



**FOR LEASE**  
**Up to 5,281 SF**  
**End-cap**

I-93: 180,628 ADT

I-95: 178,501 ADT

Washington St: 45,000 ADT

Proposed  
Commercial  
Development

**SITE**

**STAPLES**

**110 Grill**

**Chick-fil-e**

**Hampton Inn** **HOMEWOOD SUITES**

**B.J.'s**  
WHOLESALE CLUB

**Hilton**

**KOHL'S**

**DOLLAR TREE**

**LOWE'S**  
Improving Home Improvement

**TOYOTA**

Northern Expy

Salem St

Salem St

Rifle Range Rd

Rifle Range Rd

Olympic

Dewey Ave

Olympia Ave

Yankee Division Hwy

Forbes Rd

Border Rd

Card Cr

**WOBURN,  
MASSACHUSETTS**  
335 WASHINGTON ST

**FOR LEASE**

Up to 5,281 SF

End-Cap

**SITE OVERVIEW**

- Minutes from the I-95/I-93 Interchange. Over 350,000 ADT (busiest interchange in New England).
- Easy access from Int. 95 off the Washington St. exit.
- Excellent signage with direct access onto Washington Street or to the traffic light via Cedar Street.
- Very strong income and employment demographics.
- Retail generators and restaurants performing in the top 10% of their national averages.
- Ample parking with over 230 spaces.
- Will consider subdivision for smaller high quality tenants.



# WOBURN, MASSACHUSETTS 335 WASHINGTON ST

335 Washington Street



## POPULATION

3 Miles	103,924
5 Miles	225,312
7 Miles	546,119
10 Miles	1,273,010

## AVERAGE HH INCOME

3 Miles	\$166,198
5 Miles	\$182,408
7 Miles	\$173,889
10 Miles	\$162,240

## EMPLOYEES

3 Miles	83,286
5 Miles	157,154
7 Miles	282,340
10 Miles	688,732

