



FELLSWAY PLAZA

MEDFORD, MA

CITY OF MEDFORD, MIDDLESEX COUNTY, MASSACHUSETTS







FELLSWAY PLAZA

Fellsway Plaza is an ideally located shopping center, located at the intersection of Route 16 and Route 28 in Medford, MA. A staple of the Wellington Circle shopping corridor, the center serves Medford, Somerville, Everett and their surrounding markets. Fellsway Plaza is anchored by Stop & Shop Supermarket, and is also home to Dunkin' Donuts, Planet Fitness, Panera and more!

Located on the Mystic River, the center sits just five miles northwest of Downtown Boston, and sits adjacent to the Wellington transit station. Due to its proximity to Boston, Cambridge and nearby Tufts University, the city is home to a wide variety of residents including students and many young professionals. Residential development over recent years has boomed, and there are now over 2,000 apartment units within a mile of the property, with more currently under construction.



PROPERTY LEASING PLAN



DEMOGRAPHICS AT 1, 3 AND 5 MILE RADIUS

1 MILE RADIUS:



Total Population: **28,371**
Households: **12,620**
Daytime Population: **24,980**
Median Age: **33.3**



Average Household Income: **\$146,243**
Median Household Income: **\$117,019**

3 MILE RADIUS:



Total Population: **393,192**
Households: **163,069**
Daytime Population: **252,091**
Median Age: **34.2**



Average Household Income: **\$157,190**
Median Household Income: **\$124,672**

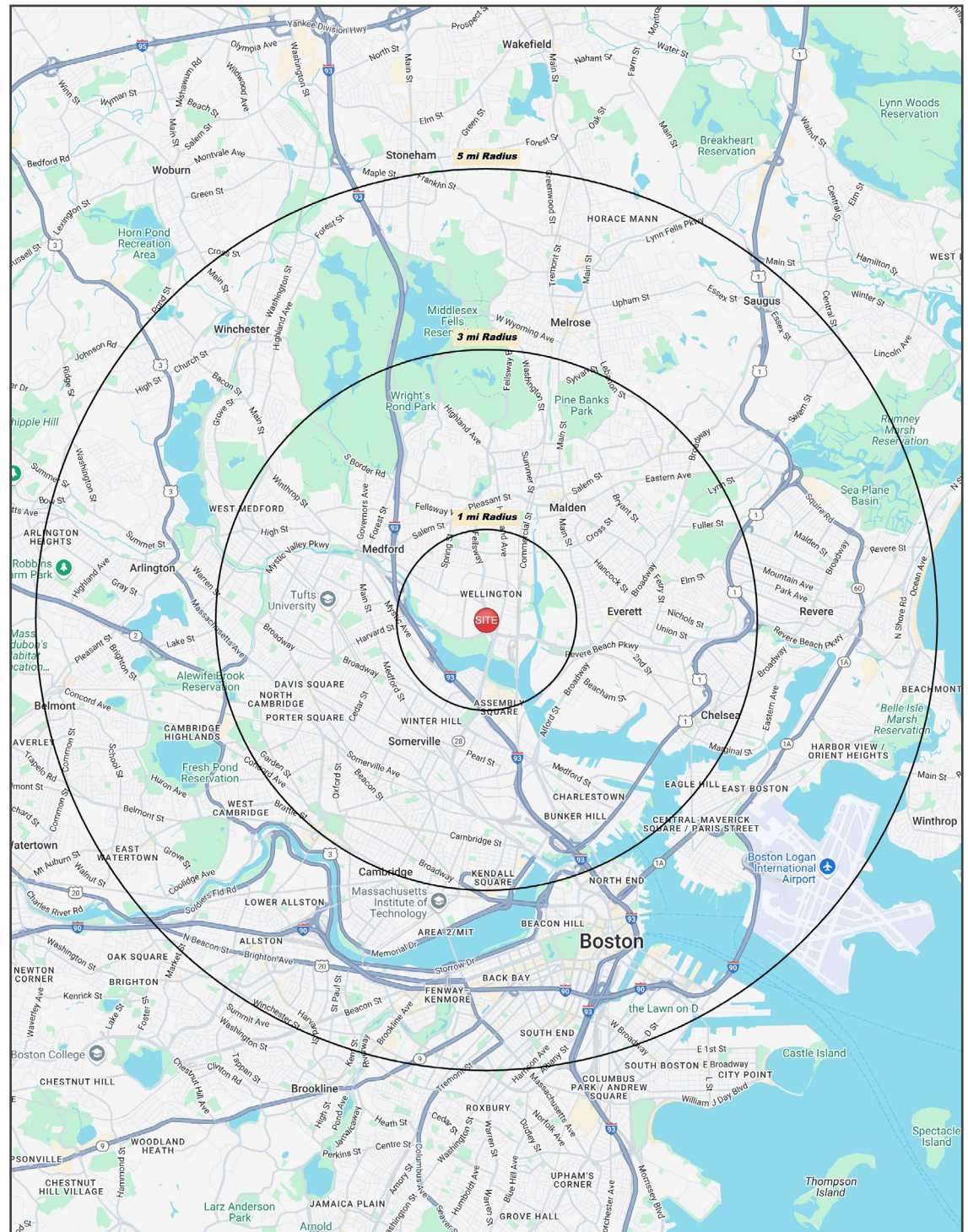
5 MILE RADIUS:



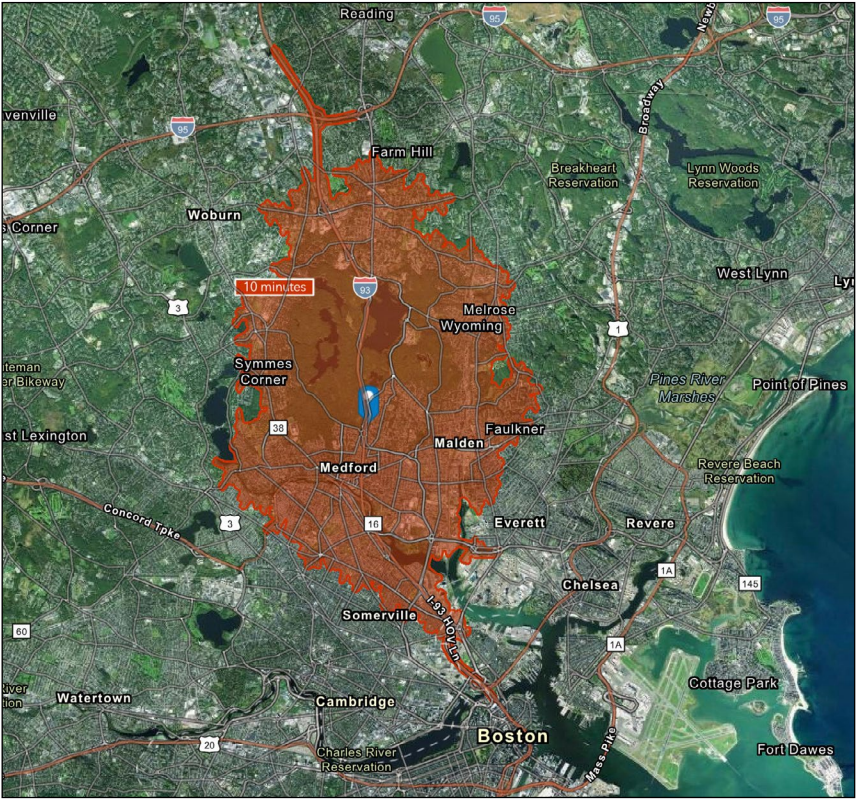
Total Population: **906,760**
Households: **379,606**
Daytime Population: **921,722**
Median Age: **34.7**



Average Household Income: **\$167,744**
Median Household Income: **\$126,602**



10 MINUTE DRIVE TIME



TOTAL RETAIL SALES

Includes F&B



\$2,974,993,548

EDUCATION

Bachelor's Degree or Higher



61%

OWNER OCCUPIED HOME VALUE

Average



\$980,894

KEY FACTS

192,790

Population

36.8

Median Age

\$125,367

Median Household Income

159,733

Daytime Population

TAPESTRY SEGMENTS

Trendsetters <i>19,800 households</i>	Urban Chic <i>16,300 households</i>	Laptops and Lattes <i>15,900 households</i>
Socioeconomic Traits These urban professionals, mostly aged 25–44, are highly educated, often foreign-born, and work in fields like tech and health care. Most rent in dense metros and commute via public transit.	Socioeconomic Traits Primarily in coastal suburbs, these affluent, educated families—often with young children—work in professional fields. Many own high-value homes, earn additional investment income, and have strong net worth and retirement savings.	Socioeconomic Traits These affluent urban professionals, often highly educated and unmarried, live in dense metros and work in high-paying fields. They typically rent in high-rises, often work remotely, and face high housing costs.
Household Types Singles living alone; married couples	Household Types Married couples; singles living alone	Household Types Singles living alone; married couples with no kids
Typical Housing Multi-Units	Typical Housing Single Family	Typical Housing Multi-Units

ANNUAL HOUSEHOLD SPENDING

\$6,198

Eating Out

\$3,619

Apparel & Services

\$10,483

Groceries

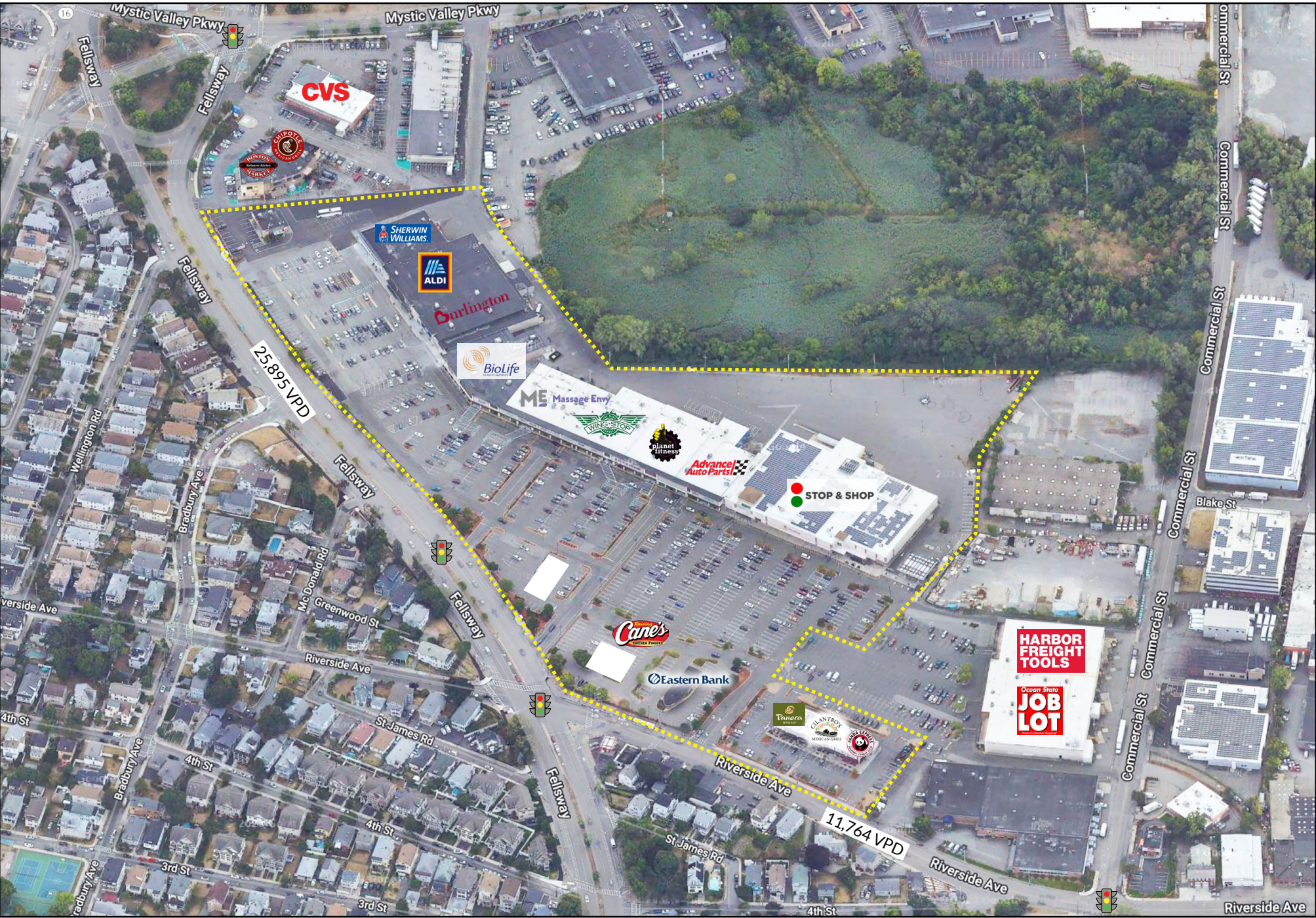
\$333

Computer & Hardware

\$9,512

Health Care

SITE AERIAL



LOCATION OVERVIEW



Top Callout Box:

- STOP & SHOP
- BJS
- DICK'S SPORTING GOODS
- ALDI
- Burlington
- planet fitness
- KOHL'S
- Wegmans
- petco
- CVS
- Marshall's
- HARBOR FREIGHT TOOLS
- Ocean State JOB LOT

Bottom Left Callout Box:

- HomeGoods
- TJ-MAXX
- STAPLES
- TRADER JOE'S
- Burlington
- THE HOME DEPOT
- amc
- BED BATH & BEYOND
- CVS
- W
- Orangetheory FITNESS
- Mass General Brigham

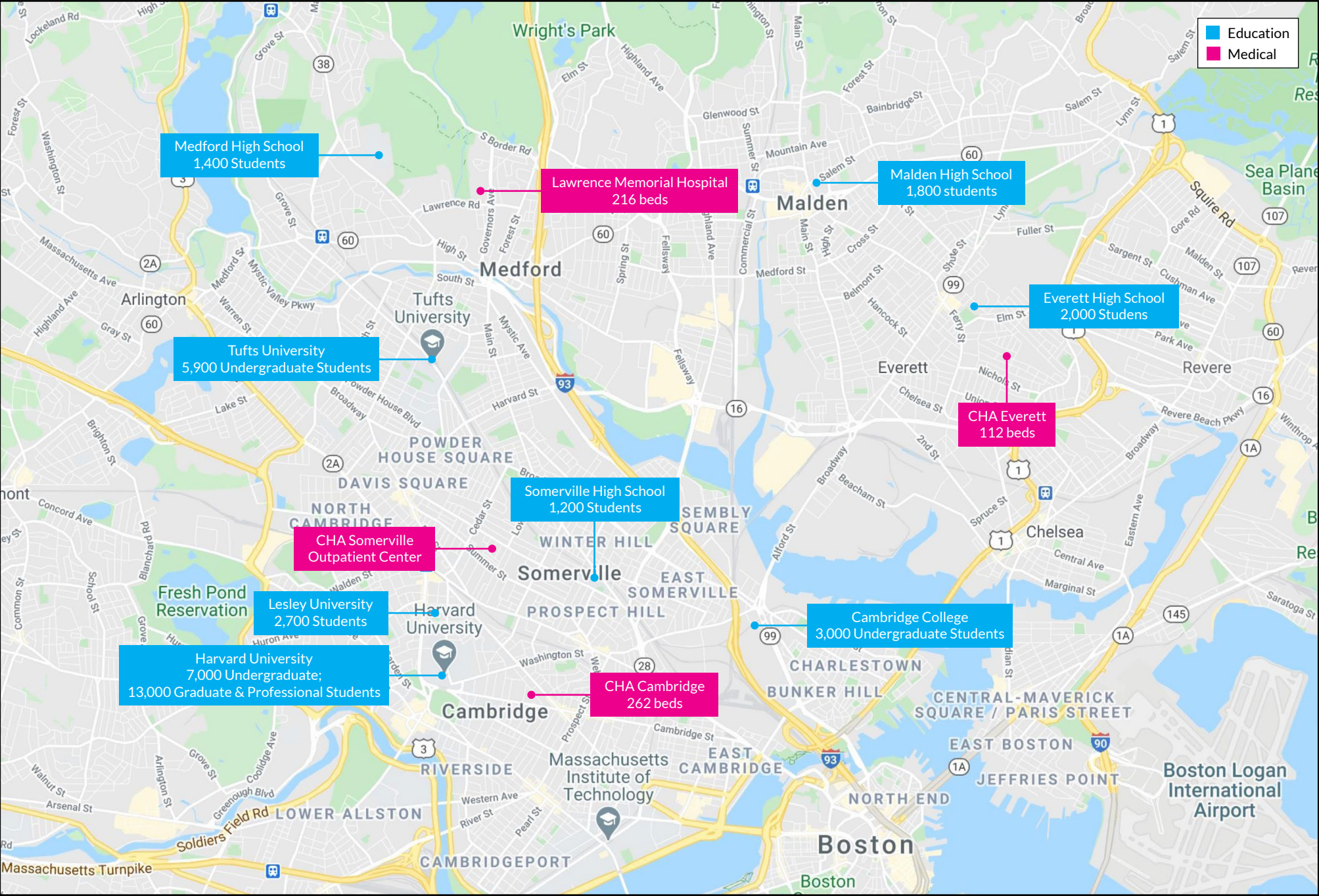
Bottom Right Callout Box:

- TARGET
- THE HOME DEPOT
- CVS
- Michaels
- COSTCO WHOLESALE
- PETSMART
- BEST BUY
- five BELOW
- DOLLAR TREE
- MATTRESS FIRM

NEARBY RESIDENTIAL BUILDINGS

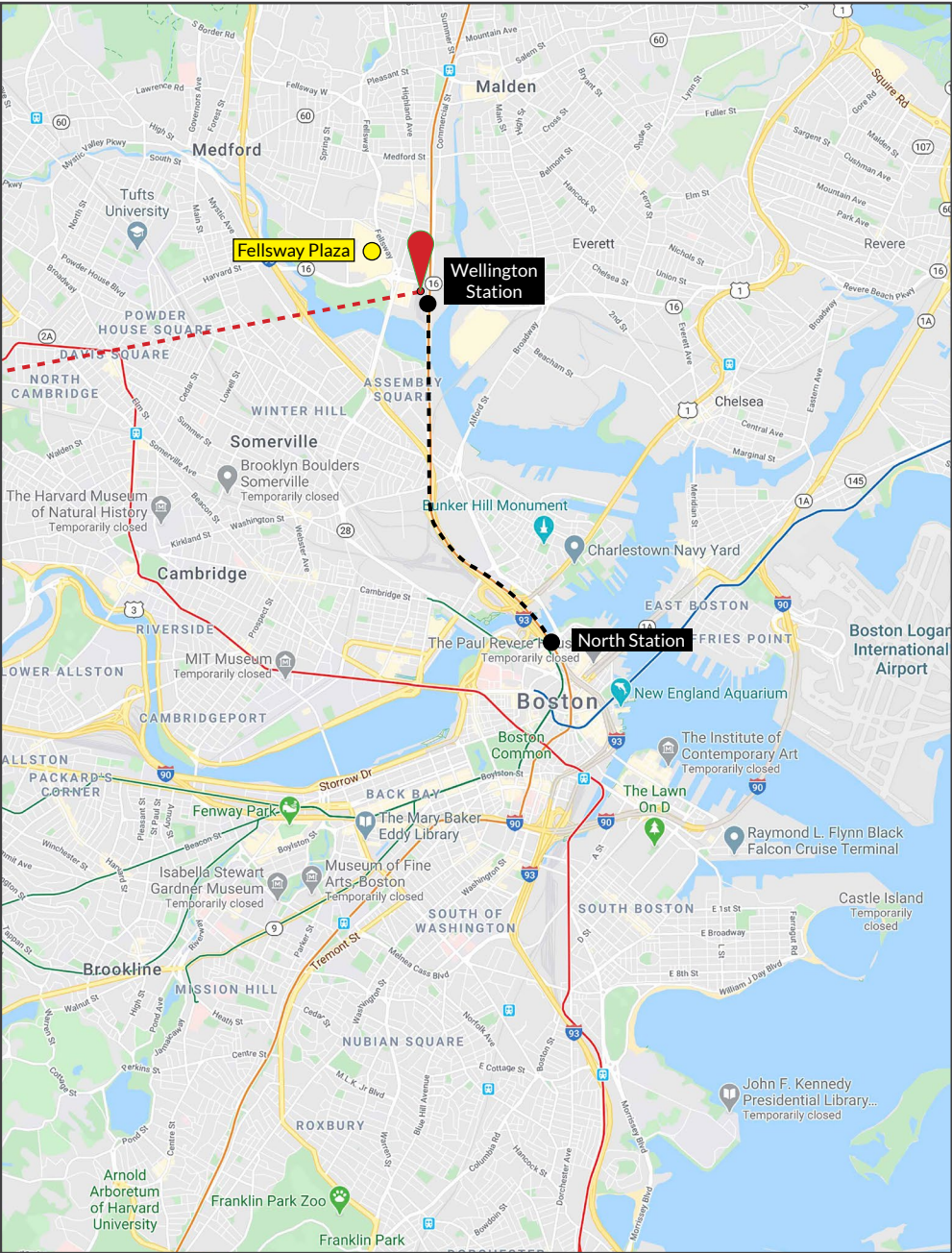


AREA DRIVERS WITHIN 3 MILES – SELECT EDUCATION & MEDICAL



WELLINGTON TRANSIT STATION

17 MINUTES FROM WELLINGTON STATION TO NORTH STATION



FELLSWAY PLAZA PHOTOS





FELLSWAY PLAZA



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REALTY**

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