

EXIT  
4

LOWELL CONNECTOR 43,268 ADT

Meadow Brook Center



TARGET

**HARBOR FREIGHT**  
QUALITY TOOLS LOWEST PRICES

**B** BEST FITNESS

**five BELOW**

Atlantic  
RETAIL

199-211 PLAIN STREET | LOWELL, MA

# MEADOW BROOK CENTER

2,600 SF - 20,509 SF AVAILABLE



# PROJECT DETAILS

MEADOW BROOK CENTER • 2,600 - 20,509 SF AVAILABLE • RETAIL

## PROPERTY HIGHLIGHTS

- 20,509 SF Junior Box space available
- 2,600 SF Small Shop Space
- 43,268 ADT on Route 3A
- Fully Signalized Access
- Pylon Signage Available
- Located off Exit 4

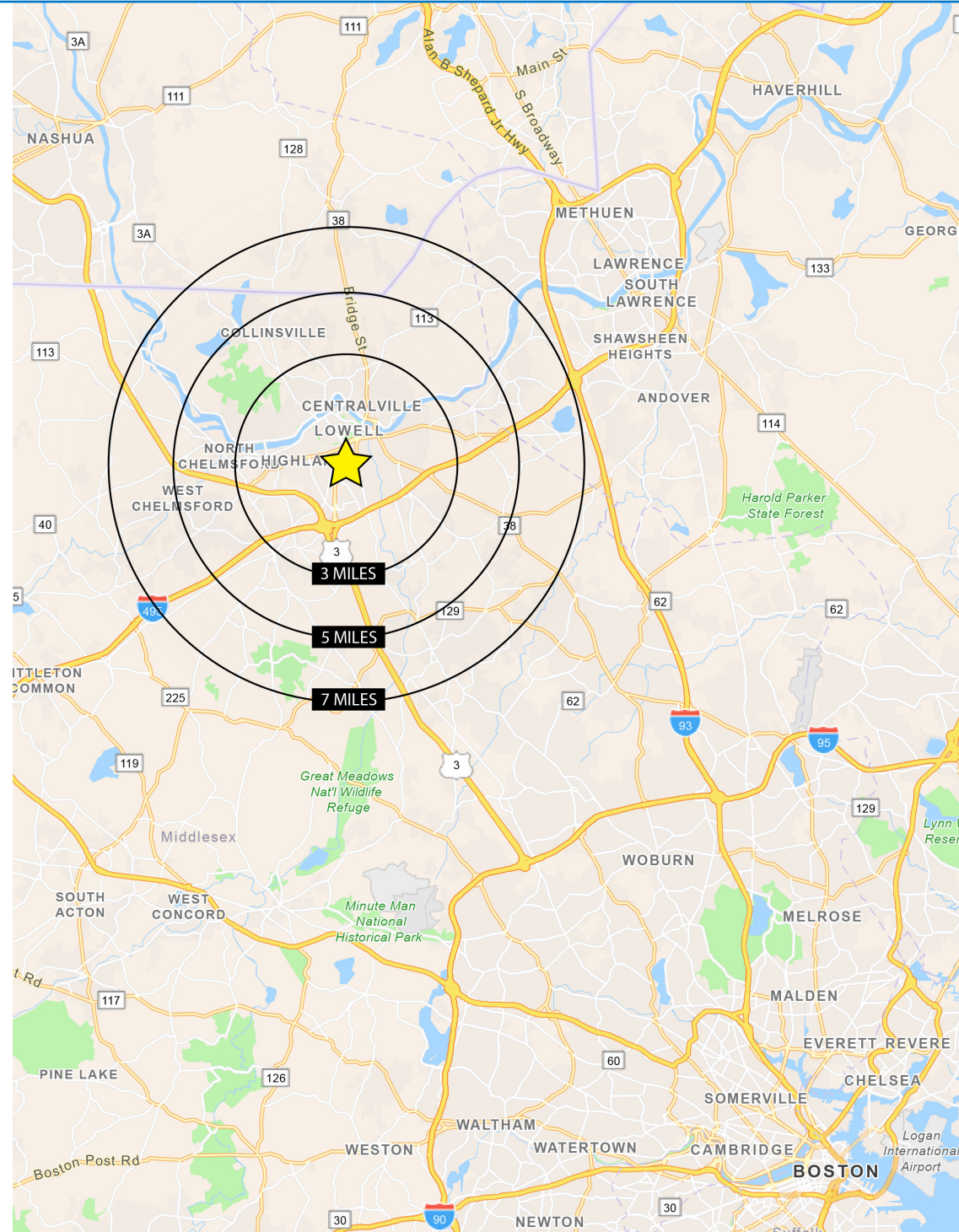
## OFFERING SUMMARY

**AVAILABLE SPACE** 2,600 SF -20,509 SF

**PROPERTY SIZE** 272,947 SF

## 2023 DEMOGRAPHICS

	3 MILE	5 MILES	7 MILES
<b>TOTAL POPULATION</b>	137,917	212,319	289,763
<b>DAYTIME POPULATION</b>	132,025	194,071	271,604
<b>MEDIAN HH INCOME</b>	\$75,155	\$85,214	\$95,988
<b>TOTAL HOUSEHOLDS</b>	50,041	78,261	106,326



PLACER  
REPORT

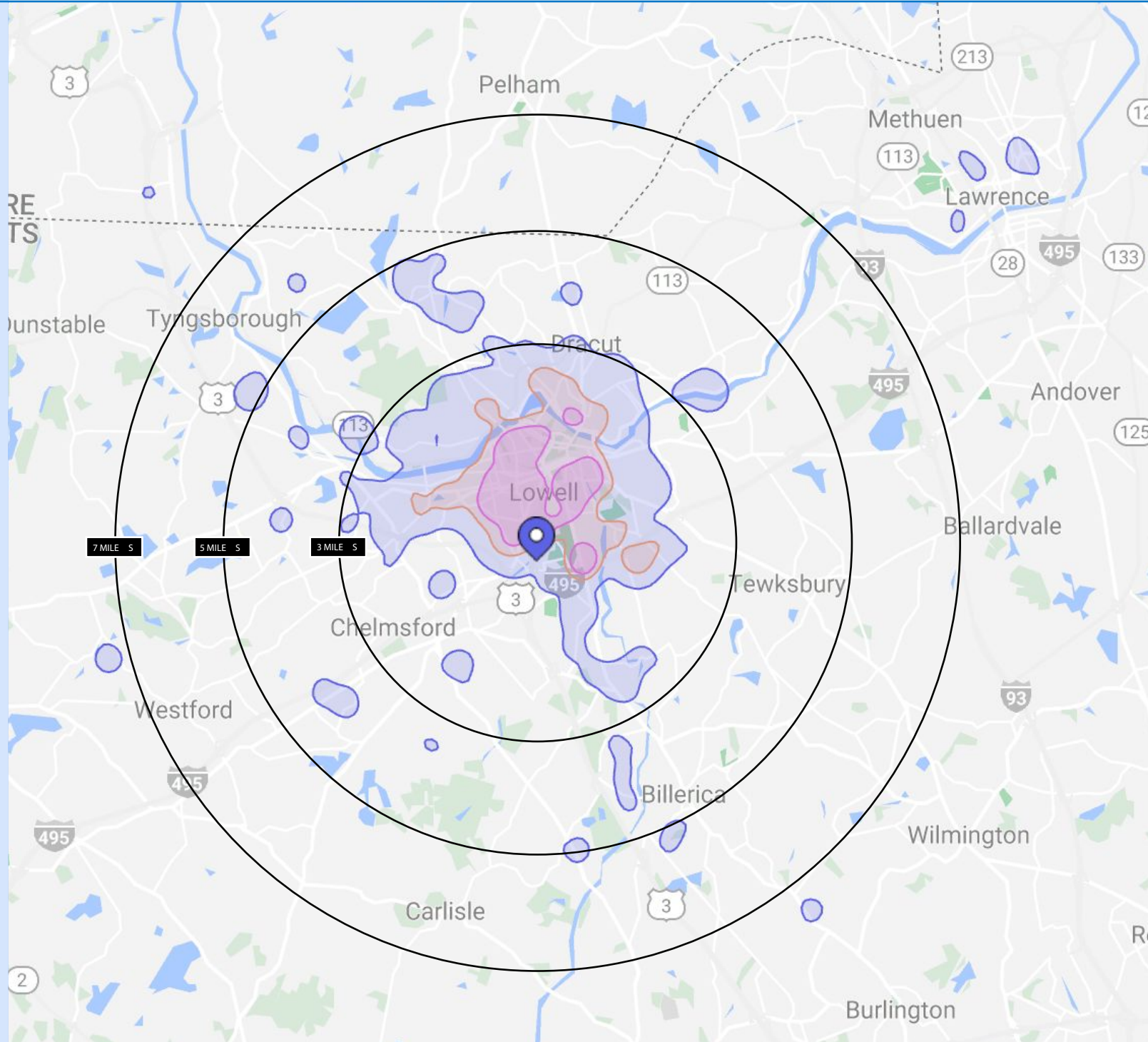
  
**246.7k**  
INDIVIDUAL  
CUSTOMERS

  
**967.5K**  
INDIVIDUAL  
VISITS

  
**\$69.4K**  
MEDIAN INCOME  
OF SHOPPER

  
**55 mins**  
AVERAGE  
CUSTOMER STAY

ANNUAL STATISTICS



AERIAL



**SITE**



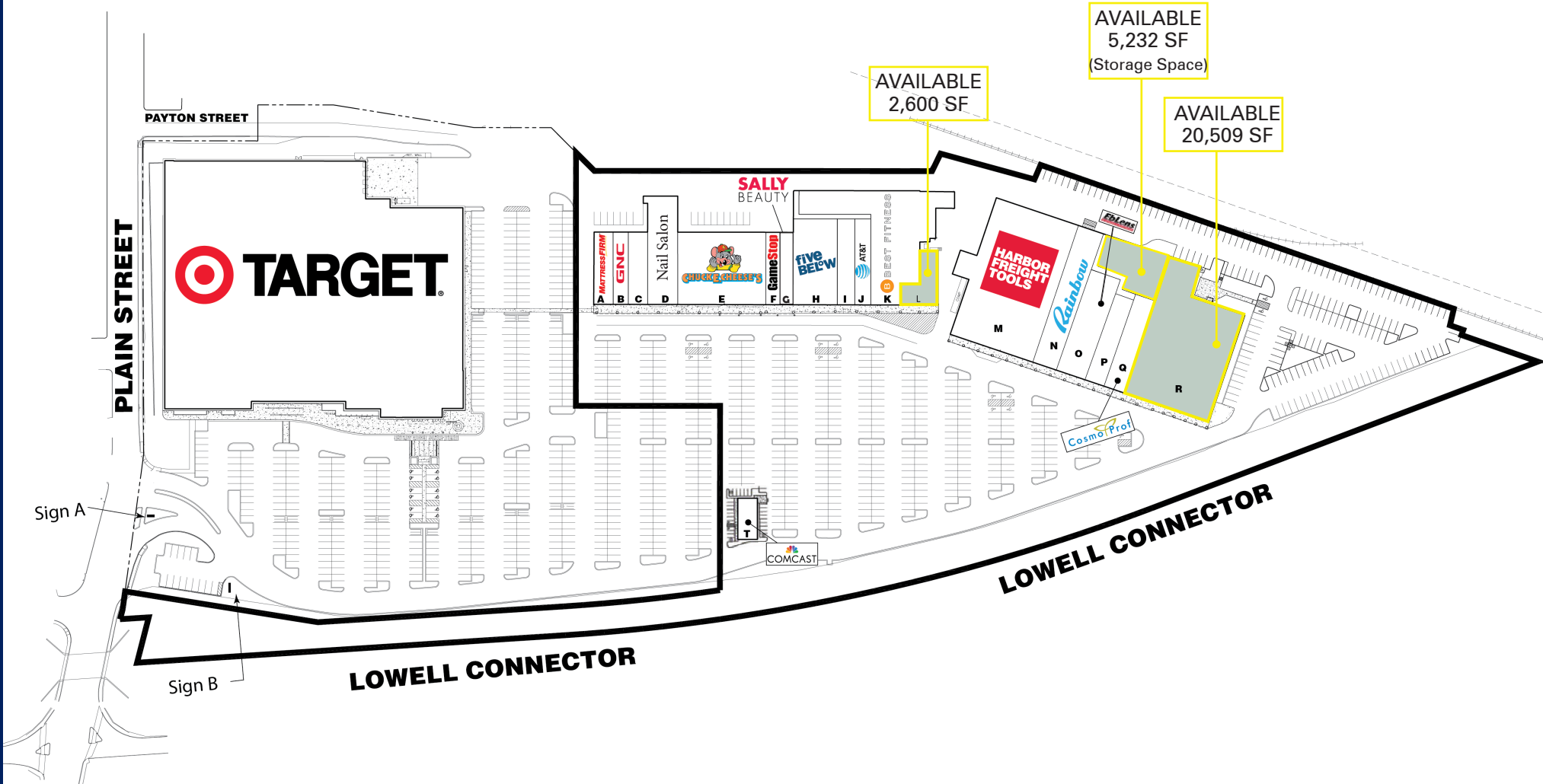
**TARGET**

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SITE PLAN



SITE  
IMAGES

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199 - 211 PLAIN STREET | LOWELL, MASSACHUSETTS

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RETAIL ADVISORS