

# SUDBURY PLAZA

505 BOSTON POST RD, ROUTE 20  
SUDBURY, MA



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**31,800 SF COMING AVAILABLE**  
END CAP SUBDIVIDABLE



## THE OPPORTUNITY

Sudbury Plaza on Route 20 in Sudbury, Massachusetts is a well-established community center. This active commuter route connecting Routes 495 and 128 has traffic counts over 31,000 per day. CVS with drive-thru, Aubuchon Hardware and Garden Center, Starbucks, Supercuts and other strong daily needs retailers such as the US Post Office, make this a vibrant and bustling center. Sudbury Plaza is located at a signalized entrance, directly across from the new Meadow Walk development with Whole Foods and over 360 new residential units including luxury apartments, condominiums, and a senior housing community.

- Location:** 505 Boston Post Road, Sudbury, MA 01776
- Available Space:** Shaw's coming available  
31,800 SF end cap subdividable
- Plaza GLA:** 73,307 SF
- Traffic Counts:** Approx. 31,400 ADT

### *Rare big box opportunity in this market*



## THE NEIGHBORHOOD

WHOLE  
FOODS  
MARKET

T.J. maxx

Roche Bros.

STARBUCKS

CVS

UNITED STATES  
POSTAL SERVICE®



## DEMOGRAPHICS

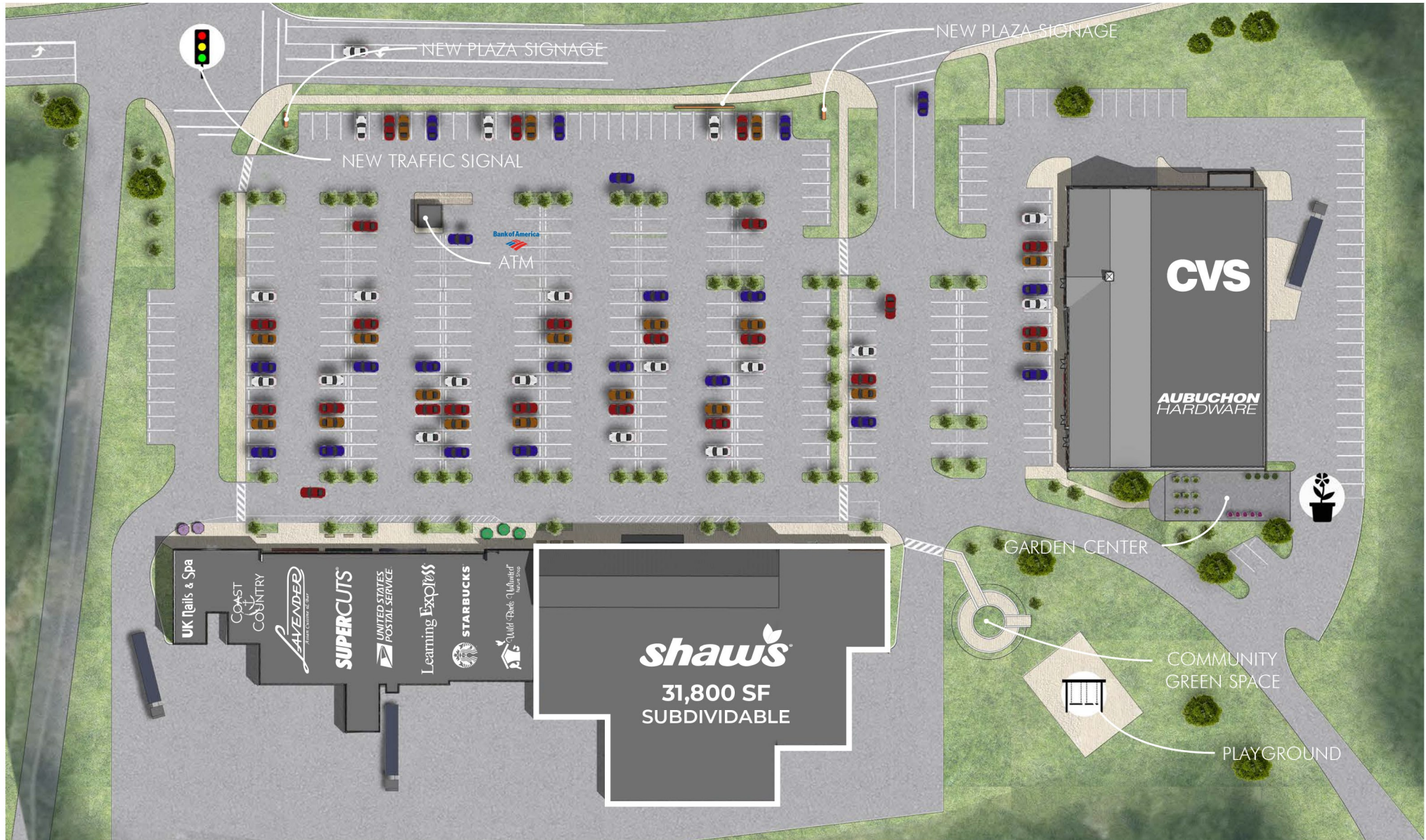
	3 MILE	5 MILE	7 MILE
Population	42,906	100,946	192,332
Daytime Population	36,268	119,787	225,743
Avg HH Income	\$139,552	\$159,468	\$157,873
Median HH Income	\$85,009	\$103,639	\$104,222







# SITE PLAN





# SUDBURY, MASSACHUSETTS



**MEADOW WALK**  
 250 LUXURY APARTMENTS  
 21 TOWNHOUSES  
 36 LUXURY CONDOS  
 56 HIGH END SENIOR HOUSING  
 35,000 SF RETAIL/RESTAURANT

**SITE**  
 SUDBURY PLAZA  
 SUDBURY, MA

SUDBURY

DANNY'S WINE AND SPIRITS

31,400 ADT

SULLIVAN TIRE AND AUTO SERVICE

Citizens Bank

Middlesex Savings Bank

the Jewelry Exchange

LOYAL COMPANION

BIG PICTURE CUSTOM FRAMING

Roche Bros.

Koko FitClub

SUDBURY CROSSING

pure barre  
 OLYMPIA Sports  
 T.J. MAXX  
 the paper store  
 PEARLE OOVISION  
 SUBWAY  
 DOMINO'S PIZZA