

**GROUND LEASE - 29,169 ± SF PARCEL  
AVAILABLE 2012**



# GREAT ROAD SHOPPING CENTER

*Great Road - Bedford, Massachusetts*



**29,169 ± SF  
GROUND LEASE**

- FORMER TRAVELODGE MOTEL LOCATED ON ROUTES 4 & 225 LESS THAN 1.5 MILES FROM I-95 WITH 23,500 ADT
- STEPS AWAY FROM HANSCOM AIR FORCE BASE, LAHEY CLINIC & CHILDREN'S HOSPITALS AT LEXINGTON

**FOR MORE INFORMATION:**

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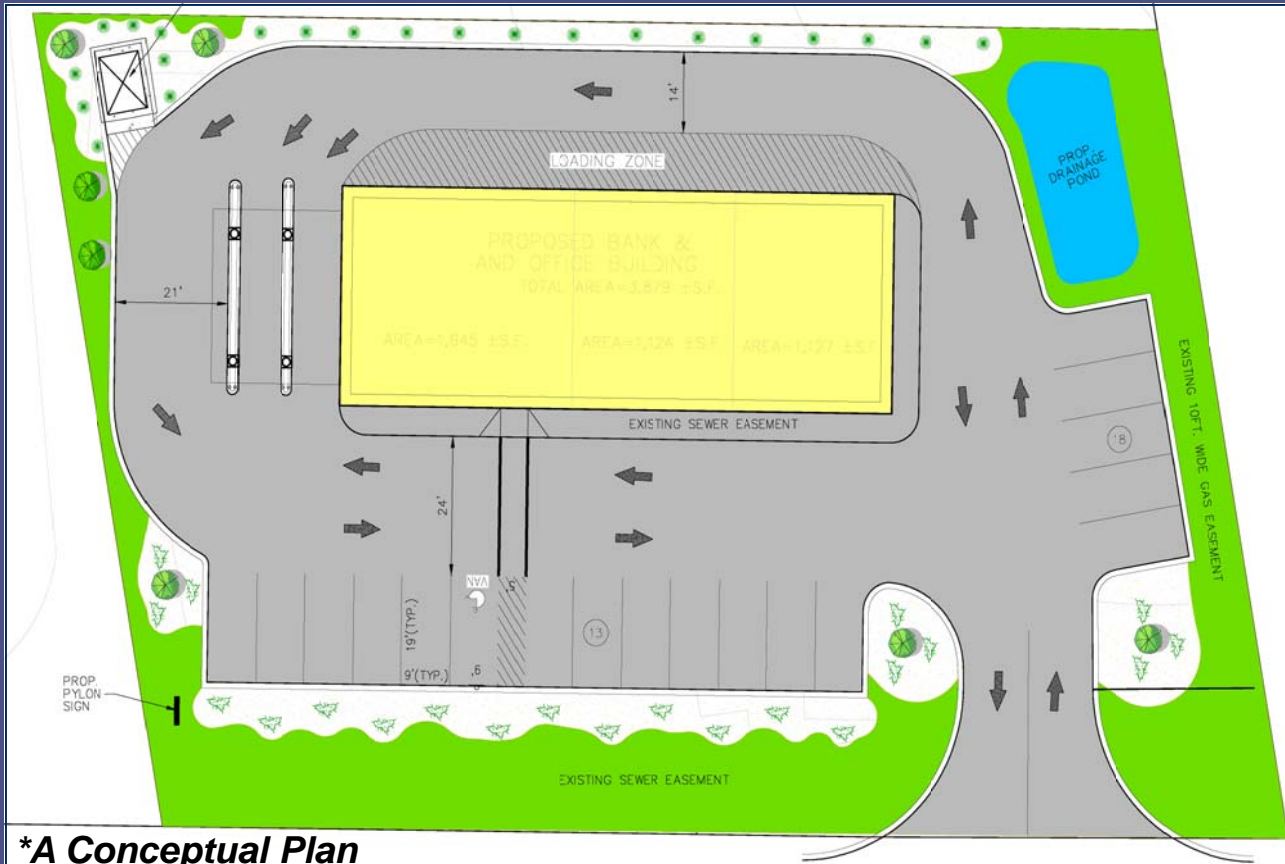
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# GREAT ROAD SHOPPING CENTER

## Great Road - Bedford, Massachusetts



**\*A Conceptual Plan**

### PROJECT INFORMATION

**LAND AVAILABLE:** 29,169 SF  
**AVAILABILITY:** 2012  
**TRAFFIC COUNTS:** 23,500 ADT  
**AREA TENANTS INCLUDE:** TJ Maxx, Super Stop & Shop, The Paper Store, Home Goods, Ace Hardware, Radio Shack, Friendly's, Staples, Rugged Bear, Whole Foods, Citizens Bank, CVS Pharmacy, Marshalls, Brookline Bank, Papa Gino's, Bank Of America & 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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