking lot and pylon signage. Up to 14,389 +/- SF of space is available plus two pad sites for up to 2,600 +/- SF with drive thru and 10,000 +/- SF are proposed.

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Airport Commons

9 Old Lakeshore Drive, Gilford NH



SITE PLAN - CONCEPTUAL ONLY



Summit Realty Partners

Summit Realty Partners, Inc.
80 Hayden Ave, Lexington, MA 02421
www.summitrealtypartners.com



Retail and Restaurant Space Available for Lease

Village Mall

436 Broadway (Route 28), Methuen, MA



Property Information

Address:	436 Broadway Methuen, MA 01844	Parking Ratio:	5 per 1,000 SF
Available:	3,913 +/- SF	Traffic Count:	52,164 VPD +/- (Rt. 28)
Total SF:	92,646 +/- SF	Year Built:	1982
Land Area:	10.22 Acres		
Parking Spaces:	464		

Trade Area Demographics

	1 Mile	3 Miles	5 Miles
Population:	40,553	107,038	180,860
Avg. HH Income:	\$80,554	\$74,598	\$83,716



DOLLAR TREE



The Village Mall is a 92,646 +/- SF shopping center located within a heavily traveled retail corridor in the community of Methuen, MA. The center is anchored by a diverse tenant mix including Jo-Ann Fabrics, Workout World, Ellie's Farmhouse Restaurant and Dollar Tree. Adjacent to the Texas Roadhouse Restaurant, the property boasts excellent visibility and access with a fully lighted intersection that sees over 50,000 vehicles per day. Centrally located at the intersection of Routes 28, 93 and 213, the shopping center borders Salem, New Hampshire's primary shopping area. Village Mall is neighbor to the Mall at Rockingham Park, the new Tuscan Village Development, Lowe's, Home Depot, Market Basket, Best Buy, Target and a variety of other top tier retailers.

For More Information:

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cjm@sumrp.com

Travis Ginsberg
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Danny Schwarz
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ds@sumrp.com

Summit Realty Partners

Summit Realty Partners
80 Hayden Avenue
Lexington, MA 02421
www.summitrealtypartners.com

Retail and Restaurant Space Available for Lease

Village Mall

436 Broadway (Route 28), Methuen, MA



Space	Tenant	Size (+/-)
A-1	Ellie's Farmhouse Restaurant	6,635
A-2	Dollar Tree	11,482
A-2B	Warehouse	2,667
A-3A	Family Rentals	2,719
A-3B1	Beautacious Nails	1,915
A-3B	Harrows Chicken Pies	1,867
A4-A6	China Buffet	7,514
A7-A10	Work Out World	21,361
A-11	American Cabinet	4,000
A-12	Bay State Eye	2,000
A-13	Dr. Lyons	2,000
A-14	Maya Gourmet	1,571
A-14C3	Office	400
A-14A	Blush Spa	1,350
A-15	Freedom Tobacco	1,302
B-1B	Available	3,913
B-1C	Merrimack Valley Credit Union	4,000
B-1A	Jo-Ann Fabrics	14,600



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RICK ROSTOFF— LINEAR RETAIL

JESS HEPLER–WILLIAM & REEVES COMMERCIAL

ROBIN ESTUS– ATLANTIC RETAIL PROPERTIES

LINDSAY SANDELL—THE DARTMOUTH COMPANY

Featured Properties:

Boston, MA – 131 Newbury Street

Boston, MA – 349 Newbury Street

131 NEWBURY STREET

BACK BAY
BOSTON ~ MA



LINDSEY SANDELL
617.369.5936
lsandell@dartco.com

1,586 SF AVAILABLE



THE OPPORTUNITY

- Unique 1,586 square foot space on the most sought after block of Newbury Street between Clarendon and Dartmouth Streets
- Abundant natural light with large storefront bay windows and rear-facing windows
- Walk-up space with prominent frontage
- Ample ceiling height of 12 feet
- Well-situated within a 5 minute walk of Copley Square, Copley Place, 200 Clarendon, Boston Public Library, Prudential Center, and the MBTA Copley T Station with 14,021 daily riders

POSSESSION

Available now

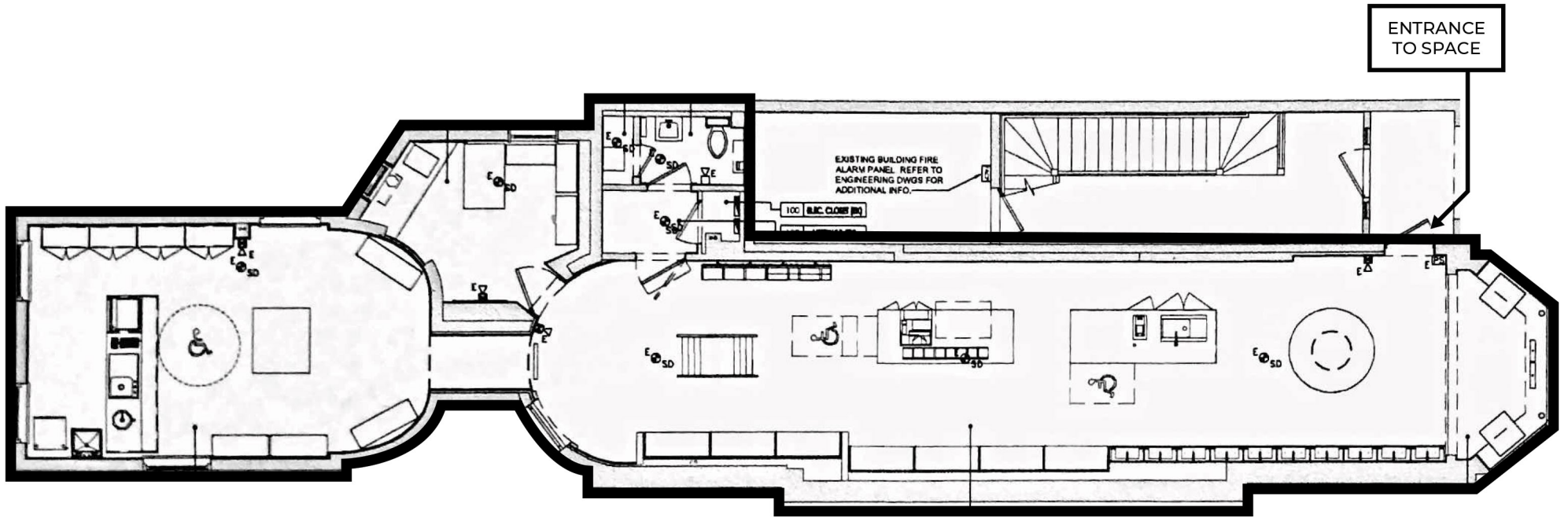
NEIGHBORING TENANTS



DEMOGRAPHICS

	.25 MILE	.5 MILE	1 MILE
POPULATION	5,715	19,912	97,216
DAYTIME POPULATION	23,795	76,538	257,647
HOUSEHOLDS	3,464	11,595	48,760
AVERAGE HH INCOME	\$217,300	\$198,709	\$138,361
EDUCATIONAL ATTAINMENT (%)	90.1%	83.7%	72.5%

FLOOR PLAN



NEWBURY STREET

NEWBURY STREET

BOSTON'S BACK BAY

BERKLEY STREET

CLARENDON STREET

DARTMOUTH STREET

EXETER STREET

COMMONWEALTH AVENUE

NEWBURY STREET

BOYLSTON STREET

HUNTINGTON AVENUE

RING ROAD

ST. JAMES AVENUE

131 NEWBURY STREET

MaxMara
CONCEPTS
VINCE.
DIANE VON FURSTENBERG
INTERIOR DEFINE
UGS Barbour
GEORGETOWN CUPS
WARBY PARKER
INDOCHINO
Tea Forte
RALPH LAUREN
L'Elegance Salon
REVIVAL
SIMON PEARCE

drybar COLE HAAS
FRIG & SONS
FAHERTY
CANDID
fresh
ALPSMETERS
RUG
COMPANY
COMPET
posgen
POFFI
LONGCHAMP
j o i e
BANG & OLUFSEN
VERONICA SEAR
THE MET
SALT LICKERS
SEASON 13
BONOBOS

RH
VICTORIA'S SECRET
NORDSTROM rack
● sunglasses
SEPHORA
● ATHLETA
H&M

Kiehl's
ruggarni
T-Mobile
ALLSAINTS
COOKIN BROS
REISS ROFFI
school of fashion design
COS
marimekko
LUSH Lolita

ID Bank
Wendys
CHIPOTLE
DIG INN
DIG INN
new balance
CVS
COHEN'S
Citizens Bank

GameStop
sweetgreen
CAVA
Marathon Sports
AT&T
Bank of America

THE CAPITAL BURGERS
BLUE BOTTLE COFFEE
DTR MODERN GALLERIES
CHILD'S GALLERY
J.P. LICKS
DUXIANA
THE TIE BAR
credo
J.P. LICKS

Bluemercury
benefit
G-STAR RAW
All Fit Tailoring
PERUVIAN CONNECTION
Aesop
BERNARDINI
ALDO
illesteva
INTERMIX

LUCKY # BRAND
MICHAEL KORS
MONT BLANC
MONCLER
Neiman Marcus
NIC+ZOE
NINE WEST
RIGBY & FELLER
Selma Ferguson
STUART WEITZMAN
Santander
● sunglasses hut
Sus La Table
TEAVANA

TED BAKER
Timberland
ANTHROPOLLOGIE
Sally Hersh
allbirds
ROTHY'S
CABOT
FISH & BONE
LIT
GREGO
Bridal & Lace
LUCKY # BRAND
Sevens

lululemon
ZARA
EUROPEAN FITNESS CENTER
coolsculpting
NO BET FOR BRUJET
Dirty & Co
UMAI
teuscher
European Watch Co
SHAKE SHACK
CVS

BUNKIN DONUTS
PNC Bank
verizon
MAX BRENNER
Dunkin' Donuts
STARBUCKS
CRATE & BARREL
Ally's
Capital One

ARMANI EXCHANGE
THE ART OF DRESSING
AVEDA
BANANA REPUBLIC
BOTTEGA VENETA
BURBERRY
COMPTON SURFWEAR
CÉLINE
CHANEL
COACH
DAVID YALDMAN
Dior
EILEEN FISHER
EMERSONIAN
Etro
Ermanno Zegna
Ermanno Zegna
FURLA
GUCCI
Hive & Colony
HUGO BOSS
J.CREW
JIMMY CHOO
JOHN VARVATOS
LOUIS VUITTON

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LUCKY # BRAND
MICHAEL KORS
MONT BLANC
MONCLER
Neiman Marcus
NIC+ZOE
NINE WEST
RIGBY & FELLER
Selma Ferguson
STUART WEITZMAN
Santander
● sunglasses hut
Sus La Table
TEAVANA

TIFFANY & CO.
TORY BURCH
TOURNEUR
TUMI
VICTORIA'S SECRET
WILDBREW
VINCE.
Wolford
THE WALKING COMPANY

PRUDENTIAL CENTER

BOSTON PUBLIC LIBRARY
BOSTON MARATHON 2020

star market

MANDARIN ORIENTAL
THE HOTEL GROUP

GNC

GNC
LIVE WELL

BDYSQD

PERFORMANCE
& RECOVERY

GET YOUR
GOAL ON

Assisted Stretching
Infrared Sauna
NormaTec

Watsu Pool
Cryotherapy
23 Whole Foods

FOR
EVER
21

349

NEWBURY ST.

BACK BAY | MA



THE OPPORTUNITY

1,800 SF space with dedicated street level entrance to lower level retail space.

Abundant natural light, located on the sunny side of Newbury Street.

Recently fit out space with high ceilings in excess of XX feet.

NEIGHBORING TENANTS

Uniqlo | Reformation | Champion | Sunglass Hut | TJ Maxx | Vans
Madewell | Diesel | Patagonia | Starbucks | Muji | Arc'Teryx
The North Face | Urban Outfitters | GNC | Brandy Melville | Sonsie

POSSESSION

Summer 2020

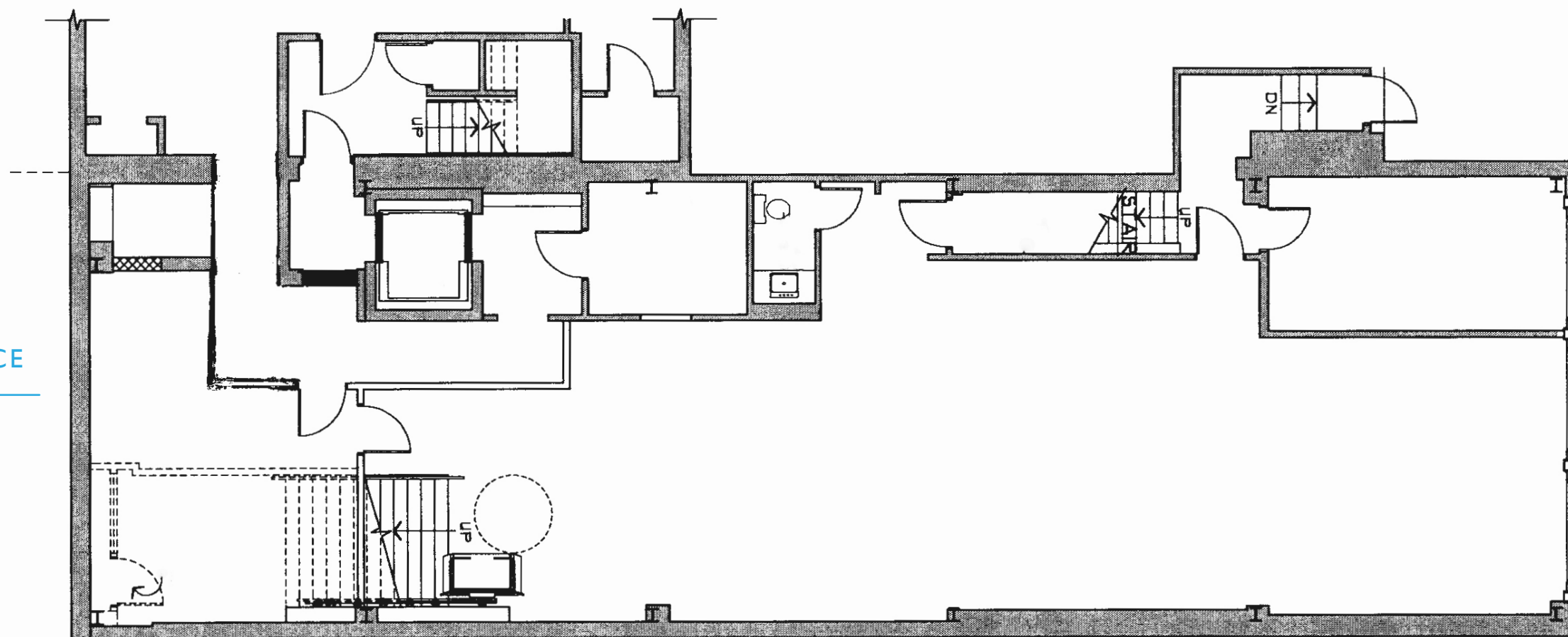
DEMOGRAPHICS

	0.25 MI	0.5 MI	1 MI
Population	9,528	30,334	94,777
Daytime Population	10,809	49,995	177,378
Households	5,090	15,860	39,636
Median HH Income	\$93,301	\$67,383	\$73,182
Bachelor's Degree	38.4%	35.7%	32.8%



FLOOR PLAN

STREET LEVEL ENTRANCE



FAIRFIELD STREET

GLOUCESTER STREET

HEREFORD STREET

MASSACHUSETTS AVENUE

COMMONWEALTH AVENUE

COMMONWEALTH AVENUE

BOYLSTON STREET

DALTON STREET

349
NEWBURY ST.
BACK BAY | MA

DeLuca's Market
WEN'S
Amorino
ROYCE'
The Charles Realty
NEWBURY GUEST HOUSE
itadaki
A&S Realty
topdrawer
BoConcept

CAFE TERIA
OPTICAL
MOTHER JUICE
WOOLRICH
FRED PERRY
HEMPEST
Coco Leaf
MINISTRY

Sonsie
Madswell
Champion
sunglass hut
DIESEL
UNIQLO
FOREVER 21
AVAILABLE
THE DARTMOUTH
COMPANY
Reformation
MUJI 無印良品
URBAN OUTFITTERS

SUITSUPPLY
Hästens
REVOLVE
CONSIGNMENT BOUTIQUE
CRUSH
BOUTIQUE
SNEAKER
JUNKIES
DUNKIN'
DONUTS

FRYE
Emack & Bolio's
The UPS Store
MiniLuxe
Blackstone
PROPERTIES, LLC
LADY M
CONFECTIONS
FJALL
RAVEN
RICK WALKER'S

BOSTON ARCHITECTURAL
COLLEGE
THE NORTH
FACE
VANS
BAUER
NEWBURY
COMICS
patagonia
STARBUCKS
ARC'TERYX
JAWZ JAWZ
TJ-maxx

Fidelity
Apple
Sir Speedy
SUPERCUTS
Walgreens
Bank of America
adidas
BACK BAY
SOCIAL

TRADER JOE'S
Berklee
HR
Pour House
MCGREEVY'S
Berklee
Berklee
The Tennis & Racquet Club

ARITZIA
ANN TAYLOR
BARNES&NOBLE
JOHNNY WAS
CLUB MONACO
ALDO
HAMMER&MADE
FRETTE
kate spade
L'OCCITANE
LACOSTE
UNDER ARMOUR
TESLA
THE CAPITAL
GRILLE
lululemon
Microsoft
MiniLuxe
OAKLEY
HARDY HAYES
Saks Fifth Avenue
SEPHORA
vineyard vines
RALPH LAUREN
SHINOLA
Sam Edelman
DAVIDsTEA

Tatte

349
NEWBURY ST.
BACK BAY | MA

Lindsey Sandell
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Rachel Feeley
617.369.5908
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351 Newbury Street
Boston, Massachusetts 02115
617.262.6620
www.dartco.com

EVAN EISENHARDT– LINEAR RETAIL

Featured Properties:

North Andover, MA – Eaglewood Shoppes

Westborough, MA – One Oak St.

Eaglewood Shops

175 Turnpike Street, North Andover, MA 01845

Space for Lease



DESCRIPTION

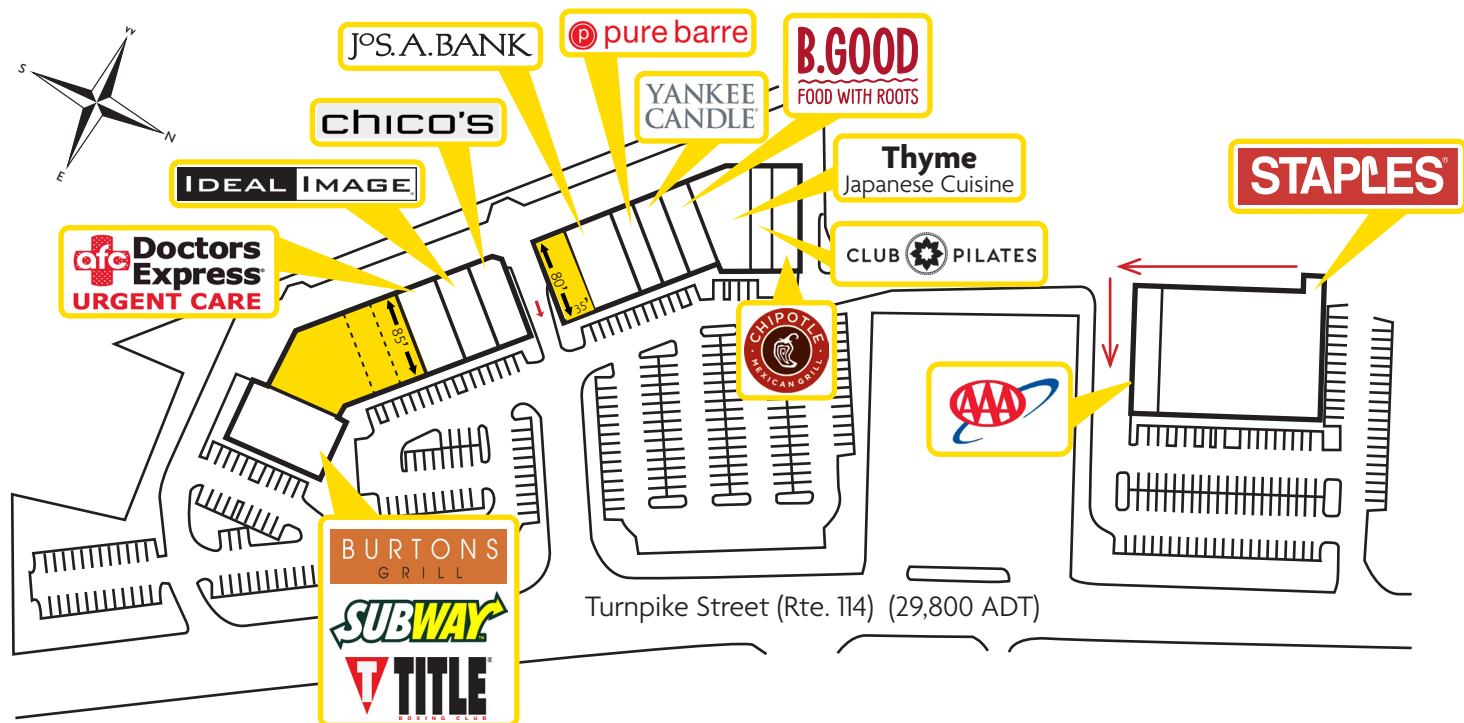
- 2,804 SF (end cap) & 2,433 -10,752 SF
- Located on Rte. 114 in the primary retail corridor of North Andover
- 1/2 mile from Merrimack College (2,750 students)
- 3/4 mile South of exit 42A off I-495
- Area retailers include Market Basket, CVS, Walgreens, T.J. Maxx, Petco, Panera Bread, Dunkin' Donuts, Bertucci's, Kohl's
- 76,742 SF Shopping Center



FOR MORE INFORMATION

Evan Eisenhardt, SVP - Leasing | eisenhardt@linearretail.com | **Office** 781.202.3536 | **Cell** 617.807.0577

175 Turnpike Street, North Andover, MA



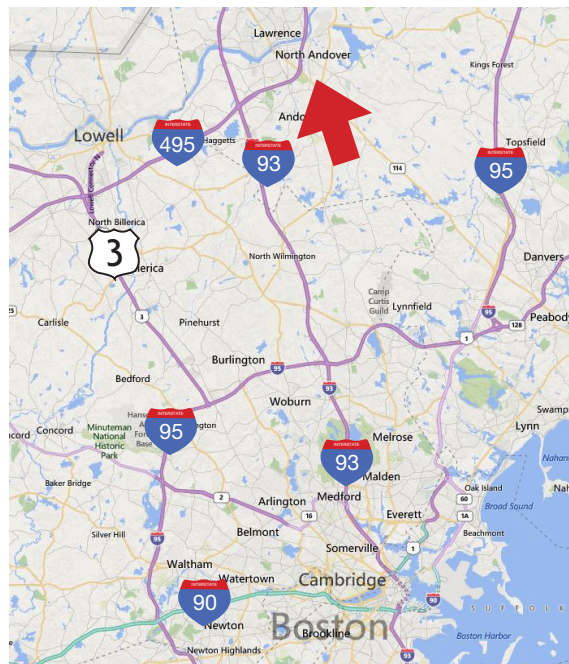
SITE DATA

- Available space:** 2,804 SF (end cap) & 2,433 -10,752 SF
- Avg. Daily Traffic:** 29,800 vehicles per day
- Parking:** 5.3/1,000 SF (414 spaces)
- Anchor Tenants:** B.GOOD, Jos. A. Bank and Chico's

DEMOGRAPHICS

Radius	Residential Population	Average HH Income	Daytime Population
1 mile	11,410	\$124,252	7,444
2 mile	39,501	\$117,682	23,042
3 mile	78,943	\$105,932	44,771

Student Population: 2,750 students (Merrimack College)



FOR MORE INFORMATION

Evan Eisenhardt, Senior Vice President - Leasing

eisenhardt@linearretail.com

O 781.202.3536 | C 617.807.0577



scan for
property page

175 Turnpike Street, North Andover, MA



FOR MORE INFORMATION

Evan Eisenhardt, Senior Vice President - Leasing
eisenhardt@linearretail.com

9 West Plaza

1 Oak Street, Westborough, MA 01581

Space for Lease



DESCRIPTION

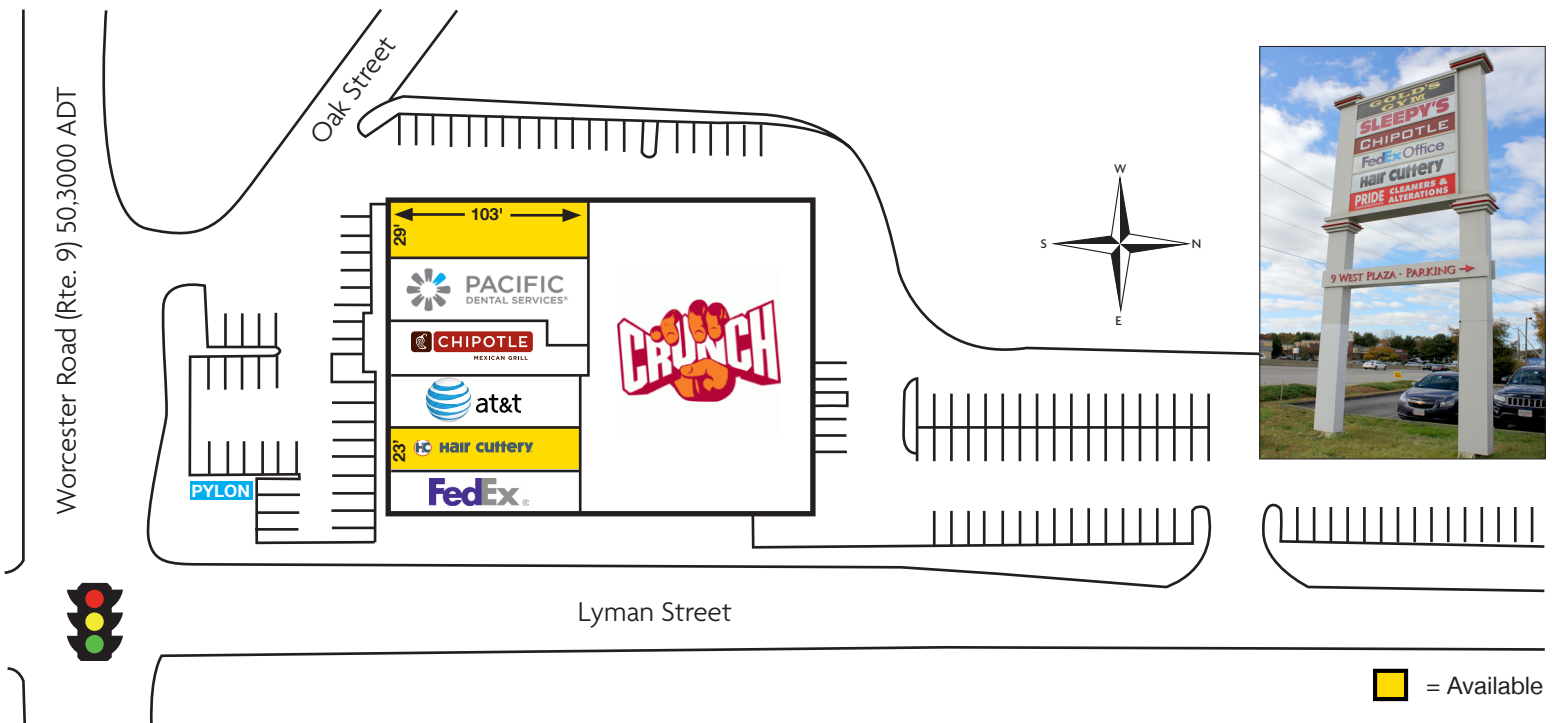
- 2,200 - 3,496 SF available
- 35,779 SF shopping center located at the corner of Lyman Street and Route 9 in Westborough
- One of three signalized intersections on Route 9 in Westborough
- Route 9 is a primary east-west commuting roadway in eastern Massachusetts
- The center is 2 miles west of I-495 and 2.75 miles northwest of I-90 (Massachusetts Turnpike)
- Area retailers include: Stop & Shop, CVS, Starbucks, Dunkin' Donuts, Staples, Citizens Bank, Bank of America, HomeGoods, Game Stop, Marshalls, Bertucci's



FOR MORE INFORMATION

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1 Oak Street, Westborough, MA

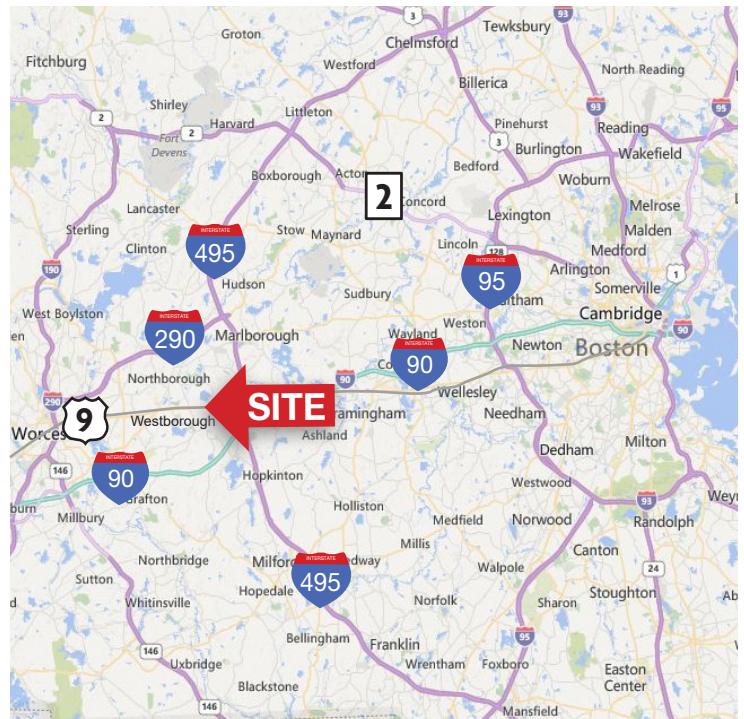


SITE DATA

- Key Tenants:** Crunch Fitness, Chipotle, AT&T, FedEx
- Space Available:** 2,200 - 3,496 SF available
- Parking:** 4.6 per 1,000 SF
- ADT:** 50,300 vehicles on Rte. 9
8,420 vehicles on Lyman Street

DEMOGRAPHICS

Radius	Residential Population	Average HH Income	Daytime Population
2 mile	11,183	\$115,443	18,649
3 mile	25,725	\$140,552	30,296



FOR MORE INFORMATION
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DANNY SCHWARZ– SUMMIT REALTY PARTNERS

Featured Properties:

Lunenburg, MA – Lunenburg Crossing

Recent Deal– Raini Nails

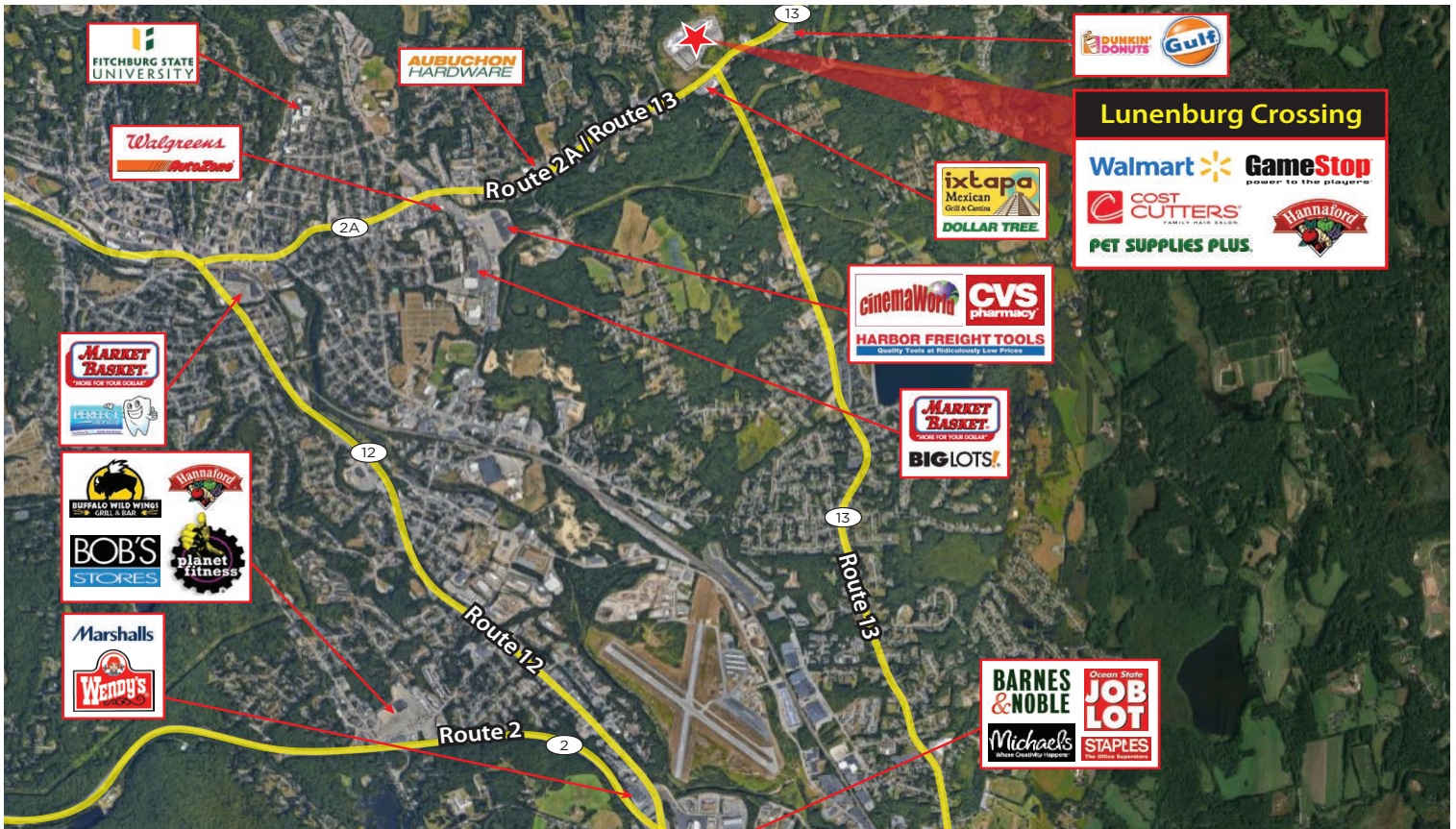
Framingham, MA – Alta Union House

Tweksbury, MA – 553 Main Street

Retail Space Available for Lease

Lunenburg Crossing

301 Massachusetts Avenue (Rt. 2A), Lunenburg, MA 01462



Property Information

Address:	301 Massachusetts Avenue (Rt. 2A) Lunenburg, MA	Parking Ratio:	5.56 / 1,000 GLA +/-
Available Space:	2,500 +/- SF; 6,000 +/- SF	Traffic Counts:	16,652 +/- VPD Via Route 2A/ Route 213
Max Contiguous:	7,500 +/- SF	Water:	Municipal
Total SF:	210,737 +/- SF	Sewer:	Municipal
Land Area:	48.84 AC	Gas:	Natural
Parking Spaces:	1,171 +/- Spaces	Zoning:	C – Commercial District
		Year Built:	1994

Demographics

	3 Miles	5 Miles	7 Miles
Population:	39,868	77,776	113,957
Households:	15,218	30,270	43,667
Average HH Income:	\$67,443	\$74,051	\$77,209

Walmart PET SUPPLIES PLUS.

Lunenburg Crossing is a 210,737 +/- square foot grocery anchored shopping center located along Massachusetts Ave. (Rt. 2A) in Lunenburg, MA. The shopping center is anchored by Hannaford Supermarket and Walmart which provide a strong customer draw from Lunenburg and surrounding towns of Fitchburg, Leominster, and Townsend. Pet Supplies Plus, Cost Cutters, GameStop, and Whalom Dental also occupy space in the shopping center. Neighboring businesses include Dunkin Donuts, Dollar Tree, Ixtapa Restaurant, Market Basket, Big Lots and more. Strategically situated directly off Rt. 2A, Lunenburg Crossing features strong daily traffic counts of 16,652 +/- VPD. This site benefits from ample parking, strong co-tenancy and excellent signage making it a great location for local, regional or national retail businesses.

For Leasing Information:

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Travis Ginsberg
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Gabrielle O'Brien
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go@sumrp.com

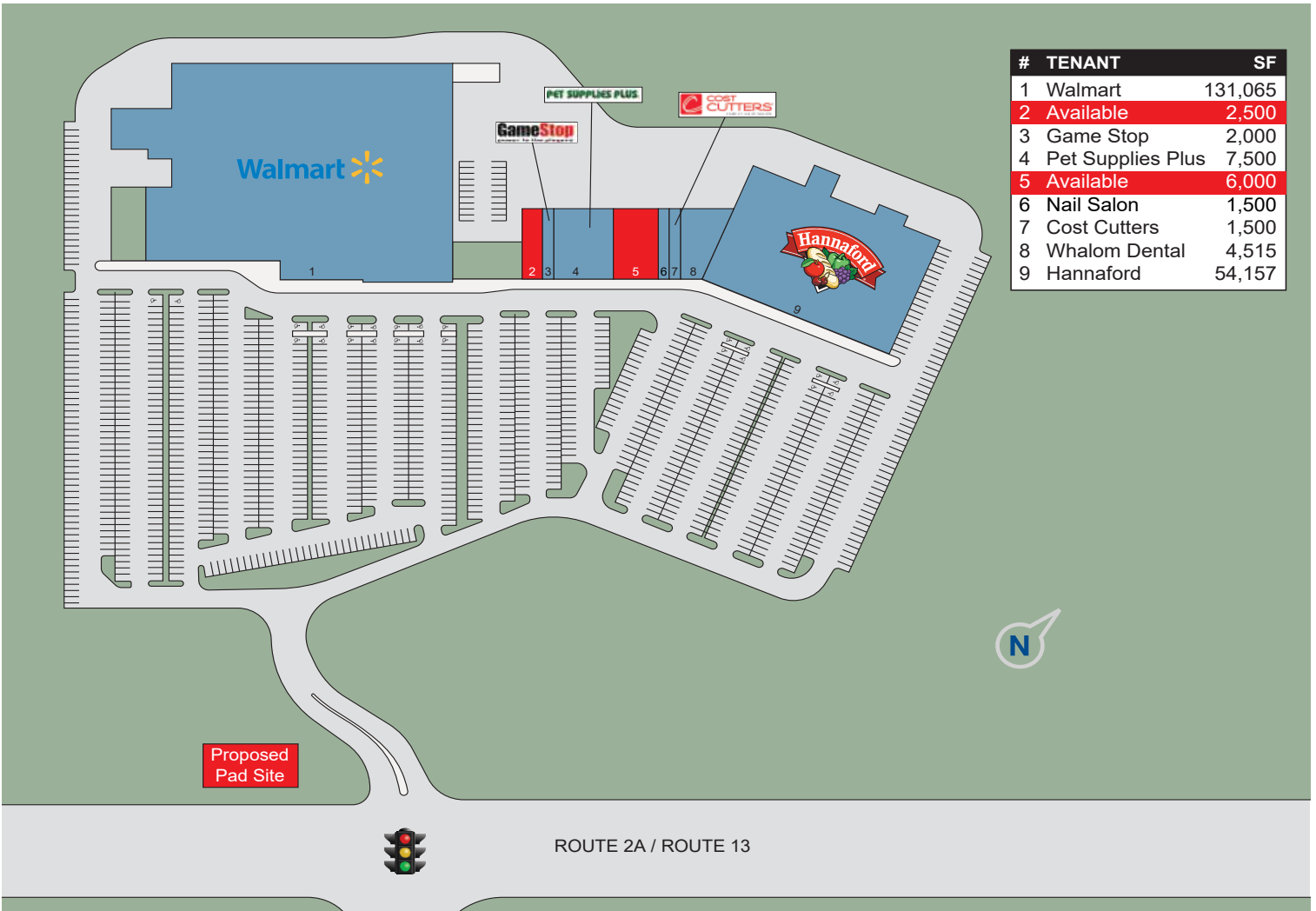
Summit Realty Partners

Summit Realty Partners, Inc.
80 Hayden Avenue
Lexington, MA 02421
www.summitrealtypartners.com

Retail Space Available for Lease

Lunenburg Crossing

301 Massachusetts Avenue (Rt. 2A), 01462



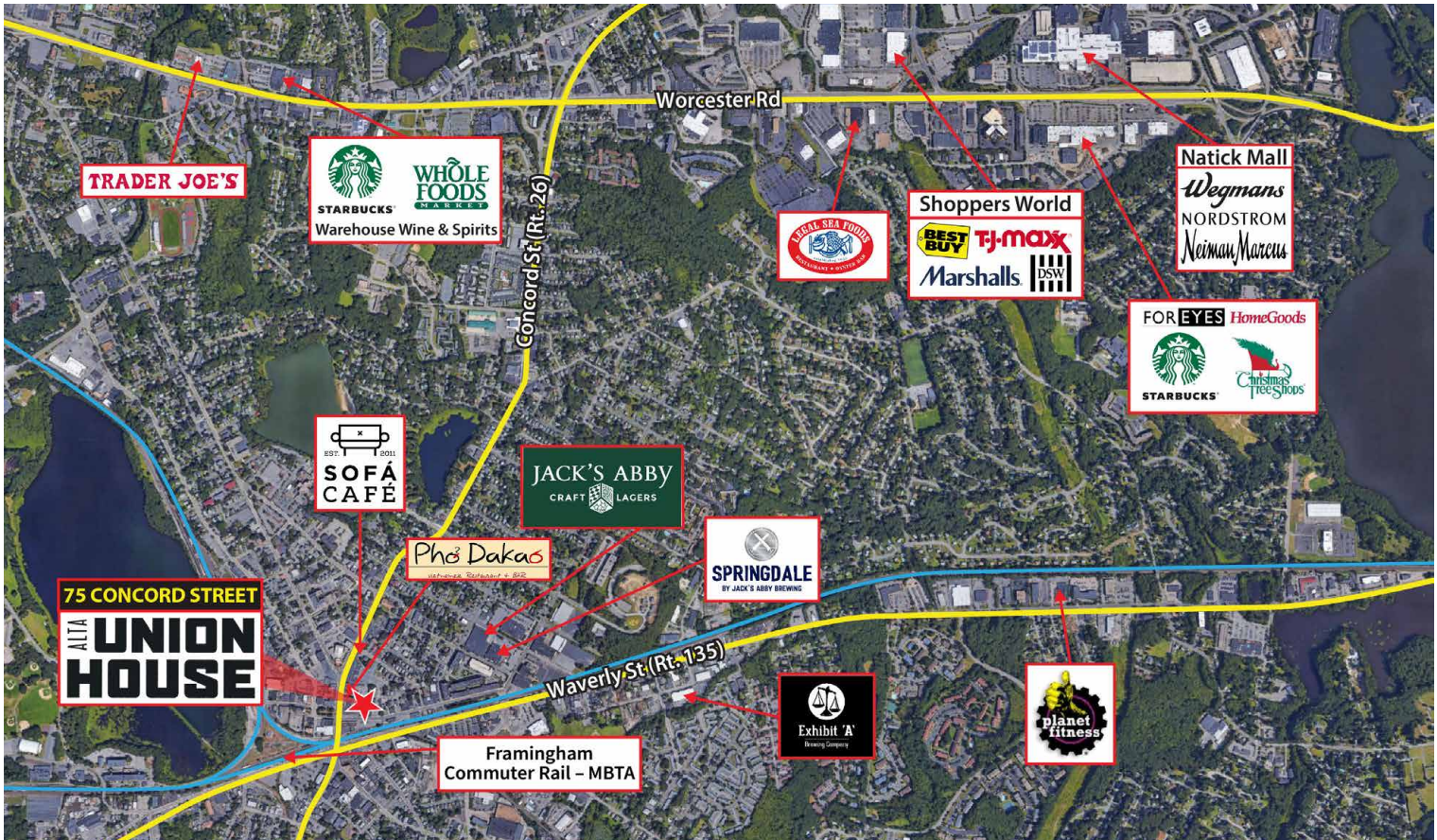
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2,587 +/- SF Street Level Retail Available For Lease Alta Union House (New Construction)

75 Concord Street, Framingham, MA



Property Information

Address:	75 Concord Street Framingham, MA	Water:	Public
Available:	2,587 +/- SF	Sewer:	Public
Total SF:	2,587 +/- SF	Gas:	Natural
Parking Spaces:	Street Parking	Zoning:	CB - Central Business
Traffic Counts:	40,823 +/- VPD via Concord Street	Year Built:	Under Construction; Scheduled Opening Summer 2019

Trade Area Demographics

	3 Mile	5 Mile	10 Mile
Population:	74,362	141,113	385,942
Households:	29,135	54,926	141,828
Average HH Income:	\$104,612	\$122,351	\$144,780

Alta Union House is a new 196 unit high-end residential development located at the intersection of Concord Street and Howard Street in downtown Framingham. Alta Union House is the first major transit-orientated development located near Framingham's downtown commuter rail station. This development features one 2,587 +/- sf retail unit on the street level suitable for a variety of retail or restaurant uses. Businesses including craft breweries, restaurants, boutique retailers and live music venues are among the existing businesses in the area. This street level retail availability is an excellent opportunity for entrepreneurs looking to bring their businesses to a new development with great visibility, foot traffic and access to public transportation.

For Leasing Information:

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cjm@sumrp.com

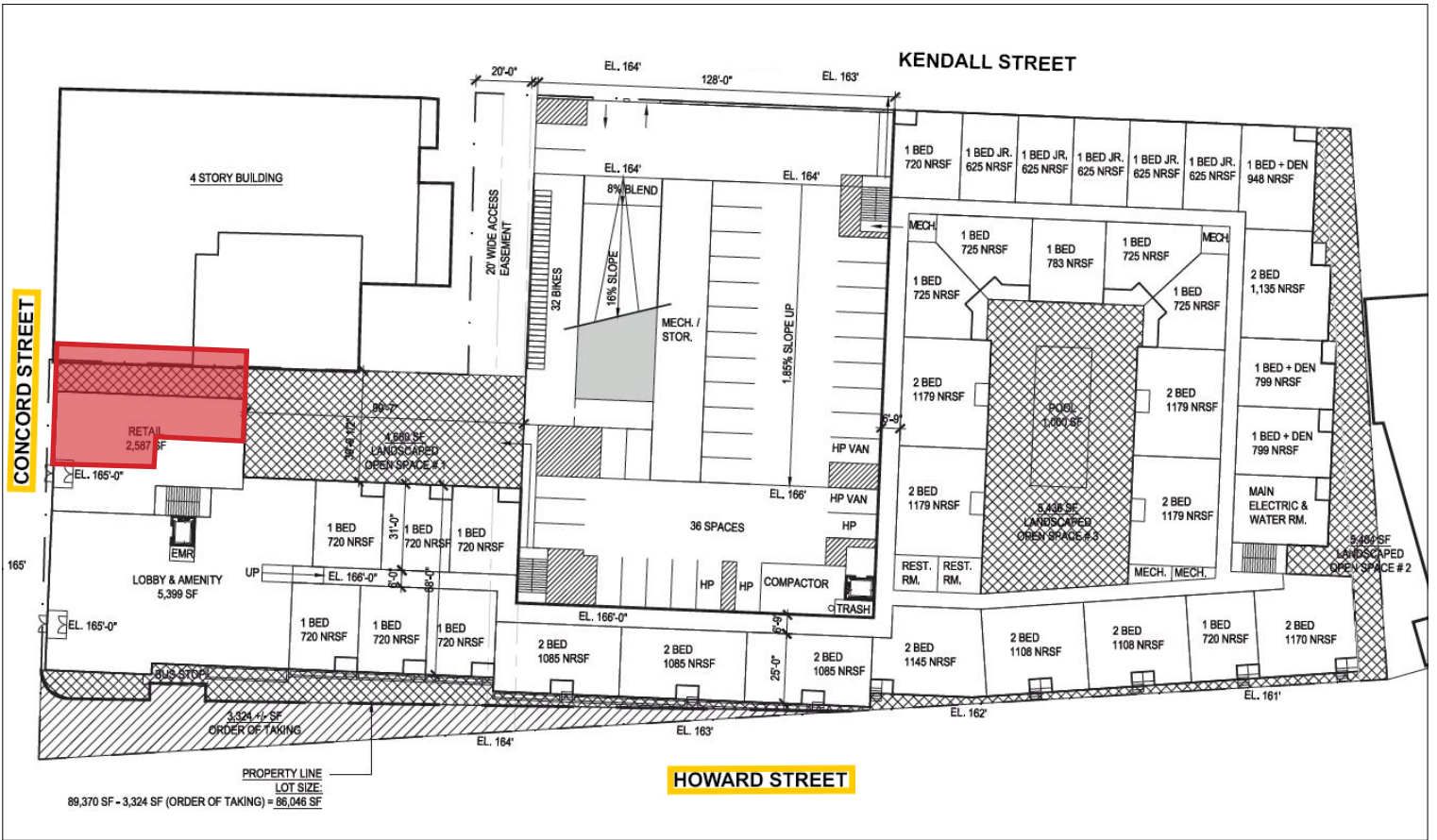
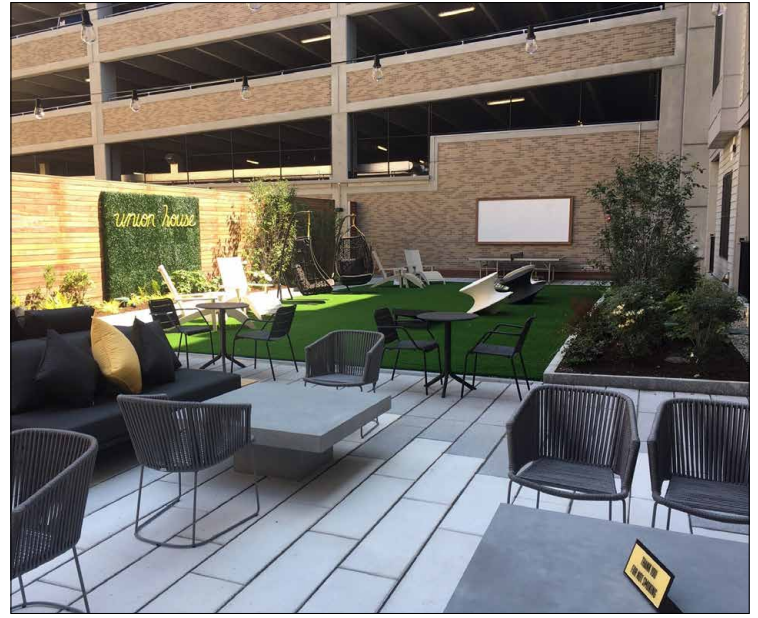
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2,587 +/- SF Street Level Retail Available For Lease Alta Union House (New Construction)

75 Concord Street, Framingham, MA



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Retail Space Available For Lease Tewksbury Shopping Center

553 Main Street, Tewksbury, MA



Property Information

Address:	553 Main Street Tewksbury, MA	Traffic Counts:	25,271 +/- VPD
Available:	1,080 +/- SF, 8,710 +/- SF	Frontage:	19'10"; 45'3"
Total SF:	15,543 +/- SF Space	Water:	Municipal
Land Area:	14.75 Acres	Sewer:	Municipal
Parking Spaces:	200 +/- Spaces	Gas:	Natural
Parking Ratio:	12.87/ 1,000 GLA +/-	Zoning:	COM
		Year Built:	1982

Trade Area Demographics

	3 Miles	5 Miles	10 Miles
Population:	58,594	192,120	593,444
Households:	21,685	69,135	214,460
Average HH Income:	\$103,034	\$95,636	\$107,841



Tewksbury Shopping Center located at 553 Main Street, is a retail strip center situated at a lighted intersection on the heavily traveled Route 38. This retail strip center is shadow anchored by Ocean State Job Lot and Crunch Fitness. Neighboring retailers include Dunkin Donuts, 99 Restaurants, Walmart, and Home Depot among others. 553 Main Street benefits from ample parking, consistent traffic counts (25,000+/- VPD) and pylon signage making it a great location for local, regional or national businesses.

For Leasing Information:

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Danny Schwarz
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ds@sumrp.com

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Retail Space Available For Lease Tewksbury Shopping Center

553 Main Street, Tewksbury, MA



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www.summitrealtypartners.com

CHRISTIAN JANELLE– SRS REAL ESTATE

ROBERTO CORDERO— CBRE

CHRISTIAN JANELLE– SRS REAL ESTATE

ANDREW MURMES–THE DARTMOUTH COMPANY

ALEX QUINN– CBRE

SEAN ROSE– CBRE

DAN DORI– BLACKLINE RETAIL

MICHAEL BRANTON– KEYPOINT PARTNERS

Featured Properties:

Burlington, MA – Shoppes at Simonds Park

Recent Deal(s)– Cambridge Savings Bank

Morrisville, VT – Morrisville Plaza

FOR LEASE: New Retail & Restaurant in the Heart of Burlington, MA
The Shoppes at Simonds Park



Conceptual Photo Rendering



Storefronts facing central parking field

CONTACT: Michael Branton, Vice President of Leasing
 MBranton@KeyPointPartners.com
781.418.6267

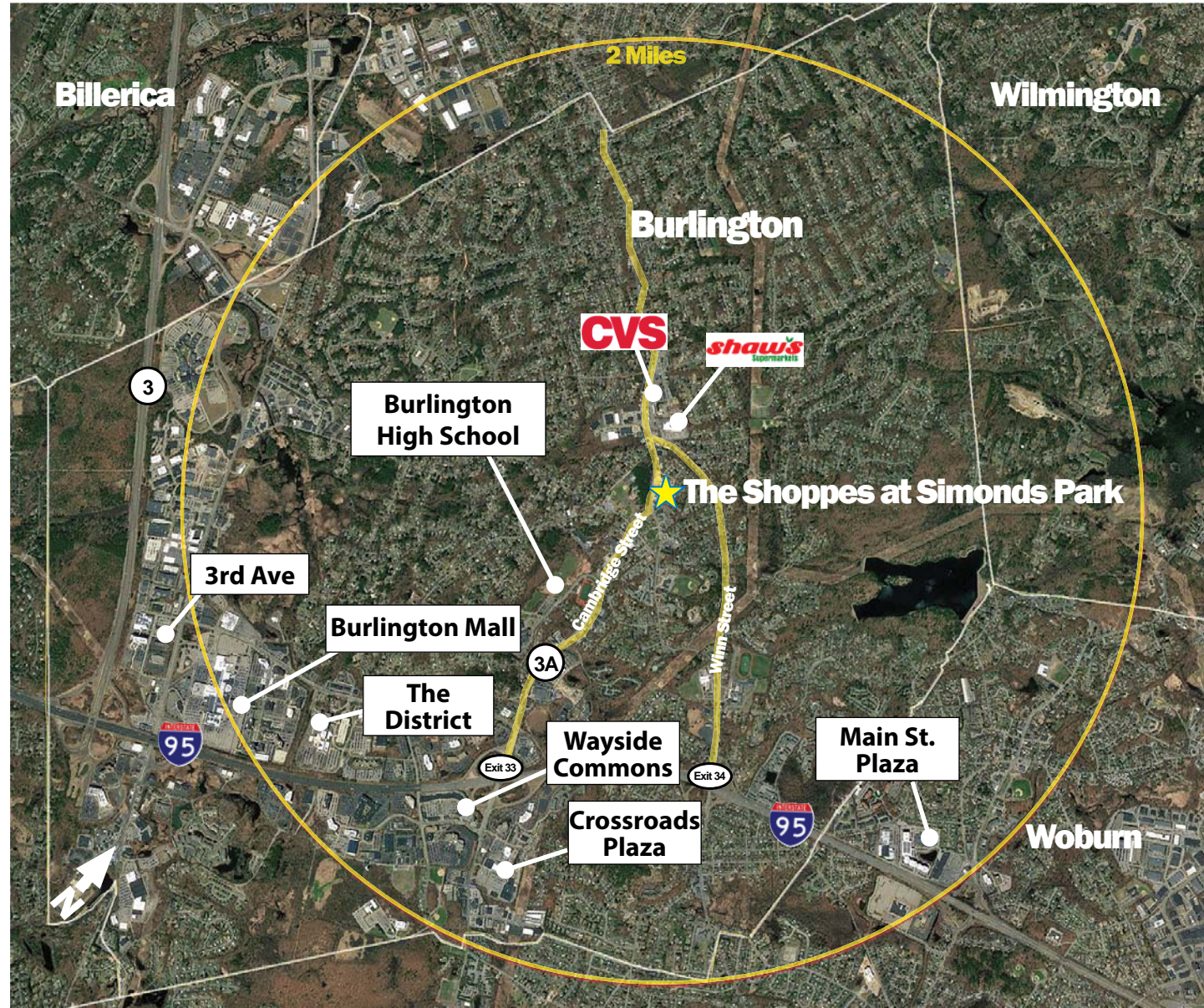
CONTACT: Patrick Busa, Leasing Associate
 PBusa@KeyPointPartners.com
781.418.6251

154-1 Cambridge Street, Burlington, MA
 Plans & elevations available upon request



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change in price, rental or other conditions, or withdrawal without notice.

The Shoppes at Simonds Park **FOR LEASE: New Retail & Restaurant in the Heart of Burlington, MA**



The Market

Burlington, Massachusetts is one of the busiest towns on the 128/95 corridor, with a population of approximately 26,100. The town boasts a strong retail, office, and industrial base totaling 8 million square feet. Strong area demographics include a population of nearly 65,000 and a daytime population of nearly 83,000 within 3 miles.

	1 mile	2 miles	3 miles
POPULATION	8,684	32,902	64,693
NUMBER OF HH	3,157	12,503	24,494
AVERAGE HH INCOME	\$143,171	\$126,719	\$130,139
DAYTIME POPULATION	5,906	42,651	82,915



Project Update

The Shoppes at Simonds Park is a new development at the intersection of Cambridge Street (Route 3A) and Center Street, in the heart of Burlington, Massachusetts. The site is adjacent to major town services and the Town Hall, and is within easy walking distance of the Burlington recreation department facilities, including Simonds Park, Grandview Farm historical site, and the Town Common, site of arts festivals, holiday celebrations and other activities that draw shoppers and diners from all of Burlington..

The development includes green space and walkways which will activate Cambridge Street and provide connectivity to the Town Center, as well as a new adjacent residential building. The Shoppes at Simonds Park includes two retail building with available spaces from 1,981 square feet up to 17,028 square feet, and a 4,008 square foot corner restaurant space that can accommodate 150 seats as well as additional seasonal patio seating. A liquor license has been approved and is included.

The Shoppes at Simonds park is under construction; estimated delivery May/June 2020.

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Plans & elevations available upon request

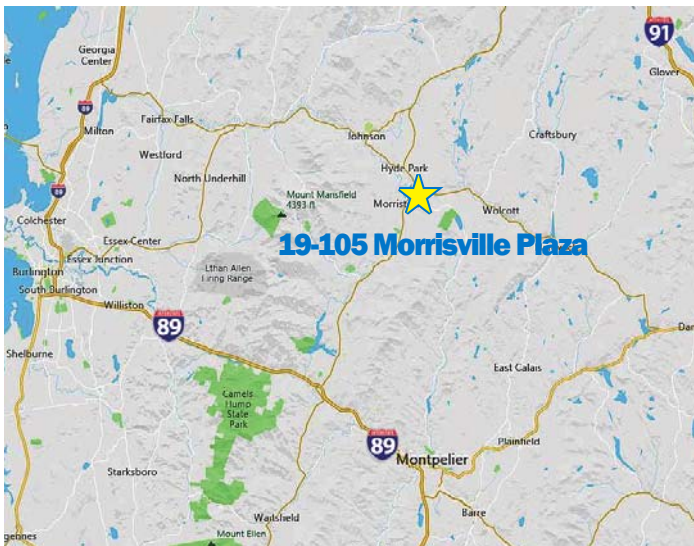


19-105 Morrisville Plaza

Morrisville, VT 05661

FOR LEASE

19,000 SF Anchor
3,900 SF Restaurant



PROPERTY HIGHLIGHTS

- Centrally located value driven shopping center
- Services nearby communities of Morristown, Hyde Park, Elmore, Wolcott, Johnson, and Stowe
- Shadow anchored by busy Price Chopper
- Area tenants include CVS, Hannaford, and Tractor Supply
- 19,000 SF anchor space available now
- 3,900 SF fully built out restaurant available immediately

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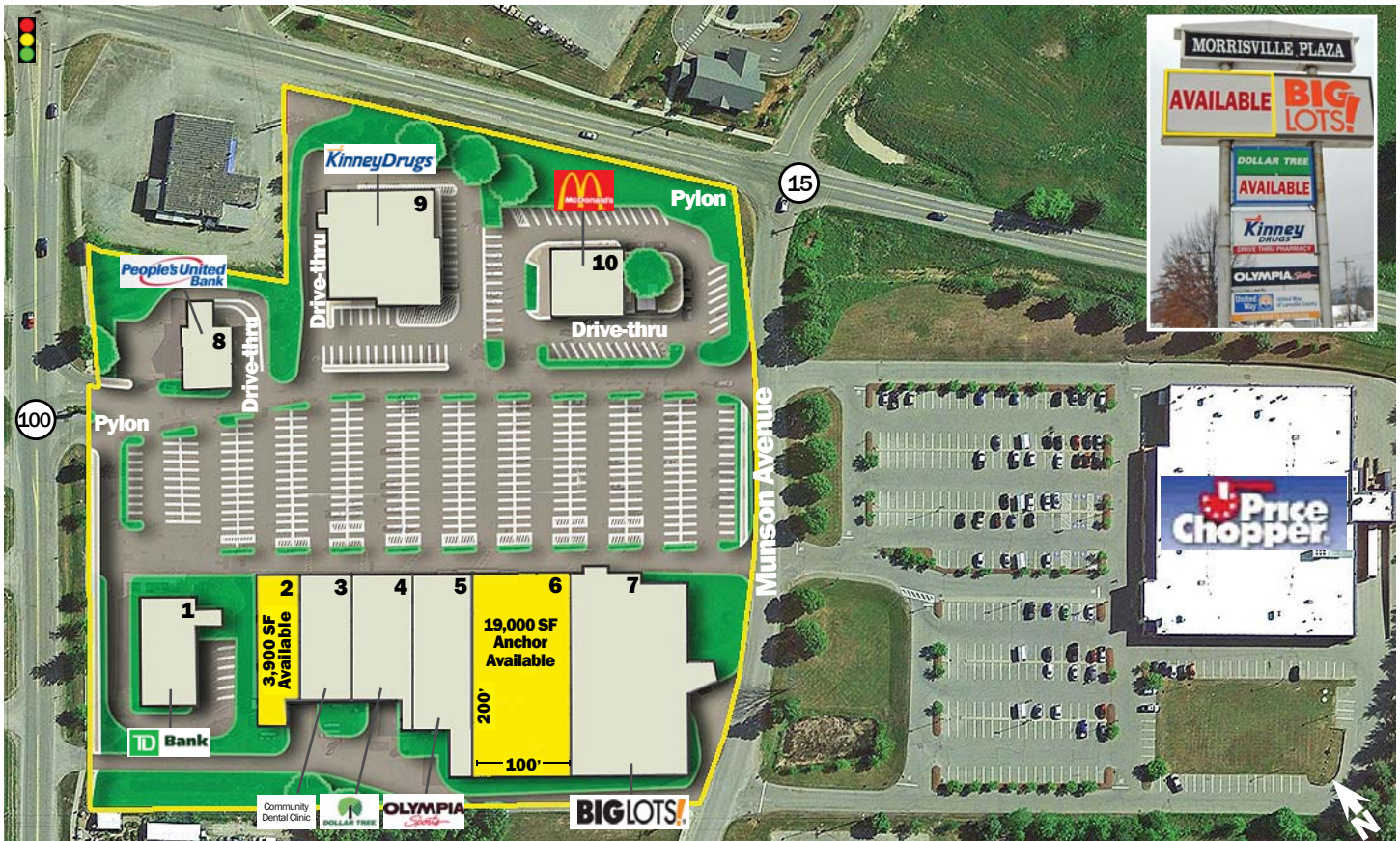


19-105 Morrisville Plaza

Morrisville, VT 05661

FOR LEASE

19,000 SF Anchor
3,900 SF Restaurant



TENANTS

1 TD Bank	8,100SF
2 Available (Fully built-out restaurant)	3,900SF
3 Community Dental Clinic	6,000SF
4 Dollar Tree	8,400SF
5 Olympia Sports	4,500SF
6 Available (100' x 200')	19,000SF
7 Big Lots	34,415SF
8 People's United Bank	2,813SF
9 Kinney Drugs	11,550SF
10 McDonalds	5,500SF



DEMOGRAPHICS

2019	5 Mile	10 Mile	15 Mile
POPULATION	8,231	19,093	33,212
DAYTIME POPULATION	6,044	15,013	18,920
NUMBER OF HH	3,679	8,371	14,639
AVERAGE HH INCOME	\$70,961	\$77,945	\$76,147

ADDITIONAL INFO.

PARKING	Ample
AVAILABLE SPACE	19,000 SF Anchor 3,900 SF Restaurant

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THANK YOU FOR ATTENDING!

THIS PRESENTATION, VIDEO & AUDIO WILL BE
AVAILABLE ON THE WEBSITE THIS FRIDAY.

WWW.NERETAILDEALMAKERS.COM