

1,282 SF RETAIL SPACE FOR LEASE

# BAY STATE COMMONS

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1100 Union Street, Westborough, MA



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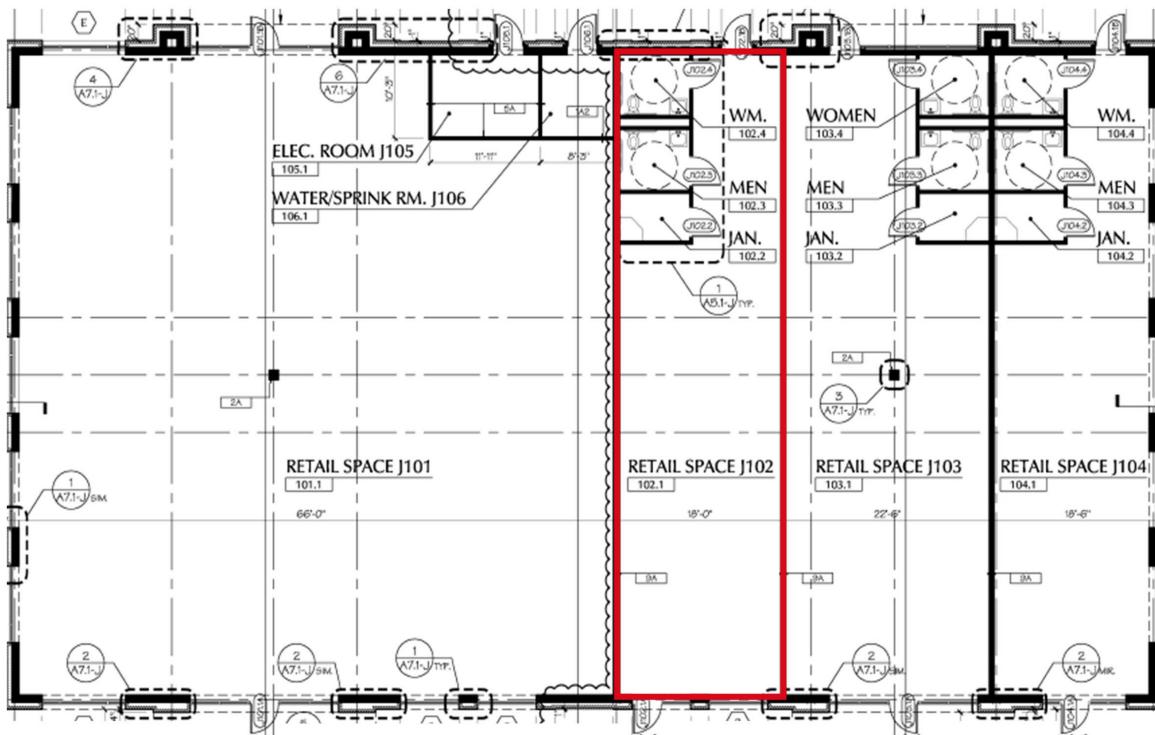
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## PROPERTY DESCRIPTION

Bay State Commons is a planned mixed-use 260,000 SF development located in Westborough, Massachusetts. Strategically positioned between Boston and Worcester, the project is located at the intersection of Routes 30 and 135 and is less than five minutes from Route 9 and I495.

This development includes Reliant Medical Group, Ted Montana's Grill, Roche Brothers, Panera Bread, Wayback Burgers, Boston Interiors, TD Bank, and others. Bay State Commons truly provides a unique shopping experience with pedestrian walkways, cozy benches, colorful landscaping, outdoor cafes, and a two-acre town park.

## OFFERING SUMMARY

Property Type:	Retail
Building Size:	260,000 SF
Available SF:	1,282 SF
Lot Size:	55 Acres
Traffic Counts:	Route 9: 60,000 ADT Route 30: 24,700 ADT Route 135: 15,600 ADT
Parking:	± 1,050 Spaces
Lease Rate:	Negotiable

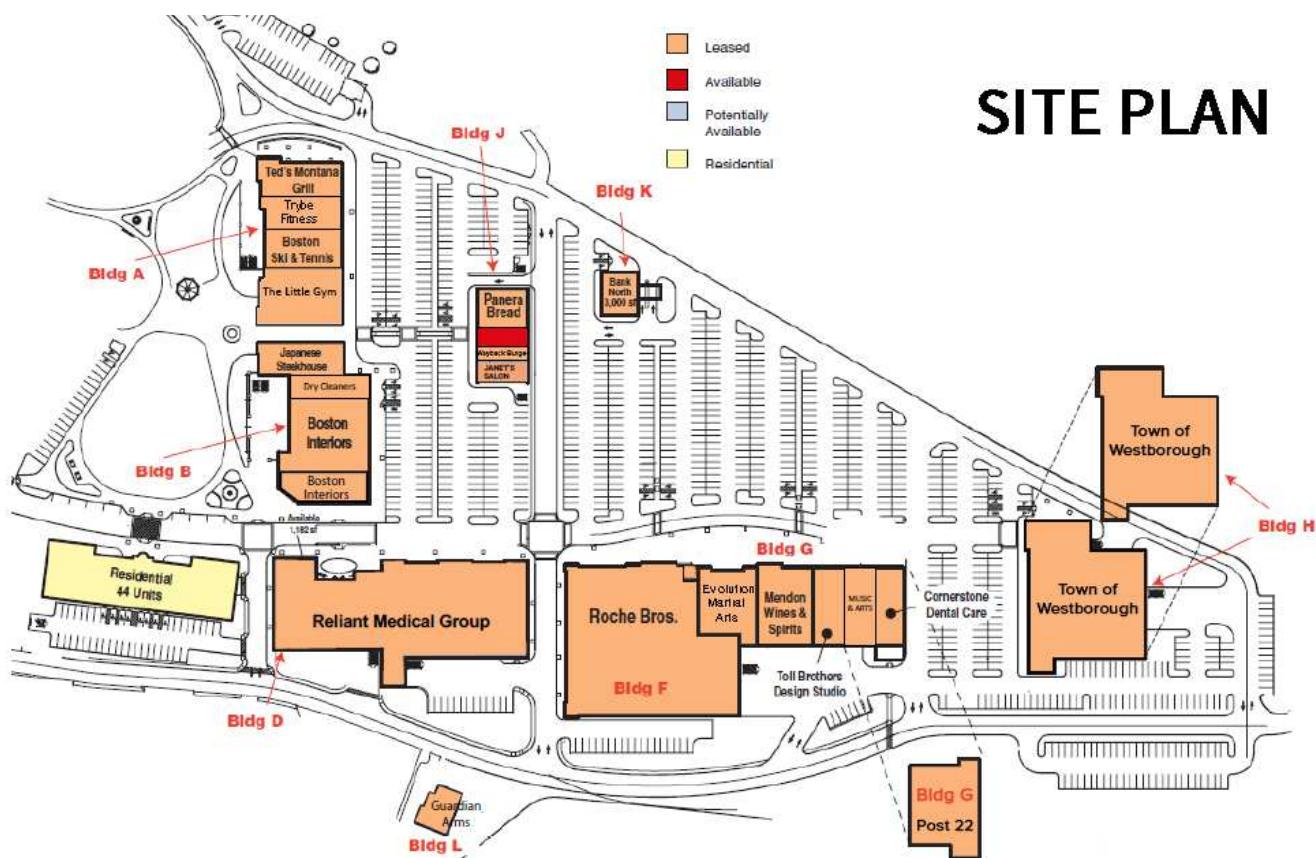
DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,178	24,133	156,303
Total Population	5,122	66,580	403,981
Average HH Income	\$141,896	\$203,374	\$153,009

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Site Plan



## SITE PLAN



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Available Space Photos



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Bay State Commons Photos

