



SIZE

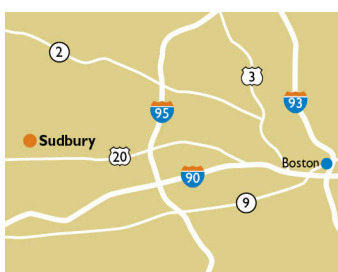
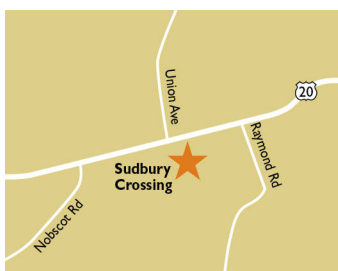
89,952 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
3,531	31,504	96,049
Households		
1,341	11,741	36,246
Median HH Income (\$)		
194,490	165,015	141,472

MAJOR TENANT(S)

T.J. Maxx
The Goddard School
Dollar Tree



LOCATION

421-437 Boston Post Road | Sudbury, MA 01776

PROPERTY HIGHLIGHTS

- Anchored by T.J. Maxx
- Other national tenants include Dollar Tree, Pearl Vision, Domino's and Fitness Together
- Located at the intersection of Boston Post Road (18,200 VPD) and Union Avenue in Sudbury
- More than 31,500 residents in the three-mile radius with an average household income over \$210,100

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



SUDBURY CROSSING

421-437 Boston Post Road | Sudbury, MA 01776

SPACE	TENANT	SQ. FT.
SHAD	Sudbury Farms	
01	Pearle Vision	1,688 SF
02A	Pro Nails	1,050 SF
02B	Domino's Pizza	1,062 SF
03	El Basha Grill, Restaurant & Bar	2,125 SF
04	D&V Spa	2,125 SF
05	Sudbury Med Spa	4,275 SF
07	AVAILABLE	2,125 SF
08	T.J.Maxx	32,122 SF
09	Formosa Market	5,350 SF
10	Fitness Together	3,500 SF
11	Pinspiration	2,500 SF
12	Achieve Physical Therapy	4,615 SF
13	Dollar Tree	11,760 SF
15	The Goddard School	14,630 SF
16	Debby's Drive-Thru	
17	Big Picture Framing	1,025 SF
TOTAL SQ. FT.		89,952

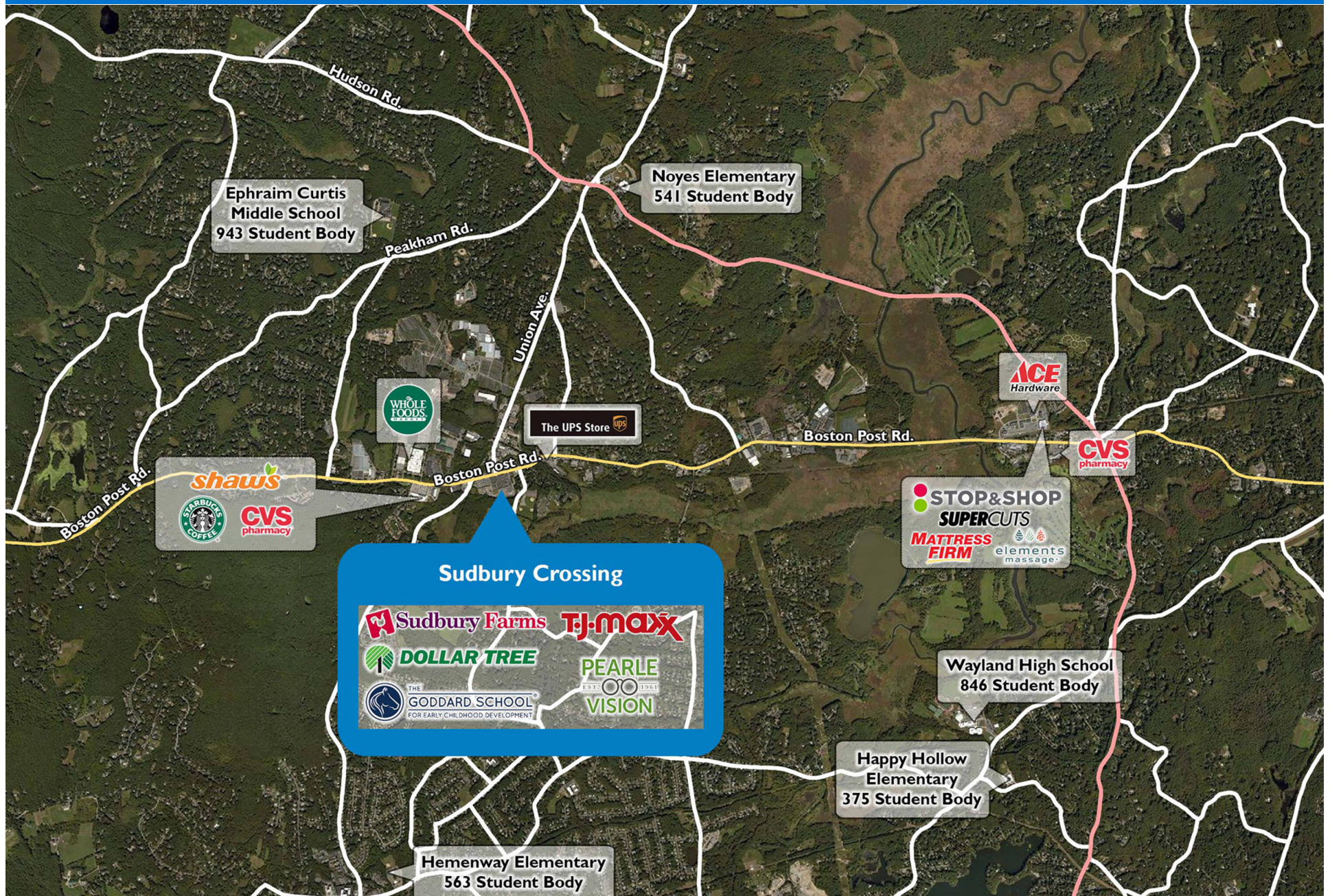
SITE LEGEND

 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



SUDBURY CROSSING

421-437 Boston Post Road | Sudbury, MA 01776



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 42.359906

Longitude: -71.422125

Sudbury Crossing Sudbury, MA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	3,531	31,504	96,049
	2028 Projected Population	3,669	31,802	96,918
	2010 Census Population	2,763	28,772	88,857
	2000 Census Population	2,570	28,188	87,000
	1990 Census Population	2,234	26,695	81,432
	Historical Annual Growth 1990 to 2000	1.41%	0.55%	0.66%
	Historical Annual Growth 2000 to 2010	0.73%	0.21%	0.21%
	Estimated Annual Growth 2010 to 2023	1.80%	0.66%	0.57%
	Projected Annual Growth 2023 to 2028	0.77%	0.19%	0.18%
	Median Age	47.1	45.9	44.2
Households	Q4 2023 Estimated Households	1,341	11,741	36,246
	2028 Projected Households	1,395	11,837	36,561
	2010 Census Households	974	10,517	33,412
	2000 Census Households	896	10,208	32,770
	1990 Census Households	813	9,331	29,848
	Historical Annual Growth 1990 to 2000	0.98%	0.90%	0.94%
	Historical Annual Growth 2000 to 2010	0.85%	0.30%	0.19%
	Estimated Annual Growth 2010 to 2023	2.35%	0.80%	0.59%
	Projected Annual Growth 2023 to 2028	0.79%	0.16%	0.17%
	Population per Household	2.58	2.65	2.57
Population by Race	White	79.0%	76.6%	72.4%
	Black or African American	1.1%	2.6%	3.2%
	Asian & Pacific Islander	11.3%	8.8%	9.6%
	Other Races	4.9%	6.6%	7.7%
	Hispanic Population	3.7%	5.4%	7.1%
Income	Average Household Income	\$248,224	\$210,101	\$190,921
	Median Household Income	\$194,490	\$165,015	\$141,472
	Per Capita Income	\$95,628	\$79,003	\$73,038
Education (Age 25+)	Elementary	0.6%	1.0%	1.9%
	Some High School	0.9%	1.5%	2.0%
	High School Graduate	7.5%	10.8%	13.4%
	Some College	7.8%	10.4%	11.9%
	Associates Degree Only	3.3%	5.2%	5.1%
	Bachelors Degree Only	32.5%	34.5%	33.3%
	Graduate Degree	47.4%	36.6%	32.4%
Business	Number of Businesses	252	879	3,565
	Total Number of Employees	1,752	8,890	40,019
	Employees per Business	6.96	10.11	11.22
	Residential Population per Business	14.03	35.83	26.94

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