



**SITE**

**BOB'S STORES**

**BOOT BARN**

**BUFFALO WILD WINGS**

**SHERWIN WILLIAMS**

**KAPPY'S**

**planet fitness**

**SUBWAY**

**verizon**

**McDonald's**

**Fidelity INVESTMENTS**

**GNC**  
**FIVE GUYS**  
BURGERS and FRIES

EXIT 98

PYLON

Meridian Ave - 20,678 ADT

DRIVE THRU PAD AVAILABLE

**Moe's**  
southwest grill

**AT&T**

**TOWN FAIR TIRE**

**OUTBACK**  
STEAKHOUSE®

EST. 1943  
**UNO**  
PIZZERIA & GRILL

**Hannaford**

**BURGER KING**

54,000 ADT

2

# TWIN CITY PLAZA

100,685 SF (SUBDIVIDABLE) ANCHOR SPACE & PAD AVAILABLE



# PROJECT DETAILS

TWIN CITY PLAZA • 100,685 SF (SUBDIVIDABLE) ANCHOR SPACE & PAD AVAILABLE • RETAIL

## PROPERTY HIGHLIGHTS

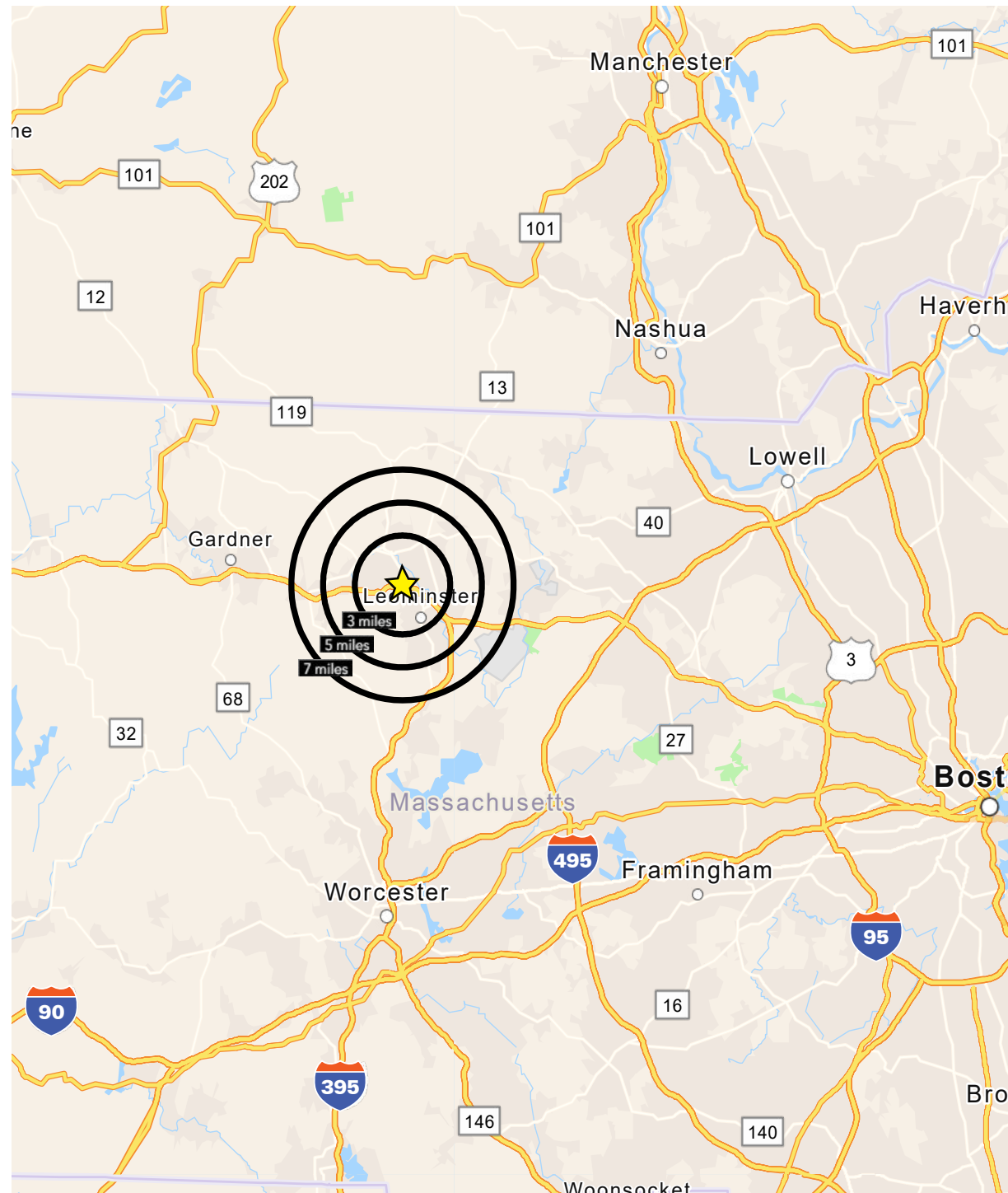
- 100,685 SF Anchor space available (Subdividable)
- Up to 4,000 SF Proposed PAD with a Drive-Thru available
- 20,676 ADT on Walton Street
- Located directly off Route 2 (54,000 ADT)
- Full Signalized Access
- Prominent Anchor Pylon Signage

## OFFERING SUMMARY

- AVAILABLE SPACE
- 100,685 SF ANCHOR
  - 4,000 SF PAD

## 2023 DEMOGRAPHICS

	3 MILE	5 MILES	7 MILES
TOTAL POPULATION	67,536	95,250	112,926
DAYTIME POPULATION	61,597	87,133	102,670
MEDIAN HH INCOME	\$63,348	\$70,742	\$76,963
TOTAL HOUSEHOLDS	27,302	38,049	44,916



# PLACER REPORT

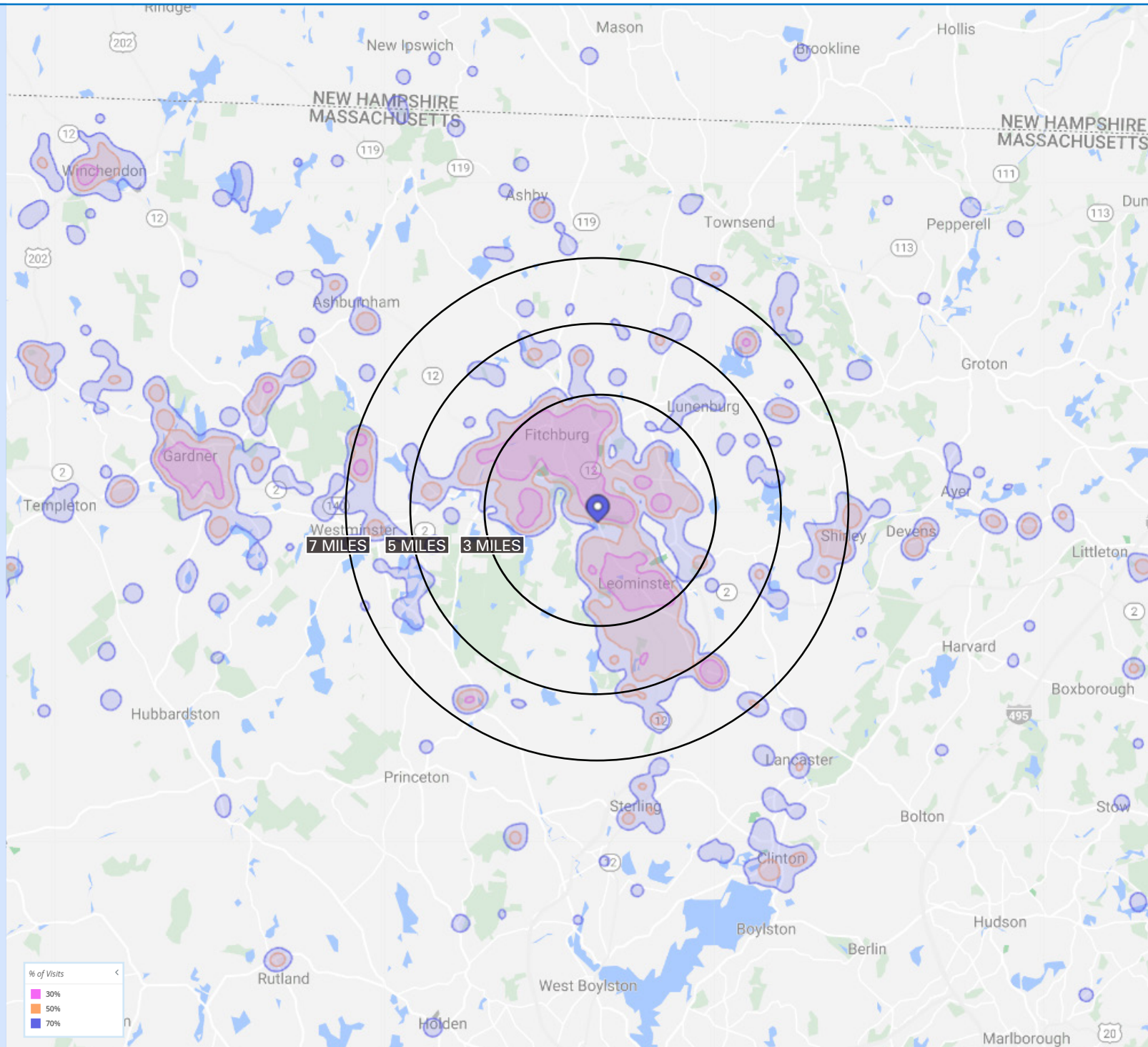
**OPEN**  
**351.6k**  
INDIVIDUAL CUSTOMERS

**2.2M**  
INDIVIDUAL VISITS

**\$65K**  
MEDIAN INCOME OF SHOPPER

**55 mins**  
AVERAGE CUSTOMER STAY

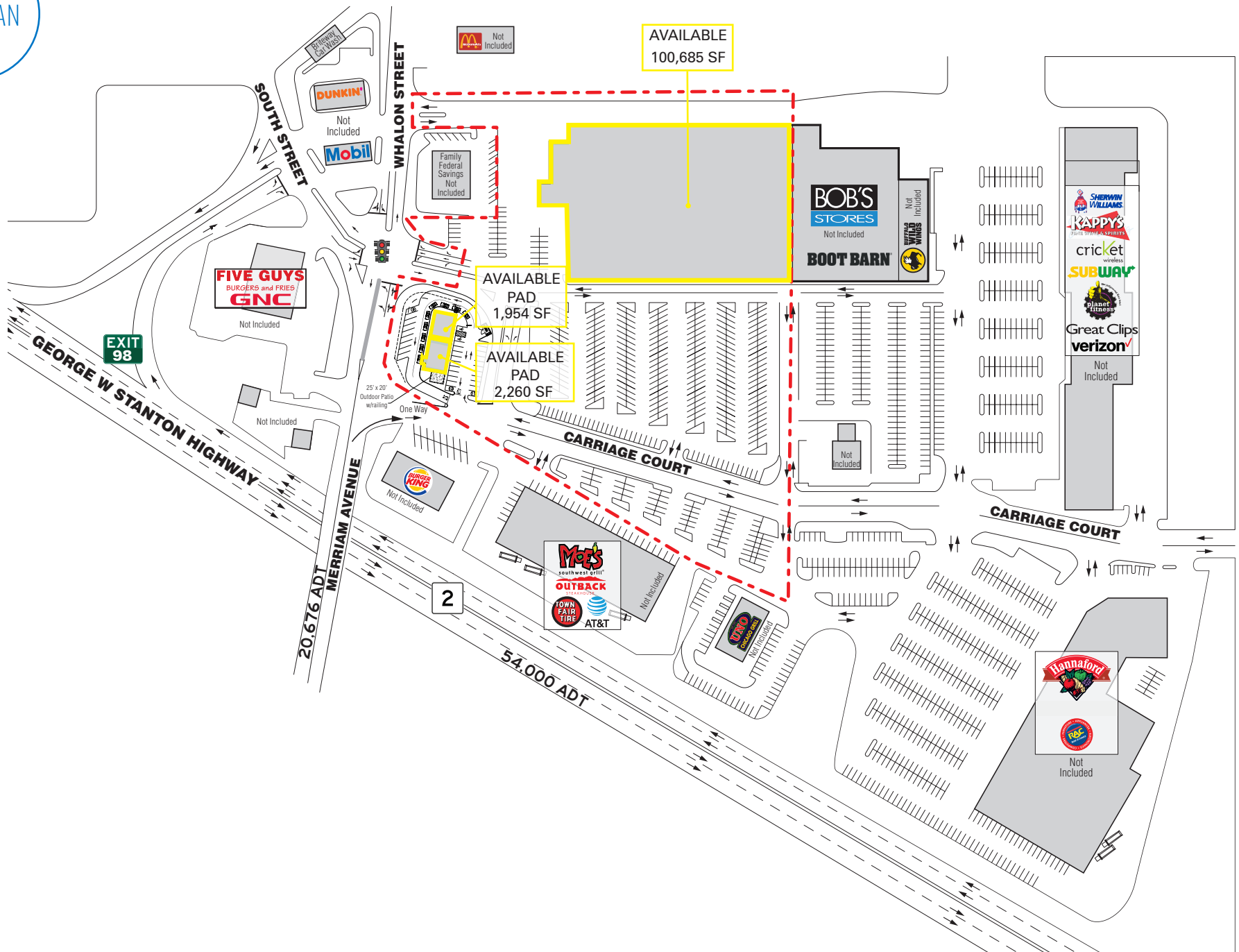
ANNUAL STATISTICS



AERIAL



SITE PLAN



SITE IMAGES

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FOR LEASE  
617.239.3636



140 WHALON STREET | FITCHBURG, MASSACHUSETTS

# TWIN CITY PLAZA

100,685 SF AVAILABLE | RETAIL

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CHARLOTTE

LOS ANGELES

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