

# GREAT ROAD SHOPPING CENTER

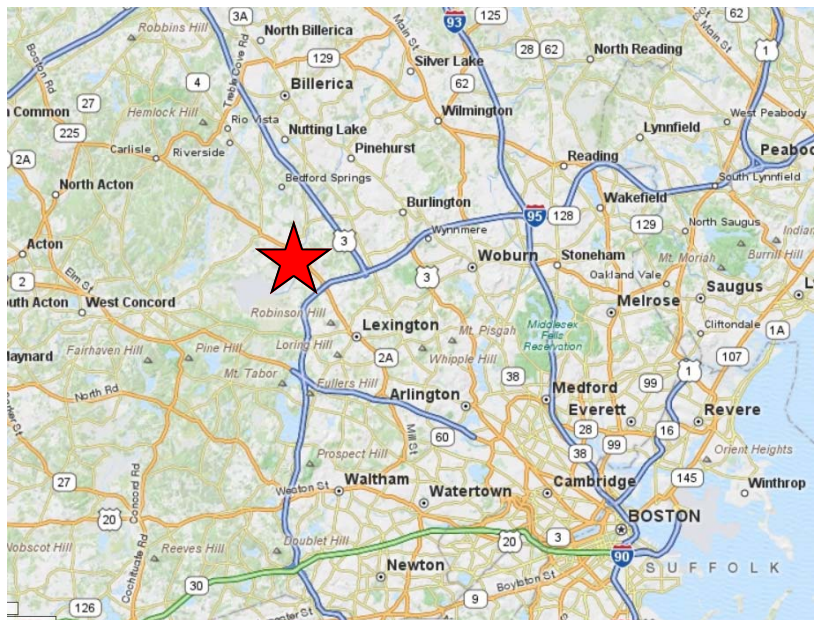
(ROUTE 4/225) - BEDFORD, MASSACHUSETTS

AVAILABLE: 3,499 ± SF FREE-STANDING RESTAURANT



## 3,499 ± SF AVAILABLE FREE-STANDING RESTAURANT OPPORTUNITY

- GROCERY ANCHORED SHOPPING CENTER LOCATED STEPS AWAY FROM HANSCOM AIR FORCE BASE, LAHEY & CHILDREN'S' HOSPITALS AT LEXINGTON
- LOCATED ON ROUTES 4 & 225 LESS THAN 1.5 MILES FROM I-95 WITH 23,500 ADT
- AREA RETAILERS INCLUDE: WHOLE FOODS, STARBUCKS, DUNKIN DONUTS, BROOKLINE BANK, MARSHALLS AND OTHERS



### CONVISER PROPERTY GROUP, INC.

858 WASHINGTON STREET - SUITE 306, DEDHAM, MA 02026

OFFICE: (781) 320-0600 ■ FAX: (781) 791-4955 ■ WWW.CONVISERPG.COM

#### FOR MORE INFORMATION:

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*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.*

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## PROJECT INFORMATION

GLA:	204,230 SF
SPACE AVAILABLE:	3,499 ± SF
AVAILABILITY:	1Q 2012
PARKING:	4.16/1,000 SF
TRAFFIC COUNTS:	23,500 ADT

### CO- TENANTS :

SUPER STOP & SHOP, HOME GOODS, THE PAPER STORE, TJ MAXX, STAPLES, ACE HARDWARE, MATTRESS WORLD, RADIO SHACK, WALDEN LIQUORS, CITIZENS BANK, BEDFORD JEWELERS, CAPELLI SALON, HANSCOM FEDERAL CREDIT UNION & GREAT WALL RESTAURANT

## DEMOGRAPHIC INFORMATION

	1 MILE	3 MILE	5 MILE
POPULATION	4,378	33,246	100,639
DAYTIME POP	4,325	51,139	94,687
MEDIAN HH INC.	\$89,767	\$97,124	\$96,360
MEDIAN AGE	43.3	40.8	41.1
SOME COLLEGE +	76.3%	79.6%	74.5%



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