

WOBURN, MA

399 WASHINGTON STREET



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SITE OVERVIEW

- ✓ **Space**
5.22 acres located adjacent to the I-95/I-93 interchange—the busiest in New England—with approximately 300,000 ADT, significantly enhancing the site's visibility and regional draw.
- ✓ **Zoning**
B-1 - Business Interstate
- ✓ **Visibility & Access**
Excellent visibility from I-95 and heavily traveled Washington Street. Just a 12-minute drive to Downtown Boston during non-peak hours.
- ✓ **Demographics**
Woburn's strong daytime population and residential base support steady consumer demand, enhancing its appeal to retailers, restaurants, and service providers.
- ✓ **Utilities**
Natural Gas & Town Sewer and Water

DEMOGRAPHICS

	3-MILE	5-MILE	7-MILE	10-MILE
POPULATION	104,371	220,276	524,753	1,243,302
AVG HH INCOME	\$167,438	\$185,436	\$179,144	\$168,705
EMPLOYEES	81,504	155,258	272,340	638,445

DRIVE TIMES

	10-MINUTES	15-MINUTES	20-MINUTES
POPULATION	88,008	268,303	537,720
AVG HH INCOME	\$166,322	\$176,918	\$183,585
EMPLOYEES	98,617	197,964	354,117

WOBURN, MA

CRA Corporate
Realty
Advisors

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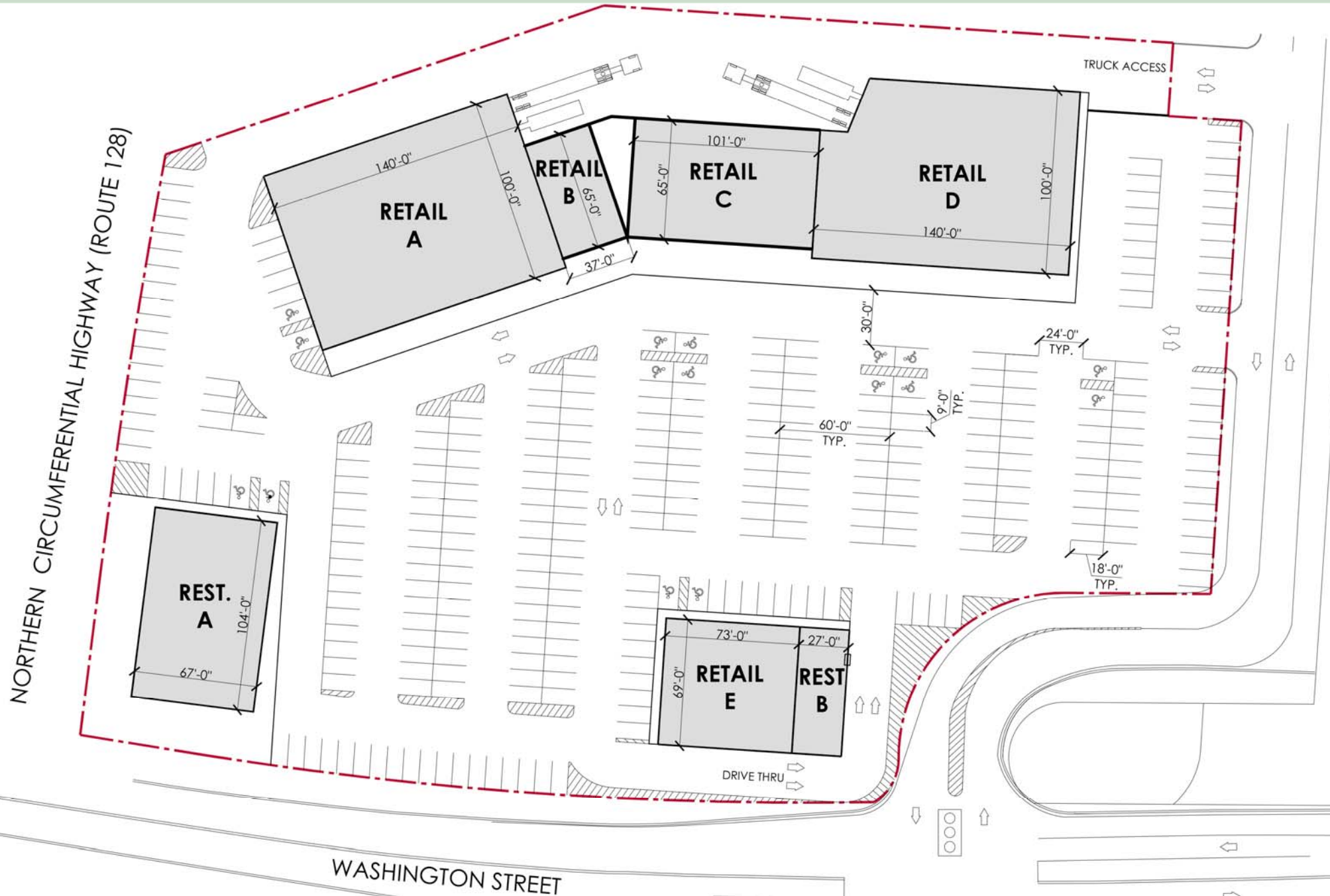
WOBURN, MA

SITE PLAN



WOBURN, MA

ALTERNATIVE CONCEPTUAL PLAN





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