

# Northborough Crossing

10,010 SHOPS WAY, NORTHBOROUGH, MA

**FOR LEASE: 1,241 SF - SportClips**



**CAPITAL GROUP**  
PROPERTIES



## SPACE FOR LEASE

Phase II of Northborough Crossing is a newly constructed 73,000 SF open-air retail development in Northborough, MA conveniently located at the intersection of Route 9 and Route 20. With great visibility and ample parking, Northborough Crossing is anchored by Wegmans, BJ's Wholesale Club, Kohls, TJ Maxx, Homesense, Marshalls, Home Goods and Dicks Sporting Goods.

## Property Details

**Gross Leasing Area:** 73,000 SF  
**Availability:** Inline: 1,241 SF - Turnkey Salon Space  
**Average Daily Traffic:** 51,620 VPD +/- (Route 9),  
11,070 VPD +/- (Route 20)  
**Parking Ratio:** 6.20 per 1,000 GLA



 Over 100,000 monthly customer visits

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	10 Miles
Estimated Population	3,514	40,769	93,050	469,198
Estimated Households	1,269	14,934	35,077	180,163
Estimated Average Household Income	\$182,256	\$180,147	\$163,711	\$125,535
Estimated Daytime Population	4,607	41,746	106,097	497,643



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## A 650,000 SF Wegmans Anchored Regional Shopping Center

- 1,241 SF inline available - Turnkey Salon Space
- Located at the intersection of Route 9 (50,000 cars per day) and Route 20 (13,000 cars per day)
- Anchored by BJ's, Dick's Sporting Goods, Homesense, Kohl's, T.J. Maxx and Wegmans
- Excellent co-tenancy in the immediate area
- Signalized access into the shopping center
- Avalon Northborough, a 382-unit residential complex, is located adjacent to the site

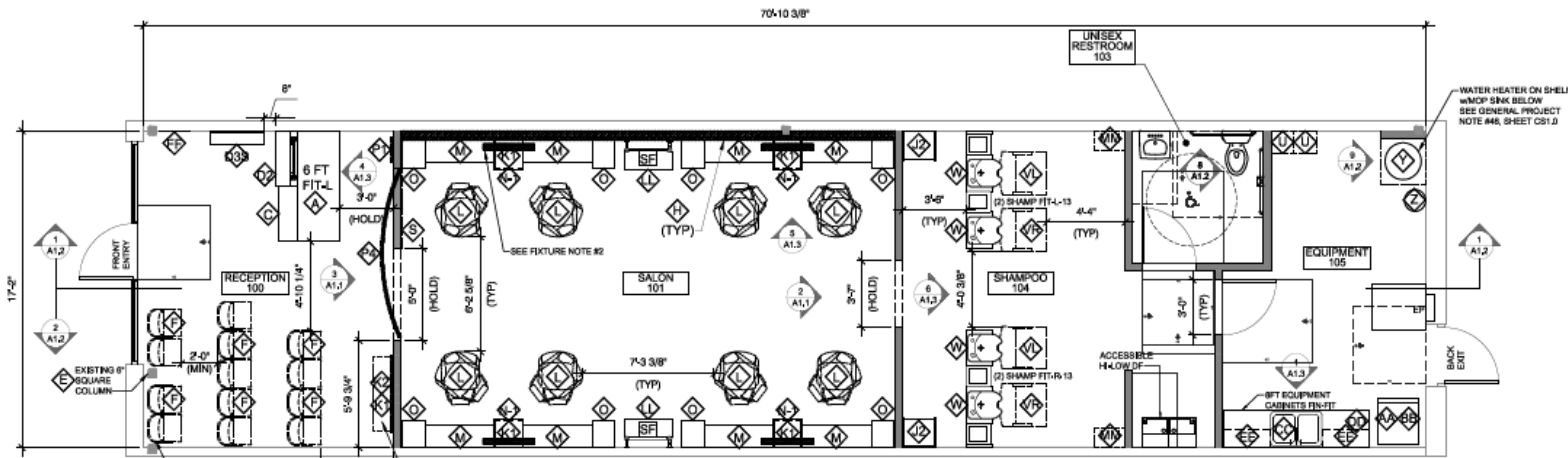
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## FLOOR PLAN: 1,241 SF - SportClips



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