

FOR LEASE

2.5 Acres

Ground Lease or Built-to-Suit



Rt 23, 612 ADT

Rt 38: 38,967 ADT

I-495: 127,488 ADT

Stadium Plaza
Redevelopment

SITE



TEWKSBURY, MASSACHUSETTS

POPULATION

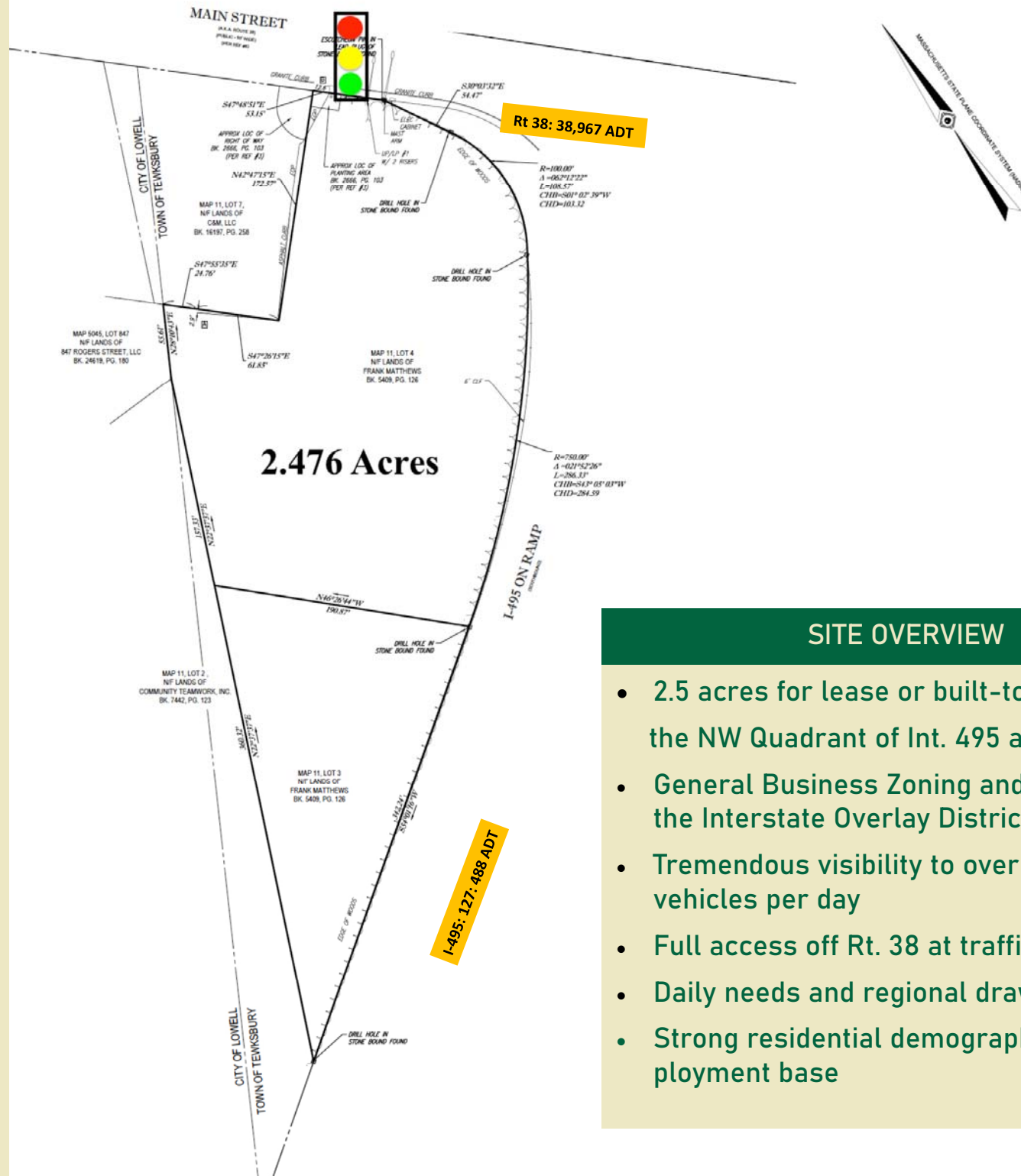
1 Mile	7,024
3 Mile	109,212
5 Miles	200,197
7 Miles	313,813
10 Miles	564,472
10 Minutes	128,797
20 Minutes	504,723
30 Minutes	1,037,364

AVERAGE HH INCOME

1 Mile	\$139,394
3 Mile	\$117,659
5 Miles	\$132,287
7 Miles	\$149,200
10 Miles	\$121,898
10 Minutes	\$106,772
20 Minutes	\$116,742
30 Minutes	\$128,164

EMPLOYEES

1 Mile	2,813
3 Mile	45,565
5 Miles	92,667
7 Miles	158,660
10 Miles	298,877
10 Minutes	70,451
20 Minutes	301,568
30 Minutes	625,302



SITE OVERVIEW

- 2.5 acres for lease or built-to-suit at the NW Quadrant of Int. 495 and Rt. 38
- General Business Zoning and subject to the Interstate Overlay District
- Tremendous visibility to over 150,000 vehicles per day
- Full access off Rt. 38 at traffic light
- Daily needs and regional draws
- Strong residential demographic and employment base