

## THE 440

### 1,250 - 20,000 SF AVAILABLE FOR LEASE

The 440 is conveniently positioned directly off Route 3 across from the Pheasant Lane Mall and will be Nashua/Tyngsborough's premier entertainment and dining destination. The site is an extension of Nashua's Daniel Webster Highway market, one of the strongest performing retail corridors in New England. With 178,550 SF of GLA, the property will feature classic New England architecture, finishes, and updates, including a new pylon sign, newly created gathering spaces, beautifully updated landscaping and convenient parking. The tenant mix will feature leading restaurants, exciting entertainment, and coveted services and is anchored by the existing AMC Theaters 12-plex, the dominant movie theater in the market.



### KEY TENANTS



**PLAYER ONE**  
ENTERTAINMENT



**HOBBY Emporium**



**GROSS LEASABLE AREA**  
178,550 SF



**PROPERTY STATUS**  
1,250 - 20,000 SF AVAILABLE



**AVERAGE DAILY TRAFFIC**  
Middlesex Rd: 21,000 ADT



# Tyngsborough, MA

440 Middlesex Road  
Tyngsborough, MA 01879



**THE 440**



**SOUTHGATE PLAZA**

**ROYAL RIDGE CENTER**

MIDDLESEX ROAD

21,000 ADT

82,400 ADT

EXIT 36

3

**PHEASANT LANE MALL**

**WILLOW SPRINGS PLAZA**

**WEBSTER SQUARE**

| DEMOGRAPHICS          | 3 Miles   | 5 Miles   | 7 Miles   |
|-----------------------|-----------|-----------|-----------|
| Total Population      | 30,876    | 108,327   | 221,622   |
| Avg. Household Income | \$135,625 | \$123,399 | \$126,569 |
| Daytime Population    | 33,487    | 107,934   | 202,986   |





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.

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