

WELCOME TO

THE EDGE DISTRICT

440 MIDDLESEX ROAD, TYNGSBOROUGH, MA

The Edge District is where Greater Nashua comes to eat, play, extend the day.

Located directly on the Massachusetts–New Hampshire border, The Edge District is a curated, walkable dining and entertainment hub designed to drive repeat visits from morning through late night. With **165,000 square feet** of entertainment, restaurant, and service uses, it delivers the kind of energy retailers want and communities seek.

Positioned across from Pheasant Lane Mall and the new \$250M Nash Casino, The Edge benefits from constant cross-traffic, a built-in employee base, and a two-state trade area that expands beyond traditional neighborhood retail.

This is not just another center. It's a destination designed for brands that thrive on creating great experiences.



ANCHOR TENANTS:
Join a curated mix including

metroROCK
CLIMBING

TAVERN
IN THE SQUARE

PLAYER
ON THE

amc
THEATRES

DUNKIN'

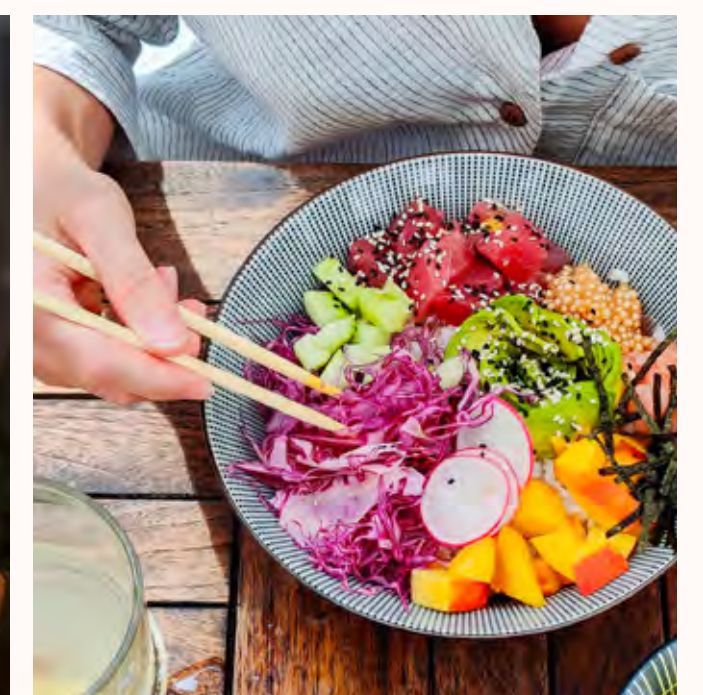
Taka *Wonder*

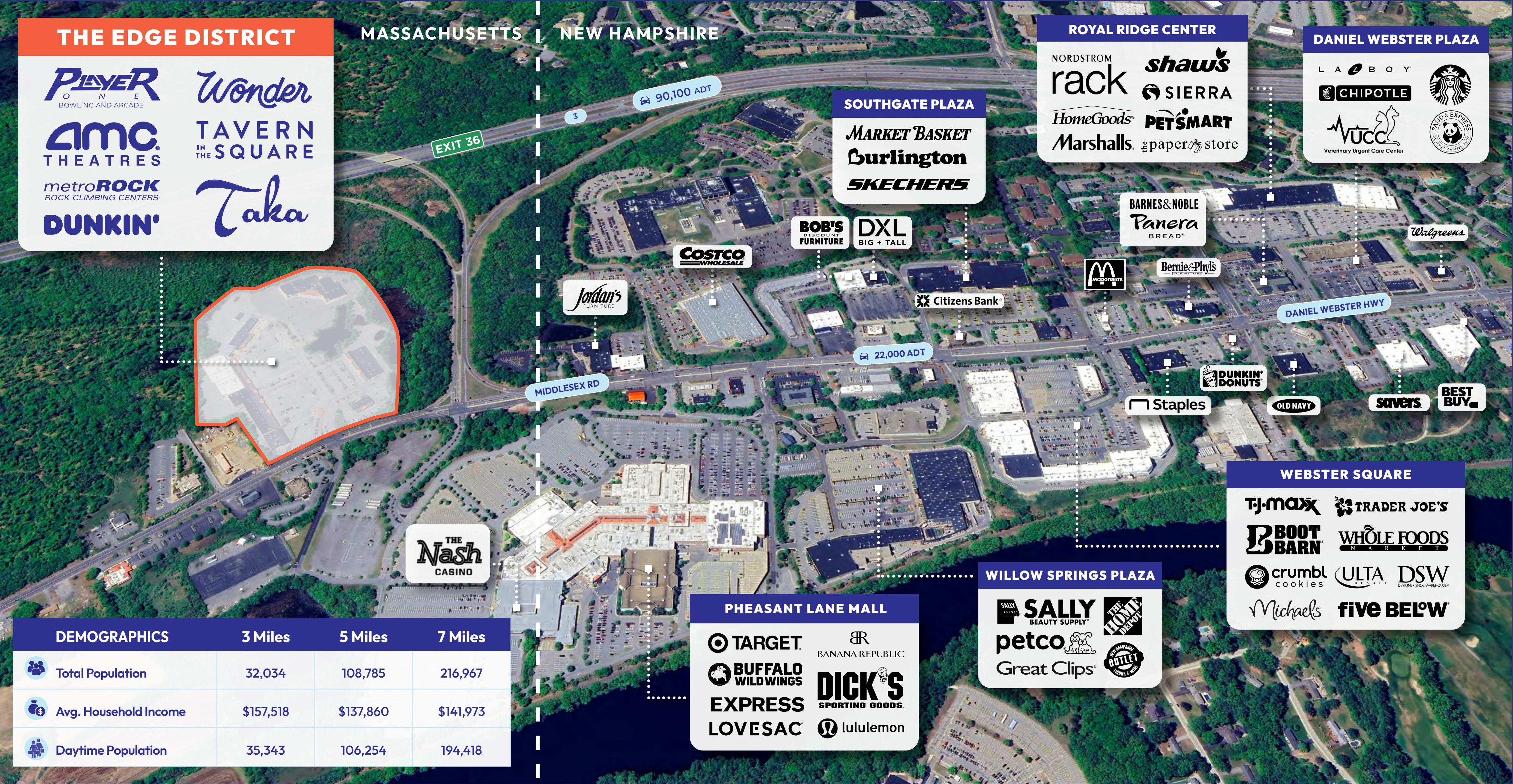


DAY PLANS. NIGHT ENERGY. REPEAT VISITS.

**Climbing. Bowling. Desserting.
Dining. This place is fun.**

The Edge District is designed to keep guests moving, staying, and coming back. From after-school activities to late-night dining and entertainment, the mix encourages crossover traffic and longer visits that directly benefit tenants sales.





THE EDGE DISTRICT

NOTABLE FEATURES



-  Two-state draw serving MA + NH
-  Immediate adjacency to casino employees and visitors
-  New construction, modern utilities, multiple sewer access, & refurbished pylon sign in 2026
-  Tesla charging stations directly off the highway
-  Professionally managed destination with active community programming
-  Affluent trade area with total population of 216,000
-  Major retail corridor visibility on Middlesex Road



165,000 SF
OF ENTERTAINMENT,
DINING, & SERVICES

±22,000
AVERAGE
DAILY TRAFFIC

6 MILLION
SQ FOOT COMMERCIAL
EMPLOYMENT BASE

216,000
TOTAL
POPULATION

194,000
DAYTIME
POPULATION

\$142,000
AVERAGE
HOUSEHOLD INCOME

THE SITE PLAN

MODERN PLACEMAKING

Designed for movement, visibility, & connection.

The Edge District blends smart site planning with bold branding to create a destination that works as hard as it plays. Every element, from pedestrian flow to signage to shared gathering spaces, is built to support tenant visibility and guest experience.

THE EDGE KEY FEATURES:

-  Pedestrian-first layout with wide sidewalks and strong sightlines
-  Community Green for events, markets, and seasonal activations
-  EV parking / Tesla charging stations
-  Outdoor lounge and entertainment space
-  Year-round programs that engage the community
-  Upgraded pylon sign with strong presence directly off highway



The information provided herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we make no representation, guarantee or warranty, express nor implied, about the accuracy or completeness of this information. It is your responsibility to independently confirm this information. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

FUTURE FORWARD BY DESIGN

Built for Long-Term Relevance.

The Edge District is built to evolve. From infrastructure to programming, the vision supports long-term tenant success in a landscape that demands flexibility, experience, and community connection.

-  Green spaces reduce heat and increase dwell time
-  Durable materials and modern systems support long-term operations
-  EV infrastructure meets changing consumer behavior
-  Activations designed to reuse space creatively and efficiently



PARTNERS INVESTED IN YOUR SUCCESS

Marketing That Works for Tenants.

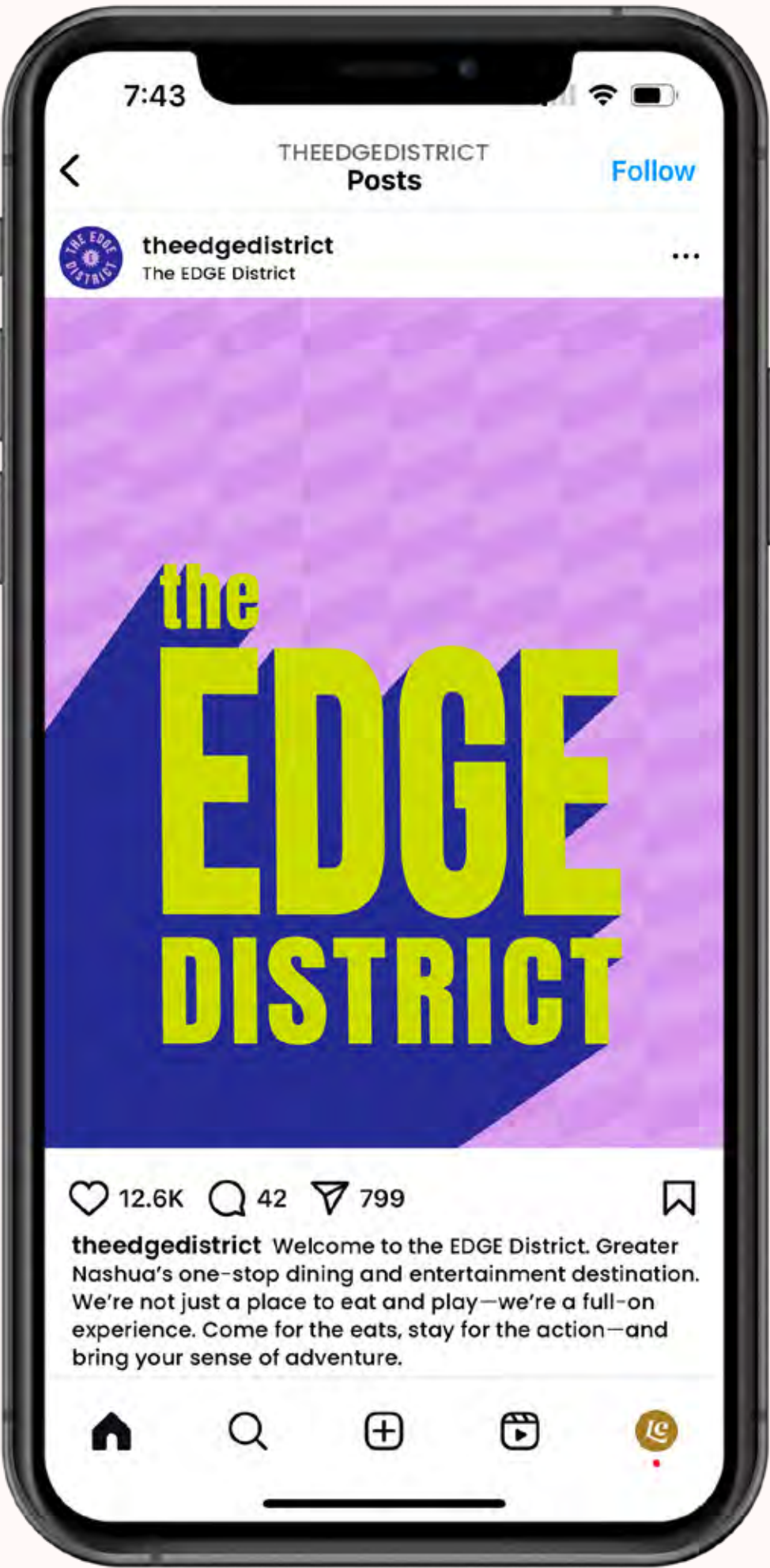
Tenants benefit from an experienced, hands-on marketing team dedicated to driving traffic, awareness, and engagement.

SUPPORT INCLUDES:

-  Property-wide and co-branded marketing campaigns
-  Professional photography and video for promotion
-  Community and school partnerships
-  Complimentary “Coming Soon” signage
-  On-site events, seasonal programming, and activations



SOCIAL MEDIA



CLAIM YOUR SPOT AT THE EDGE DISTRICT

**A destination with momentum. A market
with demand. A moment worth moving on.**

The Edge District is actively curating its next chapter.
Now is the time to position your brand among a lineup
built for experience, fun, and repeat business in one of
Greater Nashua's most dynamic corridors.

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