

TYNGSBOROUGH, MA

440 Middlesex Road
Tyngsborough, MA 01879



the EDGE DISTRICT

1,250 - 11,350 SF AVAILABLE FOR LEASE

The Edge District (formerly The 440) is conveniently positioned directly off Route 3 across from the Pheasant Lane Mall and will be Nashua/Tyngsborough's premier entertainment and dining destination. The site is an extension of Nashua's Daniel Webster Highway market, one of the strongest performing retail corridors in New England. With 178,550 SF of GLA, the property will feature classic New England architecture, finishes, and updates, including a new pylon sign, newly created gathering spaces, beautifully updated landscaping and convenient parking. The tenant mix will feature leading restaurants, exciting entertainment, and coveted services and is anchored by the existing AMC Theaters 12-plex, the dominant movie theater in the market.



KEY TENANTS



GROSS LEASABLE AREA
178,550 SF



PROPERTY STATUS
1,250 - 11,350 SF AVAILABLE



AVERAGE DAILY TRAFFIC
Middlesex Rd: 22,000 ADT

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TAVERN IN THE SQUARE
CHOICE INDIAN RESTAURANT
Taka
PLAYER **amc.** THEATRES
DOLLAR TREE
metroROCK
ROCK CLIMBING CENTERS



DEMOGRAPHICS	3 Miles	5 Miles	7 Miles
Total Population	32,034	108,785	216,967
Total Households	13,369	44,639	85,245
Avg. Household Income	\$157,518	\$137,860	\$141,973
Daytime Population	35,343	106,254	194,418

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The information provided herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we make no representation, guarantee or warranty, express nor implied, about the accuracy or completeness of this information. It is your responsibility to independently confirm this information. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

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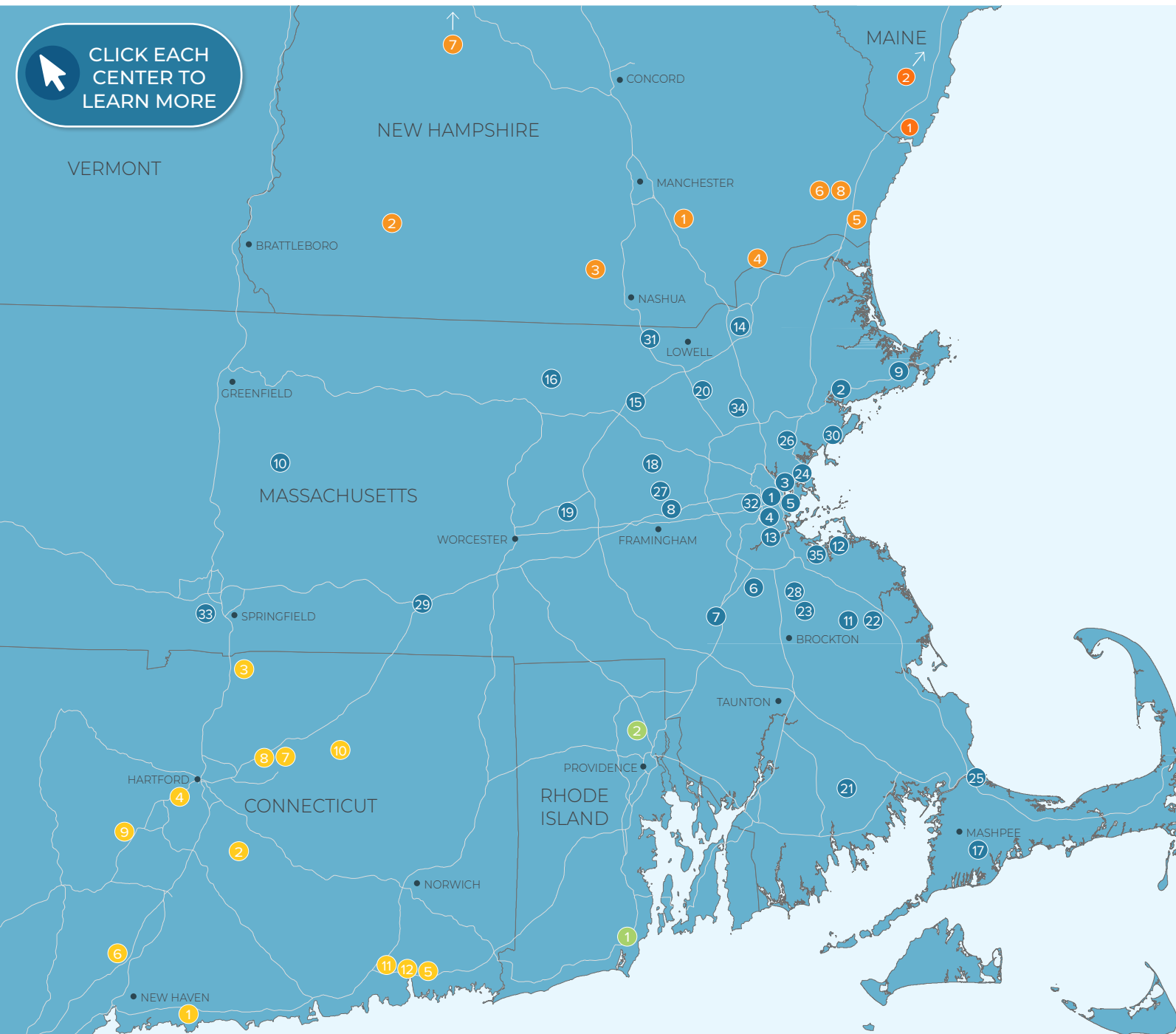


Our Centers

New England's Leading Retail Leasing Company



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ME/NH/CT/RI

- 1 2 Gorges Road, Kittery, ME
- 2 300 Gallery Blvd, Scarborough, ME
- 1 Hood Commons, Derry, NH
- 2 Keene Plaza, Keene, NH
- 3 Lordens Plaza, Milford, NH
- 4 Stateline Plaza, Plaistow, NH
- 5 Seabrook Commons, Seabrook, NH
- 6 Stratham Crossing, Stratham, NH
- 7 Powerhouse Plaza, West Lebanon, NH
- 8 Parkman Brook Shopping Center, Stratham, NH
- 1 Branhaven Plaza, Branhaven, CT
- 2 East Hampton Plaza, East Hampton, CT
- 3 Freshwater Commons, Enfield, CT
- 4 West Farm Shopping Center, Farmington, CT
- 5 Groton Square, Groton, CT
- 6 Hamden Mart, Hamden, CT
- 7 Big Y Plaza, Manchester, CT
- 8 Plaza at Burr Corners, Manchester, CT
- 9 Shop Rite Plaza, Southington, CT
- 10 Storrs Center, Storrs, CT
- 11 Cross Roads Shopping Center, Waterford, CT
- 12 Waterford Plaza, Waterford, CT
- 1 Salt Pond Shopping Center, Narragansett, RI
- 2 Mineral Springs Ave, North Providence, RI

MASSACHUSETTS

- 1 Continuum, Allston, MA
- 2 North Shore Crossing, Beverly, MA
- 3 Avalon North Station, Boston, MA
- 4 Brigham Circle, Boston, MA
- 5 Flats on D, Boston, MA
- 6 Village Shoppes of Canton, Canton, MA
- 7 Patriot Place, Foxborough, MA
- 8 Nobscot Village, Framingham, MA
- 9 Gloucester Crossing, Gloucester, MA
- 10 Russell Street Pad Site, Hadley, MA
- 11 Shaw's Plaza, Hanson, MA
- 12 Launch at Hingham Shipyard, Hingham, MA
- 13 Hyde Park Plaza, Hyde Park, MA
- 14 Plaza 114, Lawrence, MA
- 15 The Point, Littleton, MA
- 16 Lunenburg Crossing, Lunenburg, MA
- 17 South Cape Village, Mashpee, MA
- 18 Victory Plaza, Maynard, MA
- 19 Free Standing Restaurant, Northborough, MA
- 20 Pad Site, North Billerica, MA
- 21 Towne Center, North Dartmouth, MA
- 22 Pembroke Center Plaza, Pembroke, MA
- 23 Randolph Shopping Center, Randolph, MA
- 24 Beachmont Square at Suffolk Downs, Revere, MA
- 25 Stop & Shop Plaza, Sandwich, MA
- 26 Hilltop Avalon Saugus, Saugus, MA
- 27 Meadow Walk, Sudbury, MA
- 28 Walgreens Plaza, Stoughton, MA
- 29 The Center at Hobbs Brook, Sturbridge, MA
- 30 The Shops at Vinnin Square, Swampscott, MA
- 31 The Edge District, Tyngsborough, MA
- 32 Stop & Shop Plaza, Watertown, MA
- 33 Westfield Shops, Westfield, MA
- 34 Wilmington Crossing, Wilmington, MA
- 35 1515 Commercial Street, Weymouth, MA