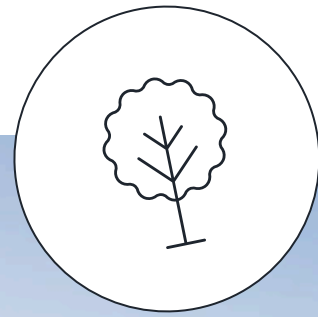




WS

BELLINGHAM, MA

CHARLES RIVER
CENTER



A Convenient Destination With Regional Appeal

Charles River Center offers an expansive tenant mix that, along with neighboring Stallbrook Marketplace and Crossroads Shopping Center, **serves a trade area of over 666,000 people**. This regional shopping destination pulls directly from several affluent suburbs and attracts commuters who work in the city but prefer their shopping closer to home.

Route 126 and I-495 link the three centers, creating a **pocket of retail with tremendous regional pull** – this is the best and only place in the area for this variety and selection.



78% OF VISITS
come from customers who visit
10+ TIMES ANNUALLY

Source: Placer.ai, 2023

Location & Access

- Easy access via highly-trafficked Route 126 and I-495
- 5 miles from Franklin/Foxboro commuter rail
- 30 miles from Providence, RI and 40 miles from Boston, MA



WS | STALLBROOK MARKETPLACE

Walmart  BARNES & NOBLE

MARKET BASKET  Staples

CHARLES RIVER
CENTER

WHOLE FOODS MARKET  REGAL 
OLD NAVY  ULTA  paper store

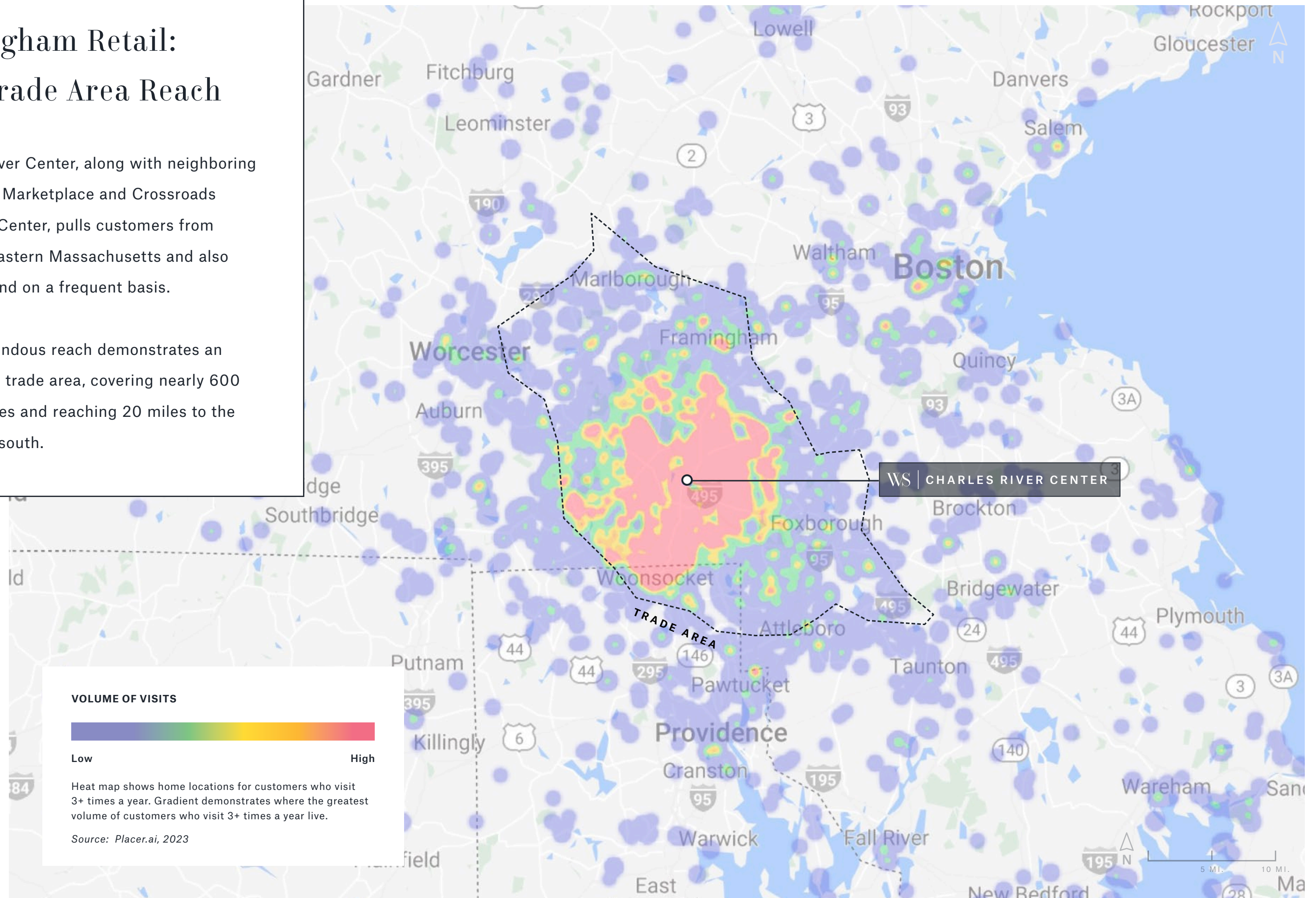
WS | CROSSROADS SHOPPING CENTER

FLOOR & DECOR  PET SMART
Party City

Bellingham Retail: Trade Area Reach

Charles River Center, along with neighboring Stallbrook Marketplace and Crossroads Shopping Center, pulls customers from much of Eastern Massachusetts and also Rhode Island on a frequent basis.

This tremendous reach demonstrates an impressive trade area, covering nearly 600 square miles and reaching 20 miles to the north and south.



Look Who's Here

Charles River Center draws customers from a set of **affluent, established communities** where families of all ages enjoy suburban life and **upper-middle-class incomes**. From young families putting down roots, to established empty-nesters, these customers have **disposable income and a desire for convenience close to home**.

CONSUMER PERSONAS:

FLOURISHING FAMILIES (335TH INDEX)

Affluent, middle-aged families and couples earning prosperous incomes and living very comfortable, active lifestyles.

BOOMING WITH CONFIDENCE (226TH INDEX)

Prosperous, established couples in their peak earning years living in suburban homes.

SUBURBAN STYLE (147TH INDEX)

Middle-aged, ethnically-mixed suburban families and couples earning upscale incomes.

Source: Experian Mosaic via Placer.ai, 2022

A score over 100 indicates a greater propensity than the national average for that consumer profile segment.





A Traffic-Driving Mix

With grocery stores, entertainment, and family fashion go-tos in one easy location, Charles River Center and its neighboring centers enjoy sustained, high traffic. The center offers essentials like **Whole Foods Market, The Paper Store, Old Navy, and Ulta.**

This **Whole Foods** location draws a wide swath of the region's residents – it's **the only location serving the suburbs along I-495**. Also notable is this outpost of The Paper Store, which was recently redesigned and expanded into a more modern format, and a newly renovated 12-screen Regal Cinemas.



THE PAPER STORE

THE PAPER STORE'S
#2
MOST VISITED
location nationwide

Source: Placer.ai, 2023

Thank you

Leasing Information

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