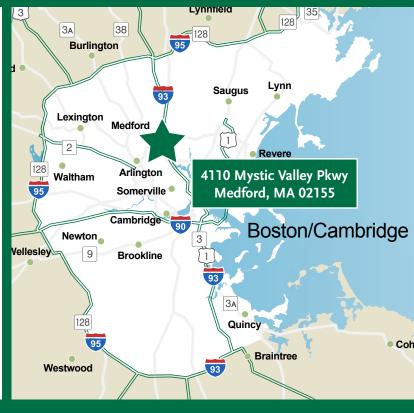
# Wellington Circle Plaza 4110 Mystic Valley Parkway, Medford



### SPACE FOR LEASE: 4,400 SF SUBDIV & 3,410 SF on 2<sup>nd</sup> Floor

#### FEATURES

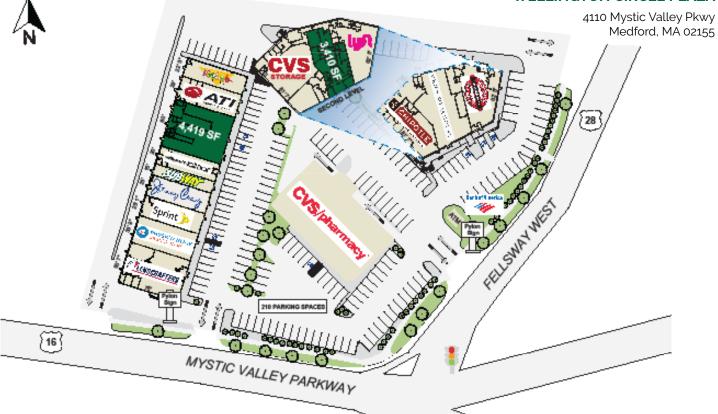
- More than 3M SF of mixed-use development in the immediate area. The \$2.4B Encore Boston Harbor under construction to open in 2019
- Located at one of the busiest intersections in the Boston area. Traffic counts 204,000 VPD
- 3 Mile demographics include 375,307 people and 189,576 daytime population.
- Anchored by 24-hour CVS pharmacy
- 55,500 SF GLA with 4 access points at signalized intersection
- **210** on-site parking places; Ratio 4/1000





420 Bedford Street, Lexington, MA 781-863-1800 www.bierbrierdevelopment.com

#### WELLINGTON CIRCLE PLAZA



## DEMOGRAPHICS

|                         | 1 MILE RADIUS | 2 MILE RADIUS | 3 MILE RADIUS |
|-------------------------|---------------|---------------|---------------|
| Population              | 42,394        | 175,294       | 369,846       |
| Households              | 17,961        | 74,700        | 156,989       |
| Median Household Income | \$85,222      | \$87,941      | \$87,482      |

#### **KEY TENANTS**

- CVS
- Chipotle
- Lenscrafters
- Men's Wearhouse
- Boston Market
- Sprint
- Subway

#### SURROUNDING RETAILERS

- Wegmans
- Kohl's
- Marshalls
- Target

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- Home Depot
- Stop & Shop
- Costco





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