

AVAILABLE

5.22 Acres

Former Car Dealership



I-95: 222,445 ADT

SITE

Cummings Office Park

Hampton Inn
HomeWood Suites
Chick-fil-e
110 Grill

B's
WHOLESALE CLUB

Hilton
344 Rooms

STAPLES

2M SF Cummings Office Park

Washington St: 45,000 ADT

TOYOTA

KOHL'S

SITE OVERVIEW

- Adjacent to the I-95/ I-93 interchange, the busiest interchange in New England at approximately 300,000 ADT, which extends the draw of this location.
- Excellent visibility from I-95 and heavily traveled Washington St.
- Just 12 minutes to Downtown Boston (non-rush hour)
- Woburn enjoys ample Daytime Population and a strong residential base.
- Zoning: B-1 Business Interstate
- Utilities: Natural Gas & Town Sewer and Water

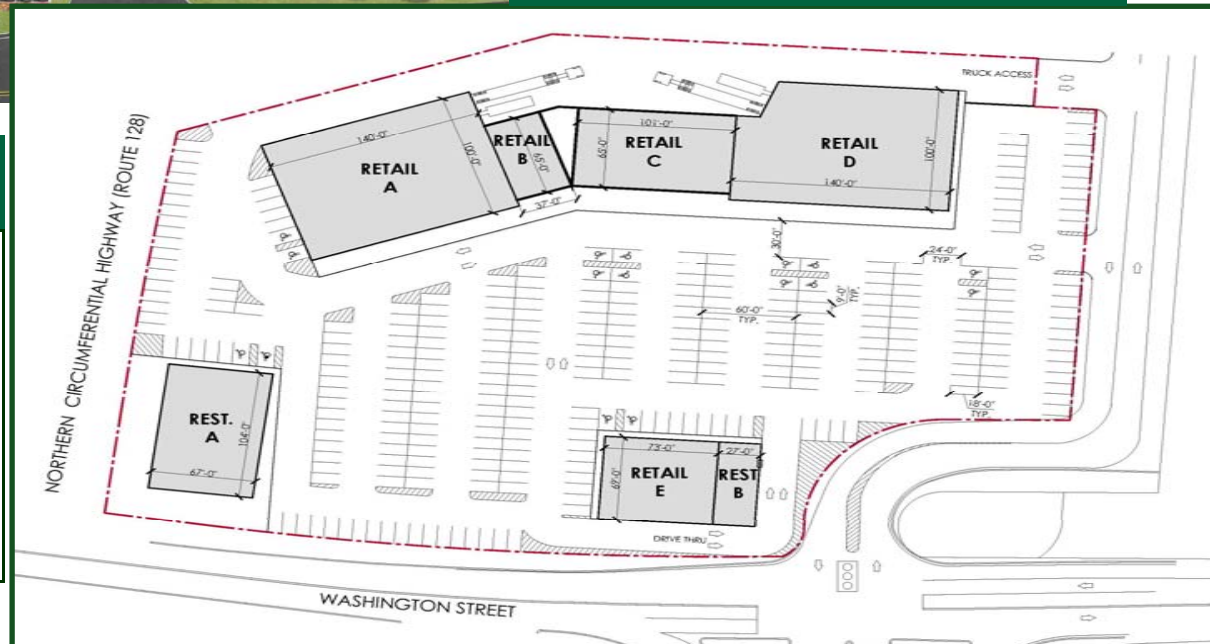


SITE PLAN



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ALTERNATIVE CONCEPTUAL PLAN



DEMOGRAPHICS

	Population	Average HHI	Employees
3 Miles	100,084	\$169,681	82,023
5 Miles	216,929	\$189,820	153,793
7 Miles	512,976	\$186,026	269,563
10 Miles	1,213,920	\$172,666	639,540