



PREMIER RETAIL/DINING OPPORTUNITY

- ±9,930 RSF Restaurant | ±1,900 RSF Retail
- Flexible lease terms and build-to-suit availability
- Prominent visibility in a live-work-play campus
- Built-in customer base from residents, office tenants, and event attendees

RIVERWALK

INNOVATION DISTRICT



LAWRENCE, MA

282 MERRIMACK STREET LAWRENCE, MA

A Premier Retail Destination in a Hub of Business and Innovation

Located at the center of the Riverwalk Innovation District, The Pavilion offers premier retail space in a high-visibility location with heavy foot traffic from residents, office tenants, and event attendees. Directly connected to a 1,250-car garage and situated in front of a regulation-size turf field that regularly hosts games, tournaments, and community events, this space presents a unique opportunity to reach a built-in, engaged audience. Surrounded by restaurants, office suites, and 800+ on-site residential units, The Pavilion is a prime retail destination within one of the Merrimack Valley's most active mixed-use campuses.



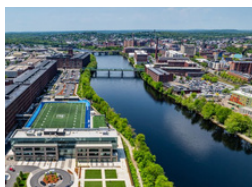
RETAIL DESTINATION

Dynamic storefronts surrounded by restaurants, offices, retailers, and daily foot traffic.



THE FIELD AT THE PAVILION

Rooftop turf draws consistent crowds to onsite games and tournaments.



WATERFRONT ELEGANCE

Flexible retail and dining opportunities with scenic waterfront visibility.



3.6 Million RSF

Commercial & Residential Campus



1.5 Million RSF

Retail, Office & Flex Space



1,500+

Parking Spaces; Direct access to 1,250 space parking garage



800

Residential Units Onsite



MBTA Station

Lawrence Commuter Rail - Steps Away



Directly Off I-495

Accessible via Exit 102





CENTRAL LOCATION

The **Riverwalk Innovation District** is located just off Route 495 and only minutes from Routes 93, 95, and the Lawrence MBTA Commuter Rail Station. Its prime positioning ensures proximity to a variety of dining, retail, and professional services, creating a dynamic and accessible business environment.

DRIVE TIMES

I-495

1 Minute | 0.4 Miles

BOSTON

30 Minutes | 27.1 Miles

LOGAN INT. AIRPORT

35 Minutes | 30.5 Miles



LAWRENCE

1 Minute | 0.1 Miles

NEW HAMPSHIRE

15 Minutes | 11 Miles

N. ANDOVER, MA

1 Minute | 0.5 Miles



216,885

2024
Population



\$117,300

Average
Household Income



194,997

Workday
Population



\$2.3B

Total Specified
Consumer Spending

Demographic Data Within 5-Mile Radius (Source: AlphaMap)

MATT QUINLAN

Managing Director of Brokerage
mquinlan@parsonscres.com
508-271-9208

ALEX BERGER

Director - Brokerage
aberger@parsonscres.com
508-271-9205

KURTIS GIBBS

Director - Brokerage
kgibbs@parsonscres.com
978-335-1179

MIGUEL ENCARNACION

Advisor - Brokerage
mencarnacion@parsonscres.com
508-271-9210



NAI Parsons Commercial
Group Boston

NAI | Parsons Commercial Group | Boston
www.ParsonsCRE.com | (508) 820 - 2700
5 Commonwealth Road, Suite 1A | Natick, MA 01760