

**Premier Urban Pad
Opportunity
Up to 3,500 SF**



Proposed pad with drive-thru available at a 300,000 SF premier urban core power center, one of only four Wegman's-anchored centers in greater Boston

Highly visible location fronting Mystic Valley Parkway (Rt. 16) - 41,200+ ADT

Easily accessible by car via I-93 & Rt. 28, and by public transportation

Serves Boston, Cambridge, Somerville, Medford, and surrounding communities

**Pending permits and approvals*



Bank of America.

elements
DENTAL
verizon

**Proposed Pad
Up to 3,500 SF**

Drive-Thru

Marshalls

petco
THE HEALTH +
WELLNESS CO.

DICK'S
SPORTING GOODS
WE LOVE SPORTS AS MUCH AS YOU DO

Wegmans

KOHL'S

W WINDSOR
MYSTIC RIVER
350 Residential Units



2026 Demographics

	1 mile	2 miles	3 miles	5 miles
POPULATION	38,444	177,273	387,714	922,747
NUMBER OF HH	16,563	74,812	164,471	386,505
AVERAGE HH INCOME	\$145,627	\$157,717	\$164,210	\$170,911
DAYTIME POPULATION	15,384	66,409	162,719	692,657