



**SITE**

UP TO 1 ACRE  
DRIVE THRU PAD  
AVAILABLE

PROPOSED



EXIT 98

Meriam Ave - 20678 ADT

PYLON



BOOT BARN



SUBWAY

verizon



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

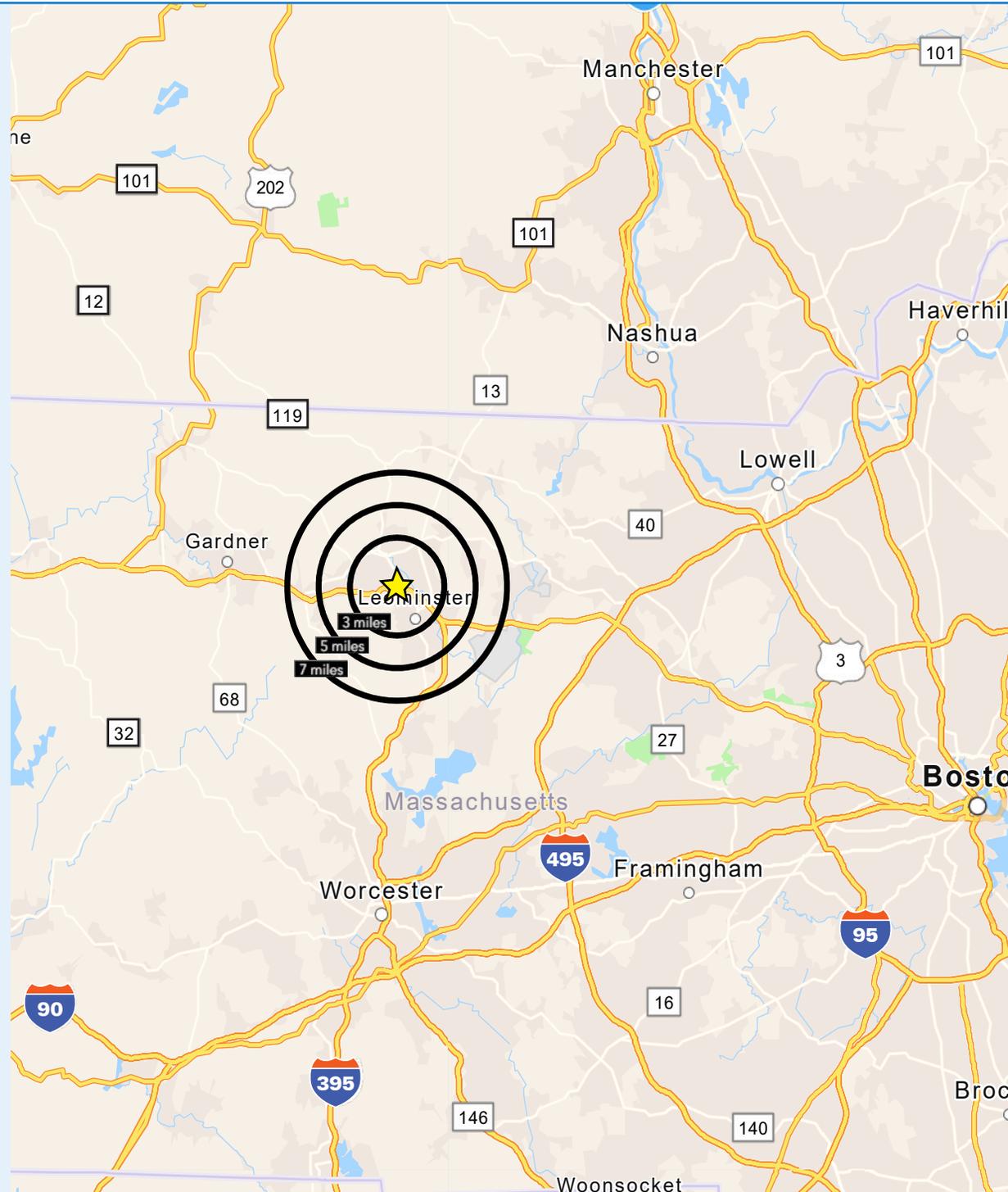
- 100,685 SF Anchor space available (Subdividable)
- Up to 1 Acre Proposed PAD with a Drive-Thru available
- 20,676 ADT on Walton Street
- Located directly off Route 2 (54,000 ADT)
- Full Signalized Access
- Prominent Anchor Pylon Signage

## OFFERING SUMMARY

- AVAILABLE SPACE**
- 100,685 SF ANCHOR
  - 1 ACRE 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

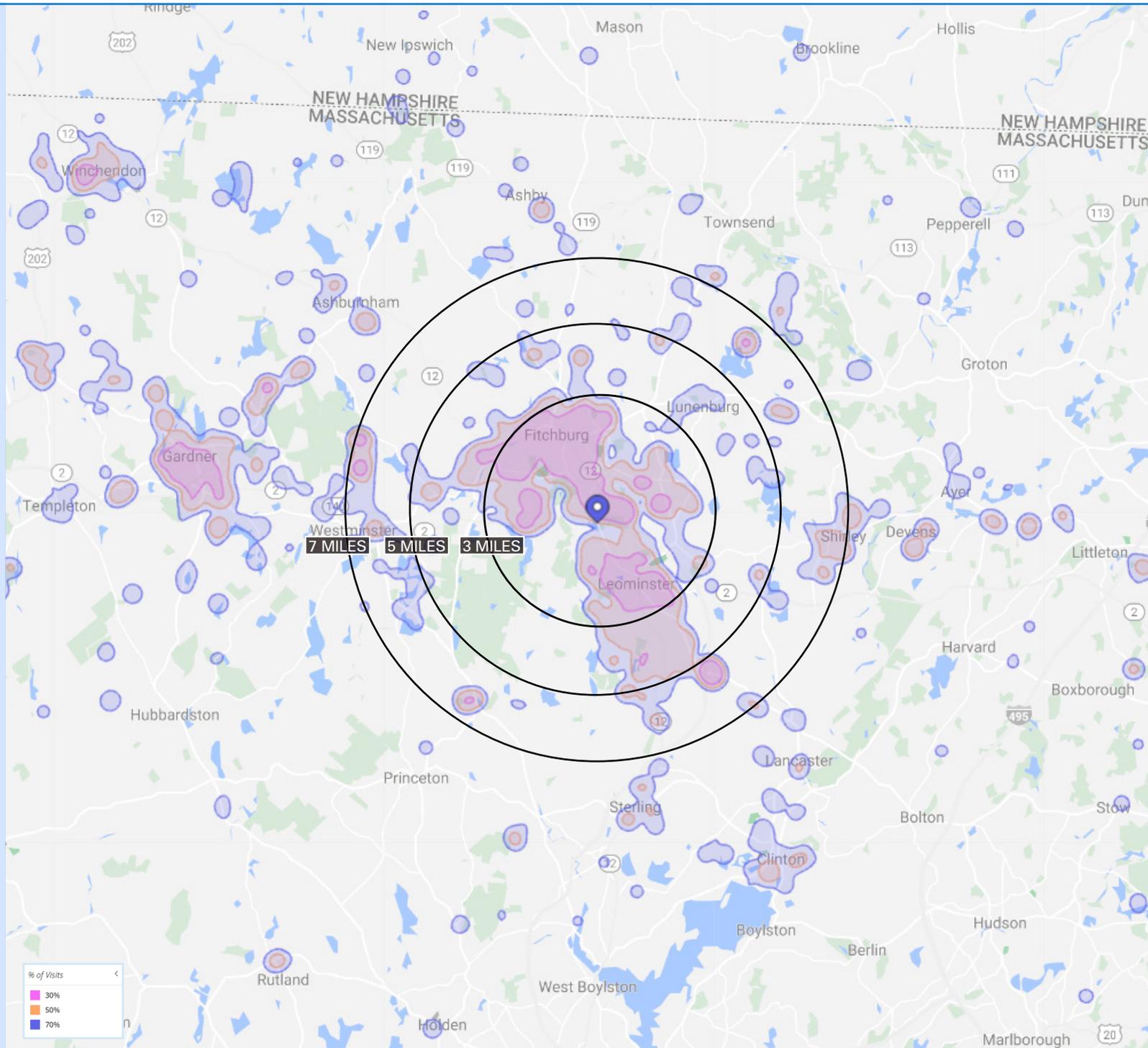
**OPEN**  
**351.6k**  
INDIVIDUAL  
CUSTOMERS

**2.2M**  
INDIVIDUAL  
VISITS

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

**55 mins**  
AVERAGE  
CUSTOMER STAY

ANNUAL STATISTICS

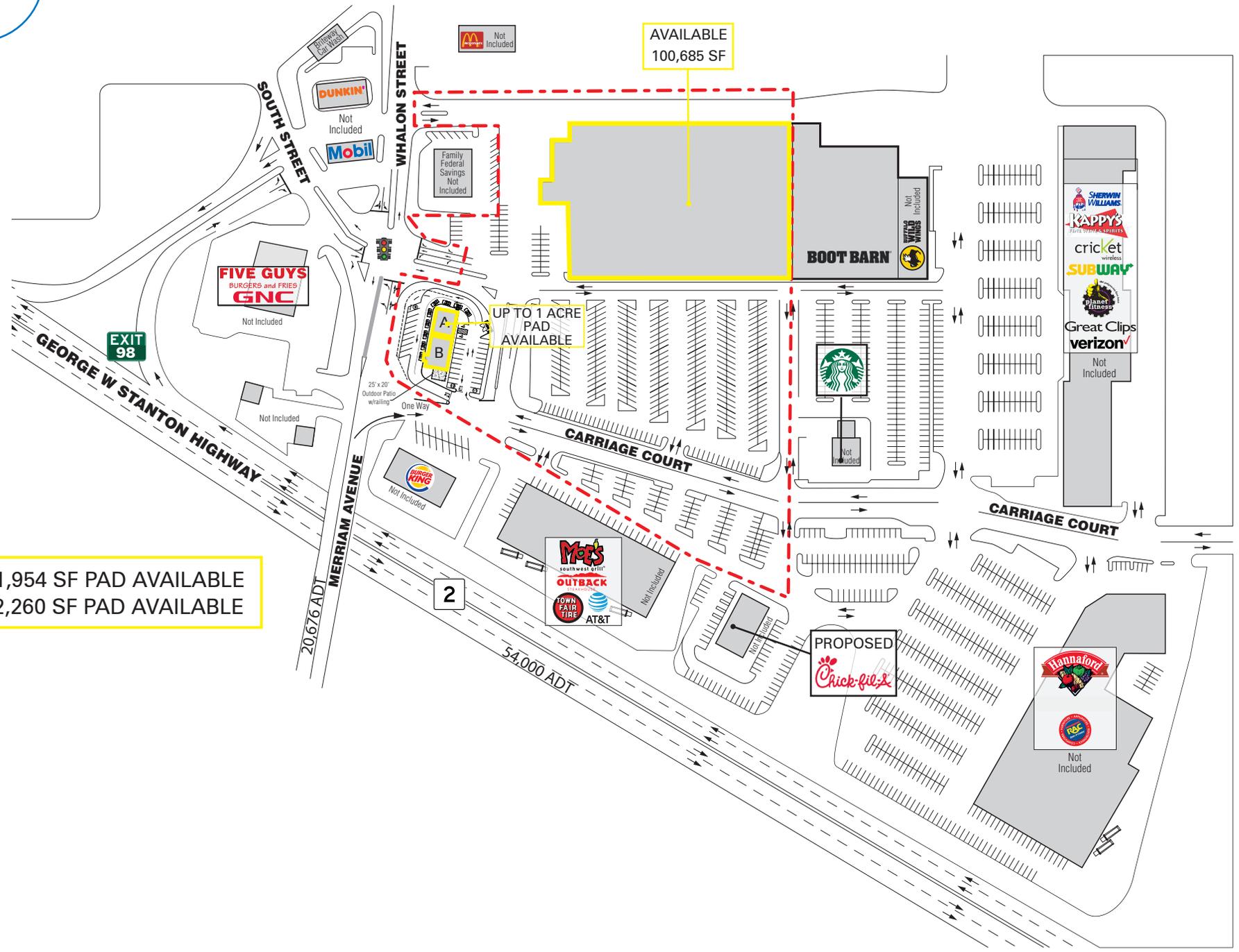


AERIAL



SITE PLAN

A: 1,954 SF PAD AVAILABLE  
 B: 2,260 SF PAD AVAILABLE



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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