



FELLSWAY PLAZA

MEDFORD, MA

CITY OF MEDFORD, MIDDLESEX COUNTY, MASSACHUSETTS







FELLSWAY PLAZA

Fellsway Plaza is an ideally located shopping center, located at the intersection of Route 16 and Route 28 in Medford, MA. A staple of the Wellington Circle shopping corridor, the center serves Medford, Somerville, Everett and their surrounding markets. Fellsway Plaza is anchored by Stop & Shop Supermarket, and is also home to Dunkin' Donuts, Planet Fitness, Panera and more!

Located on the Mystic River, the center sits just five miles northwest of Downtown Boston, and sits adjacent to the Wellington transit station. Due to its proximity to Boston, Cambridge and nearby Tufts University, the city is home to a wide variety of residents including students and many young professionals. Residential development over recent years has boomed, and there are now over 2,000 apartment units within a mile of the property, with more currently under construction.



PROPERTY LEASING PLAN



DEMOGRAPHICS AT 1, 2 AND 3 MILE RADIUS

1 MILE RADIUS:



Total Population: **27,613**

Households: **11,570**

Daytime Population: **24,937**

Median Age: **35.2**



Average Household Income: **\$146,802**

Median Household Income: **\$118,813**

2 MILE RADIUS:



Total Population: **167,790**

Households: **67,838**

Daytime Population: **102,466**

Median Age: **34.5**



Average Household Income: **\$143,007**

Median Household Income: **\$114,592**

3 MILE RADIUS:



Total Population: **376,321**

Households: **155,744**

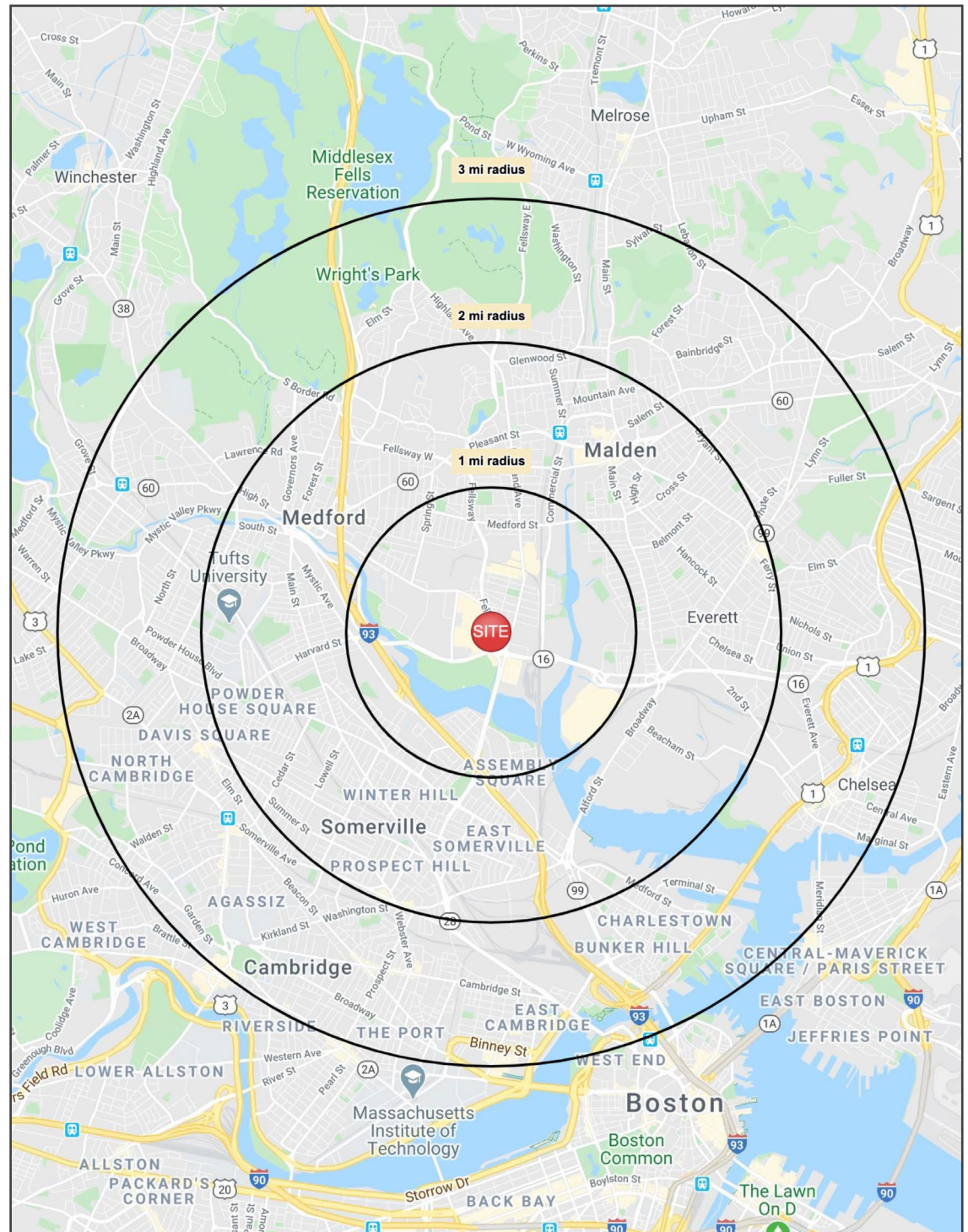
Daytime Population: **251,800**

Median Age: **34.2**

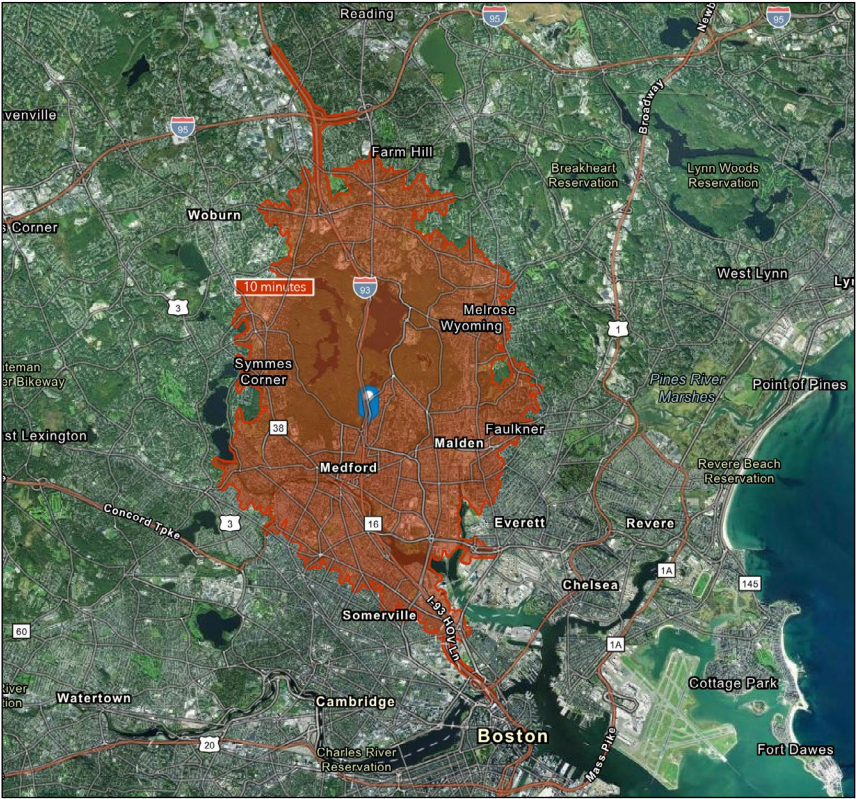


Average Household Income: **\$154,341**

Median Household Income: **\$119,045**



10 MINUTE DRIVE TIME



TOTAL RETAIL SALES

Includes F&B

EDUCATION

Bachelor's Degree
or Higher

OWNER OCCUPIED HOME VALUE

Average


\$2,359,249,819



57%



\$785,890

KEY FACTS

180,507
Population

39.1
Median Age

\$104,133
Median Household Income

150,972
Daytime Population

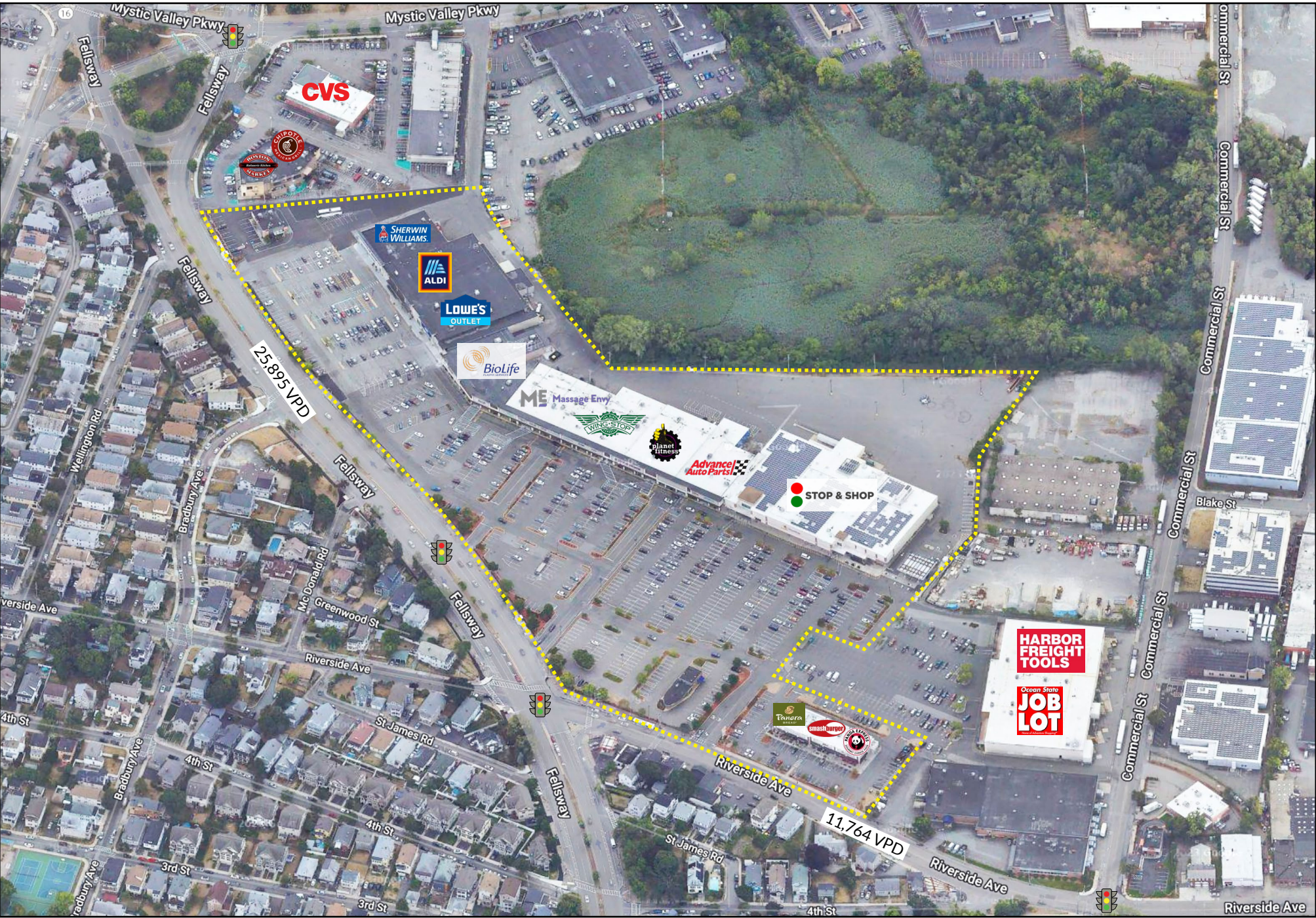
TAPESTRY SEGMENTS

City Lights 23,528 Households	Trendsetters 14,836 Households	Pleasantville 5,598 Households
Socioeconomic Traits Residents work hard in professional and service occupations but also seek to enjoy life. They earn above average incomes.	Socioeconomic Traits Residents are young and well educated; more than half have a bachelor's degree or more. Well paid, with little financial responsibility.	Socioeconomic Traits 66% college educated. Higher labor force participation rate. Many professionals in finance, information/ technology, education, or management.
Household Types Families, both married couples and single parents, as well as singles.	Household Types Singles— living alone or with roommates or partners.	Household Types Older married-couple families, more w/o children under 18, but many w/ children over 18 years.
Typical Housing Multi Units; Single Family	Typical Housing High-Density Apartments	Typical Housing Single Family

ANNUAL HOUSEHOLD SPENDING

\$5,122 Eating Out	\$3,136 Apparel & Services	\$9,365 Groceries	\$370 Computer & Hardware	\$8,770 Health Care
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SITE AERIAL



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Top Callout Box:

- STOP & SHOP
- LOWE'S OUTLET
- DICK'S SPORTING GOODS
- BJS
- ALDI
- planet fitness
- CVS
- Wegmans
- petco
- KOHL'S
- Marshall's
- HARBOR FREIGHT TOOLS
- Ocean State JOB LOT

Bottom-Left Callout Box:

- HomeGoods
- TJ MAXX
- STAPLES
- TRADER JOE'S
- Burlington
- THE HOME DEPOT
- amc
- BED BATH & BEYOND
- CVS
- W
- Orangetheory FITNESS
- Mass General Brigham

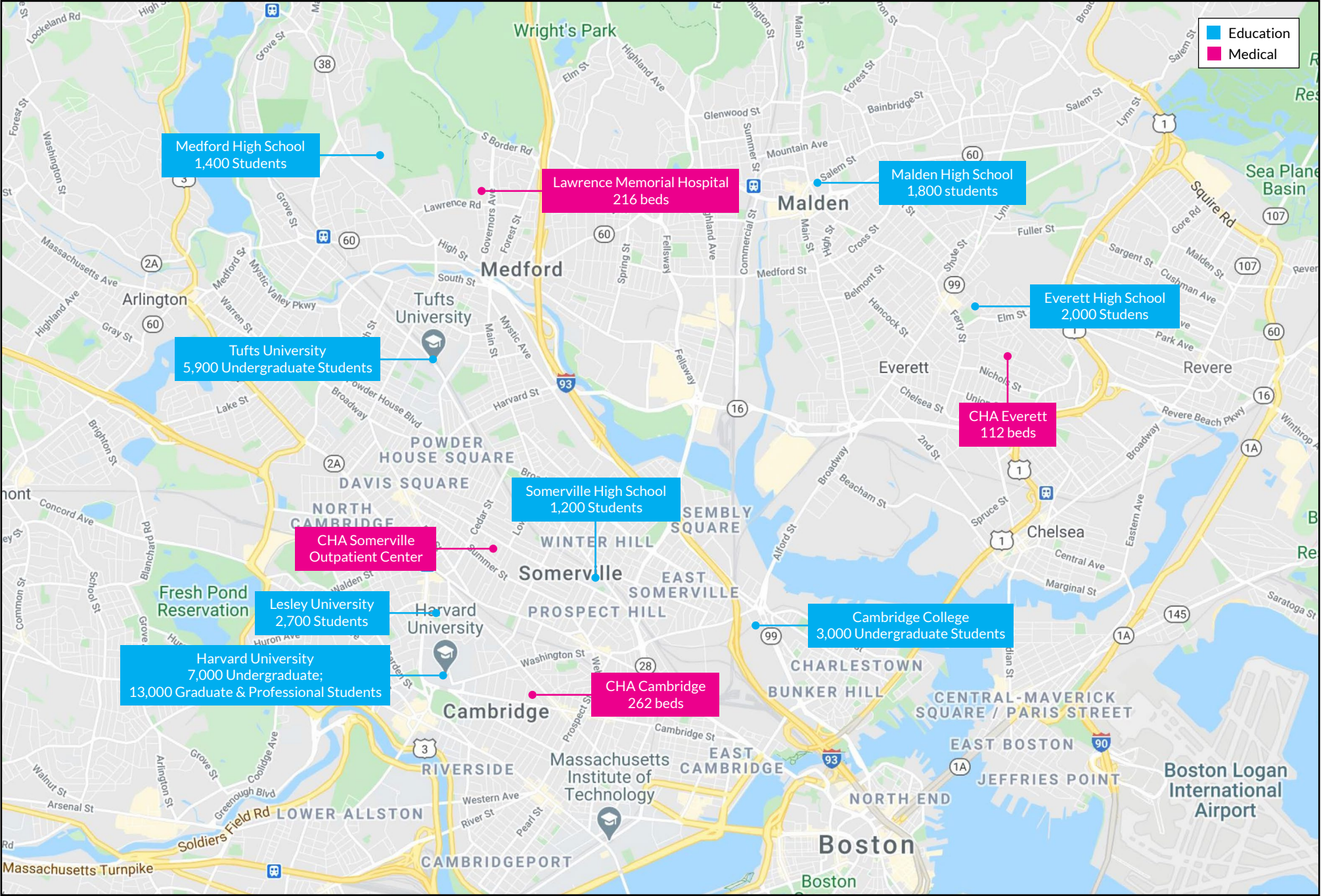
Bottom-Right Callout Box:

- TARGET
- THE HOME DEPOT
- CVS
- Michaels
- COSTCO WHOLESALE
- PETSMART
- BEST BUY
- five BELOW
- MATTRESS FIRM
- DOLLAR TREE
- Party City

NEARBY RESIDENTIAL BUILDINGS

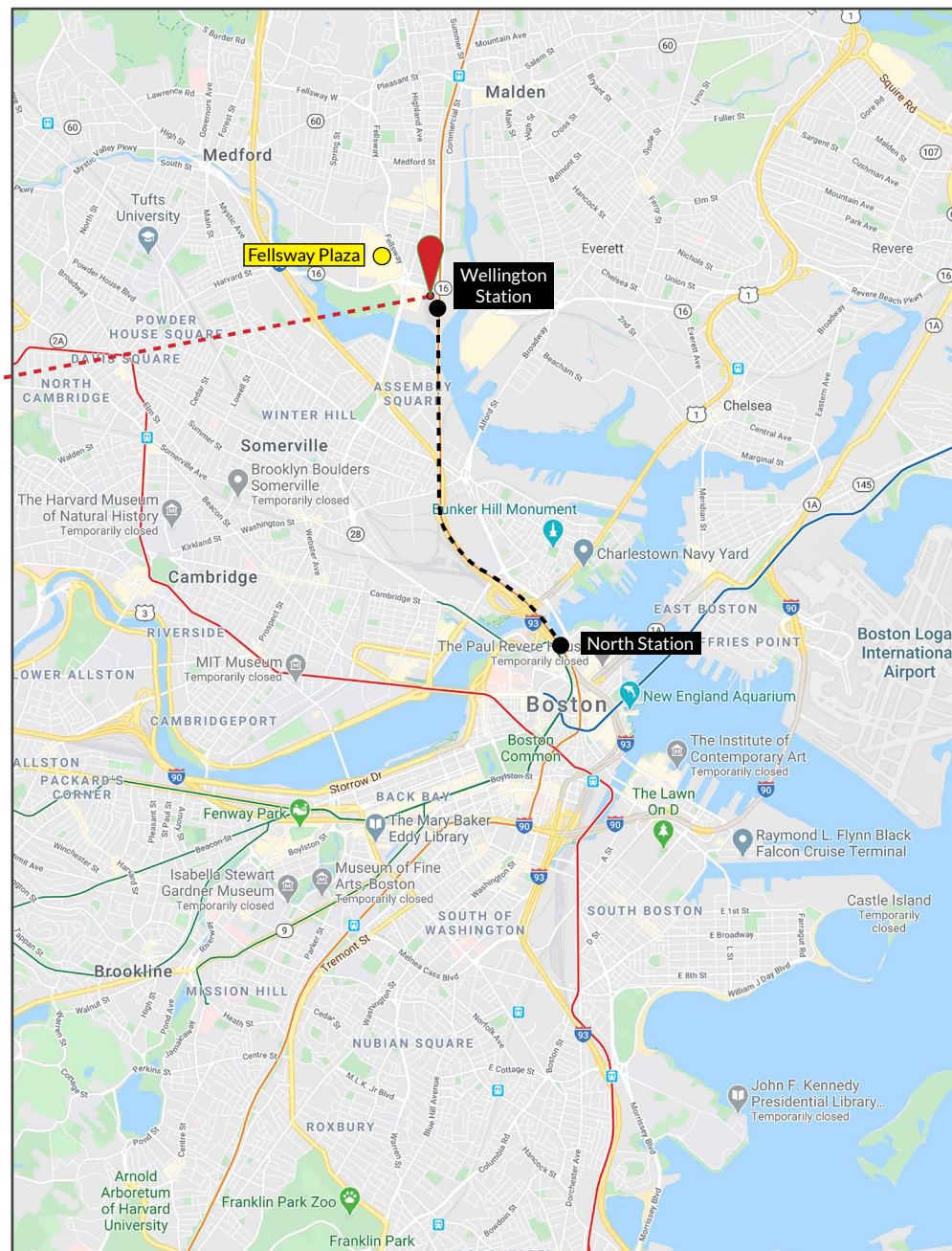


AREA DRIVERS WITHIN 3 MILES – SELECT EDUCATION & MEDICAL



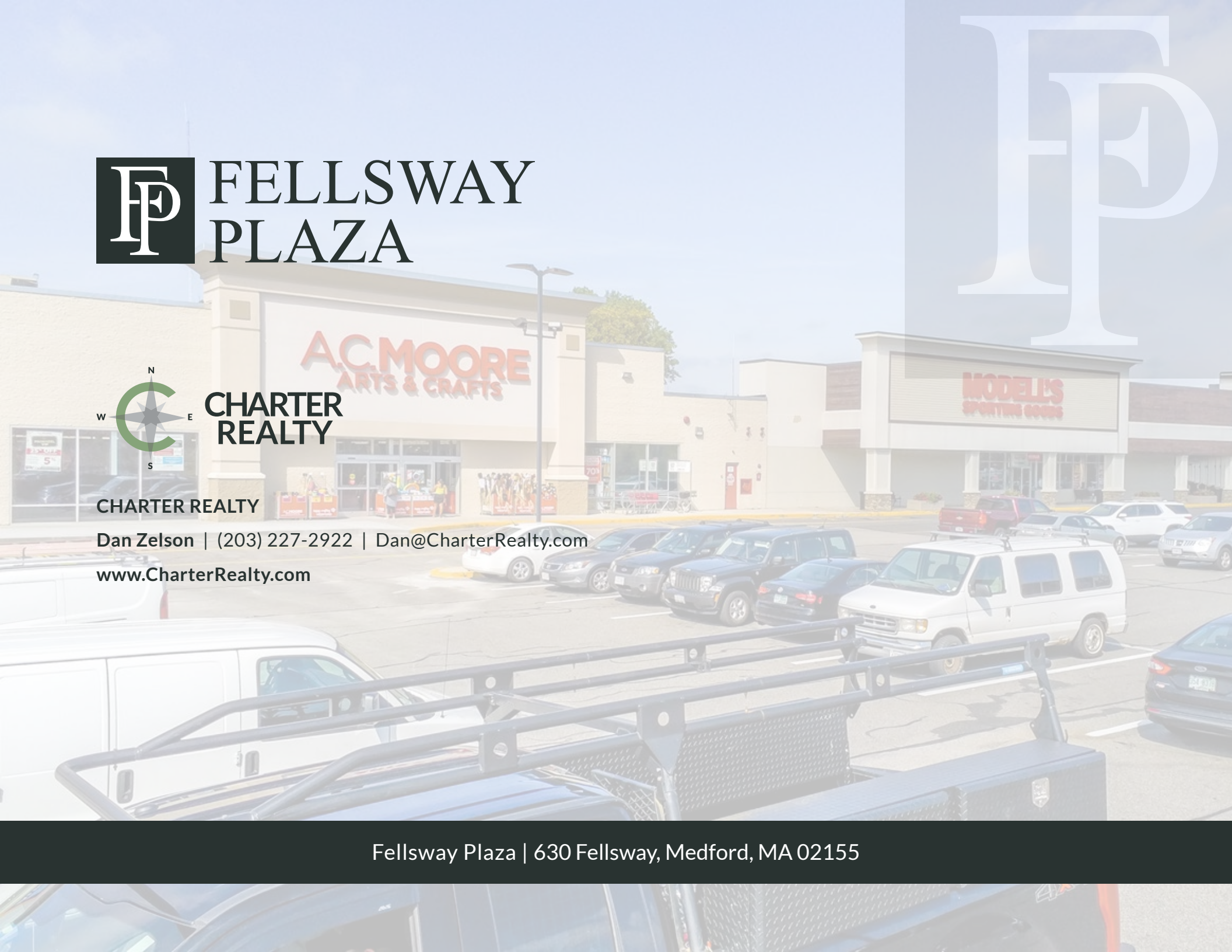
WELLINGTON TRANSIT STATION

17 MINUTES FROM WELLINGTON STATION TO NORTH STATION



FELLSWAY PLAZA PHOTOS





FELLSWAY PLAZA



**CHARTER
REALTY**

CHARTER REALTY

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