

# THE MERC

## AT MOODY & MAIN

**1,269 SF**  
OPPORTUNITY



**RETAIL SPACE AT THE INTERSECTION  
OF MOODY AND MAIN • WALTHAM, MASS.**



# The Opportunity

The Merc at Moody & Main offers a unique opportunity located in one of Boston's most dense suburbs. The **upscale mixed-use project**, located at the corner of Main and Moody Streets, provides retailers with unparalleled site line visibility along with ample and convenient on-site parking.

**The Merc at Moody & Main sets the standard** for retail and residential development in an upscale suburban environment.



## Market Overview



Waltham enjoys **strong demographics** offering population density, high average household incomes and a **vibrant commercial/office industrial base**. The city borders prominent Massachusetts towns including Weston, Lincoln, Lexington, Belmont, Newton, Arlington and Watertown, all boasting high average household incomes. In addition, Bentley and Brandeis universities are within one mile of The Merc.



Moody and Main Streets see an average daily traffic volume of **21,400 and 18,200 vehicles** respectively. The Merc at Moody & Main's proximity to I-90 (Massachusetts Turnpike), I-95/Route 128 and Route 2 offers convenient vehicular access all within a very short drive time from the project.



The project is **one block from the Waltham MBTA Commuter Rail Station** with service to North Station via the Fitchburg/South Acton Commuter Rail Lines in addition to multiple bus routes, making it **easily accessible to Cambridge, Boston** and the surrounding communities.



A **strong mix of national and local retailers are located in Waltham** including BJ's Wholesale Club, Costco, CVS, Hannaford Supermarkets, Home Depot, Market Basket, Marshalls, Petco, Shaw's, Staples, Stop & Shop, T.J. Maxx, Walgreen's, Bertucci's and many well-known local restaurants and pubs.

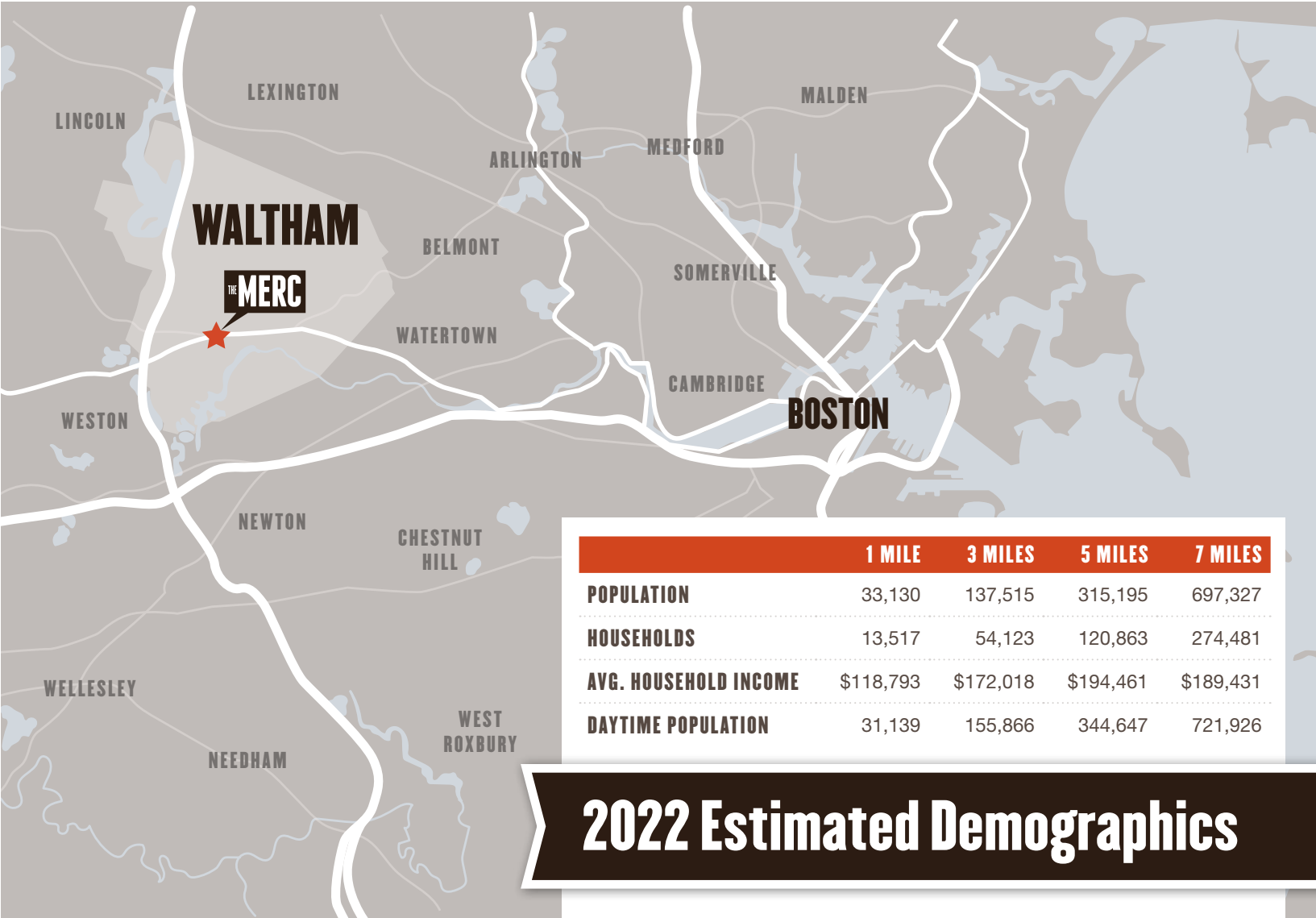


Newest addition to the retail lineup, Il Capriccio serves a constantly changing Northern Italian menu. Il Capriccio has been the **number one Northern Italian restaurant in Zagat's over the last decade**.



Btone Fitness is the latest retail amenity to join The Merc. Btone Fitness is a boutique fitness concept based around state-of-the-art equipment, offering 45-minute group classes. They have nine locations in the Greater Boston area

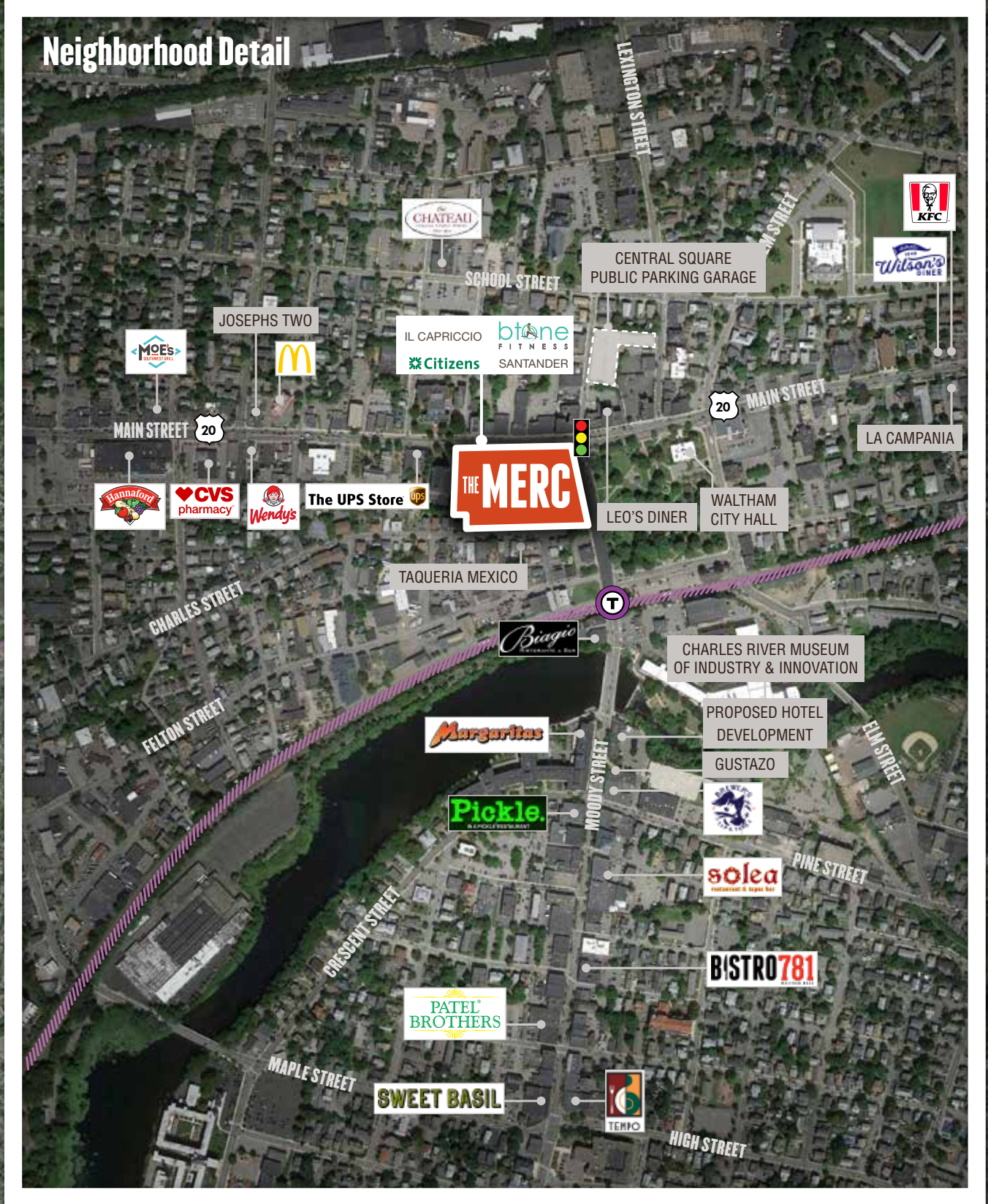
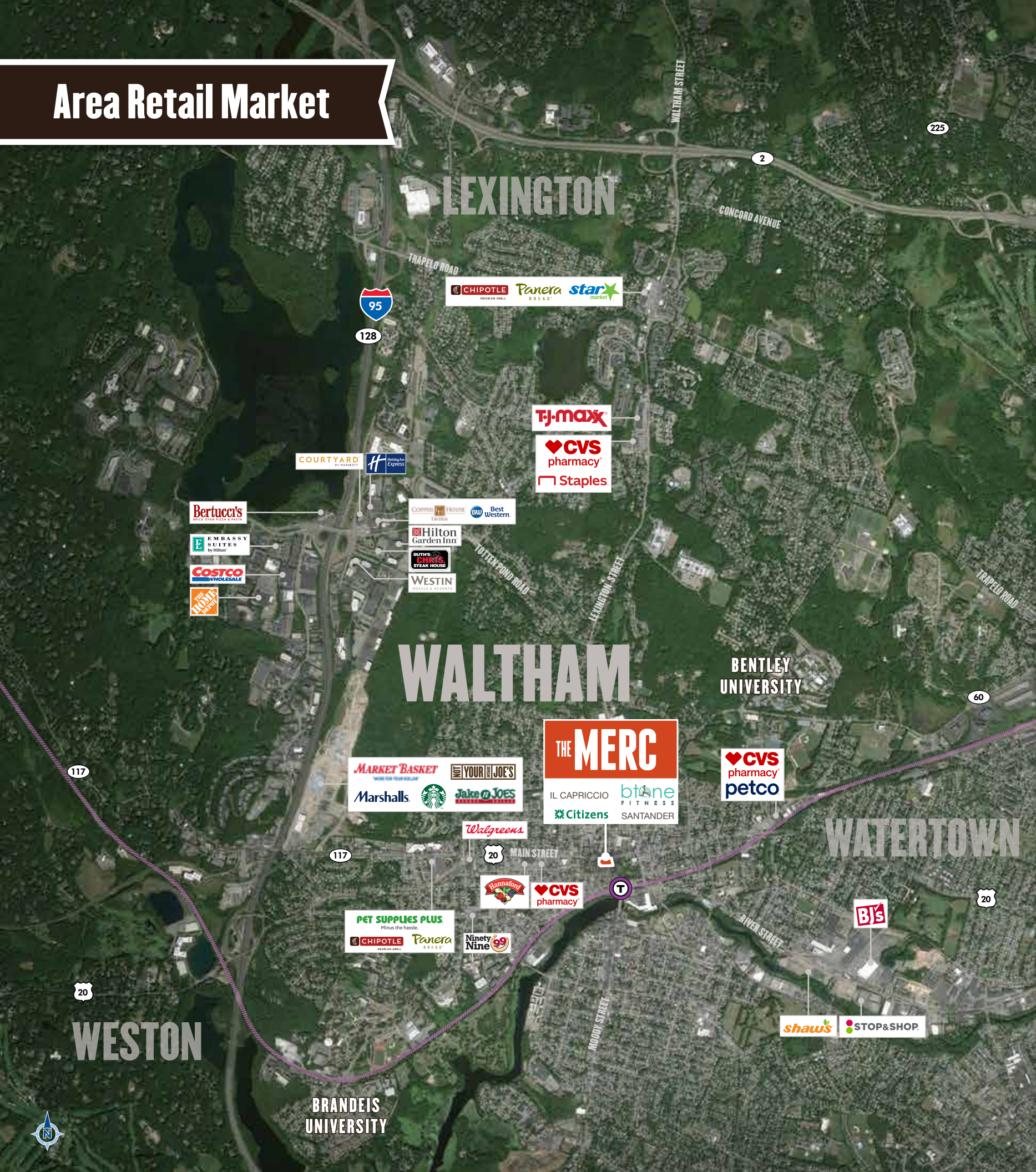
DIGITALLY ALTERED TO REMOVE BUILDING SIGNS



## 2022 Estimated Demographics



# Area Retail Market





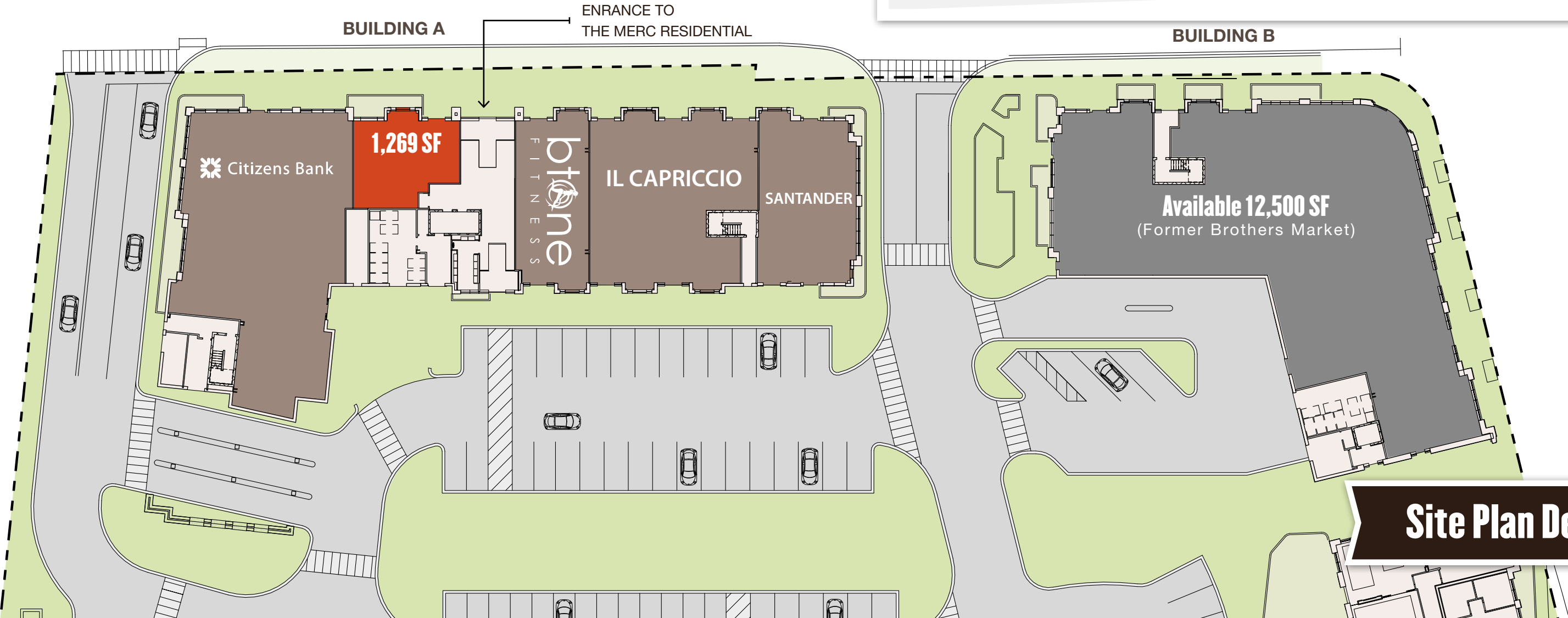
# Development Highlights

- **1,269 SF** available
- **269 residential units, fully leased**
- Join recently signed Il Capriccio, one of the Boston area’s finest Italian dining establishments, and btone fitness
- **92 surface parking spaces** dedicated for retail customers of The Merc, and convenient access to additional public parking at the Central Square garage

AVAILABLE RETAIL

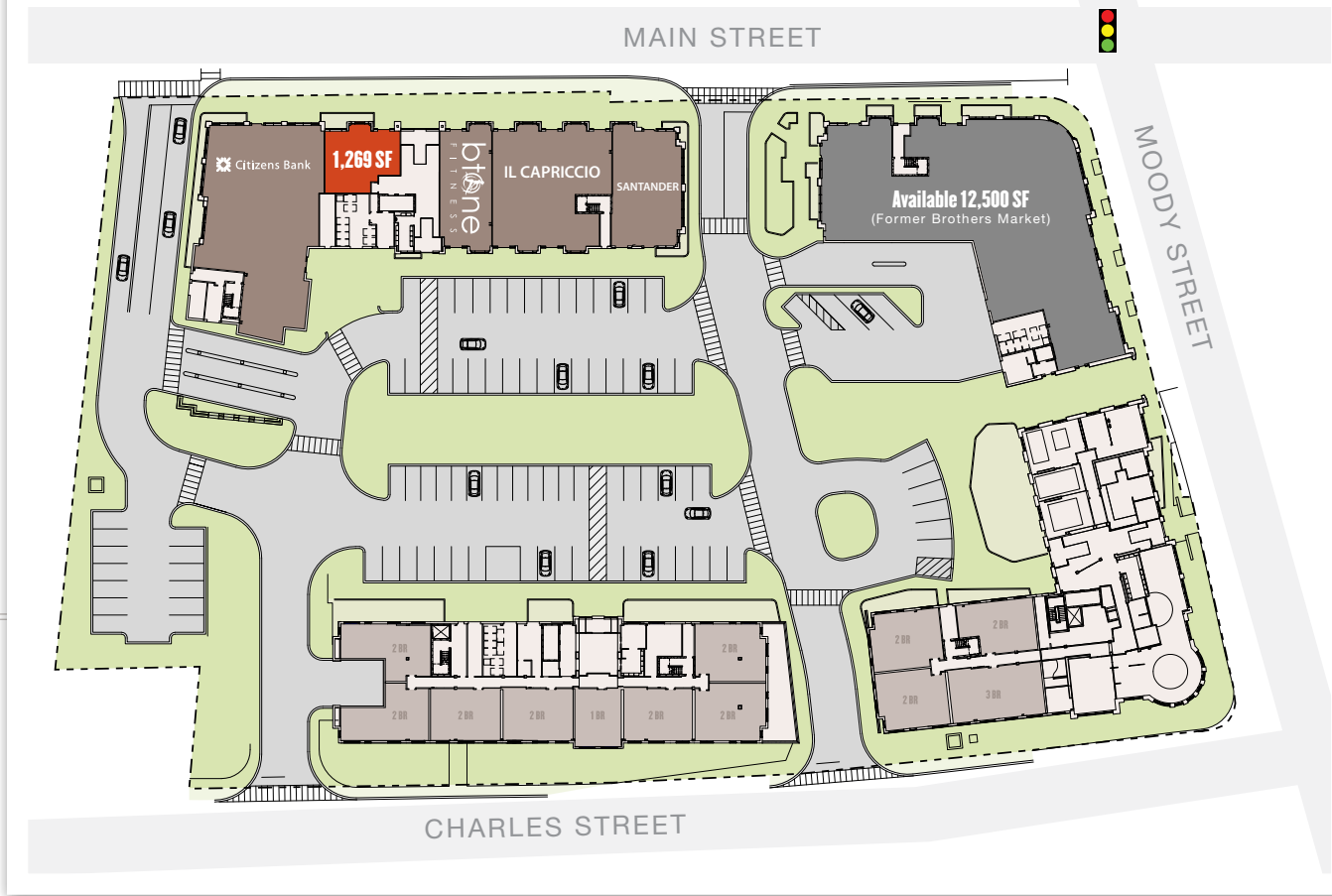
OPEN RETAIL

RESIDENTIAL



Site Plan Detail

Master Plan





## For More Information:

### **Rob Robledo**

Senior Vice President  
+1 617 912 6869  
[rob.robledo@cbre.com](mailto:rob.robledo@cbre.com)

### **Ryan Minihan**

Vice President  
+1 617 912 6859  
[ryan.minihan@cbre.com](mailto:ryan.minihan@cbre.com)

### **Josh Kulak**

Senior Associate  
+1 617 912 6835  
[josh.kulak@cbre.com](mailto:josh.kulak@cbre.com)

# CBRE

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

# THE MERC AT MOODY & MAIN