



This project features 460,000 square feet of retail in Leominster, Massachusetts, a city situated 50 miles northwest of Boston with easy access throughout the state from Route 2, I-190 and I-495. The site spans both sides of Route 117 and is considered a prime gateway to Leominster, a city with a strong industrial and retail base.

LOCATION

- Excellent access from I-190 (Exit 7)
- Located on Route 117 / Lancaster Road – the main route to/from downtown Leominster
- Convenient to Route 2

KEY TENANTS

Lowe's, Walmart Supercenter

GLA:

460,000 sf
(53 acres)

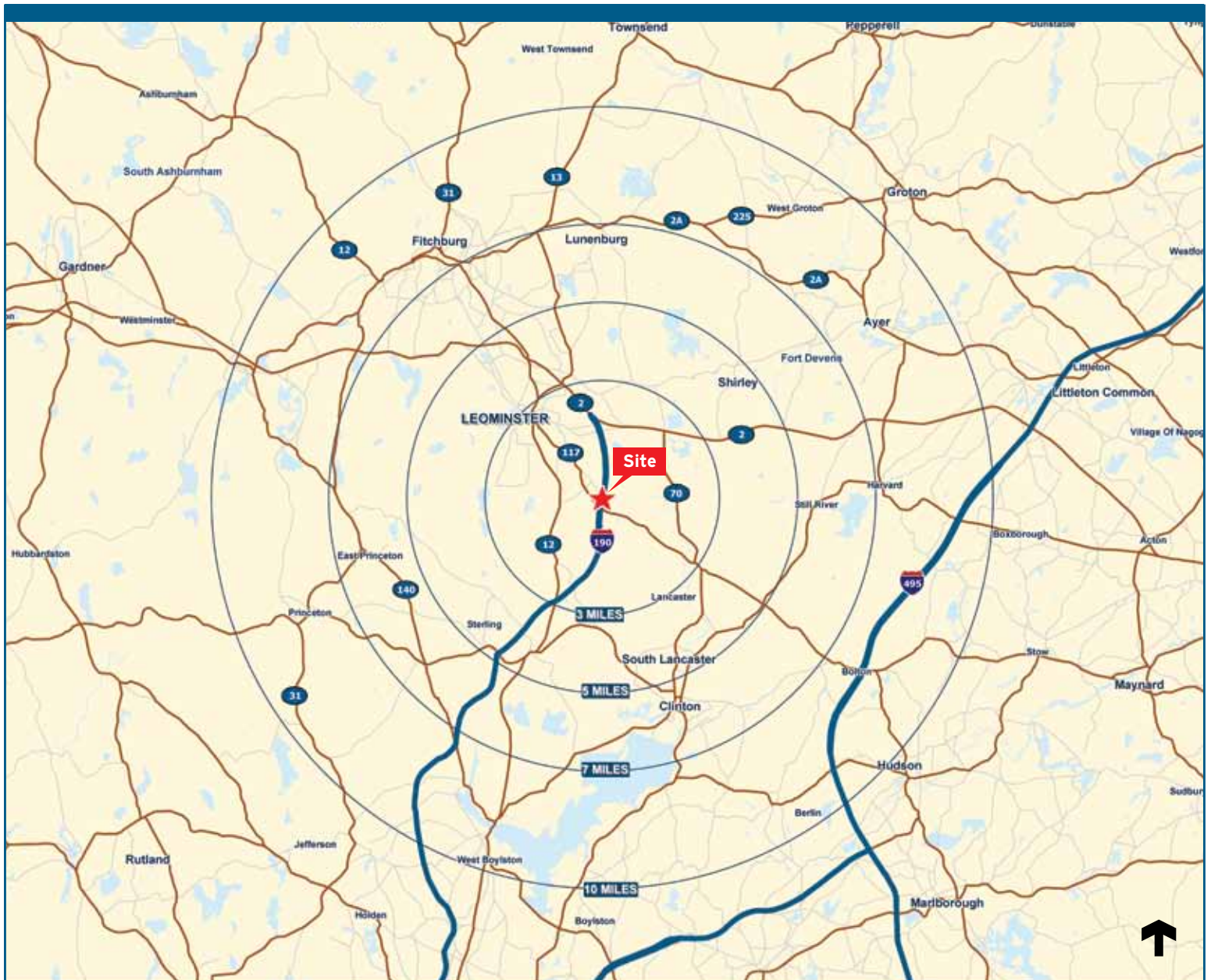
ADDRESS:

Lancaster Road
(Route 117)
Leominster, Massachusetts
01453
Worcester County

NewEngland
DEVELOPMENT

New England Development
One Wells Avenue
Newton, Massachusetts 02459
617-965-8700

Leominster, MA

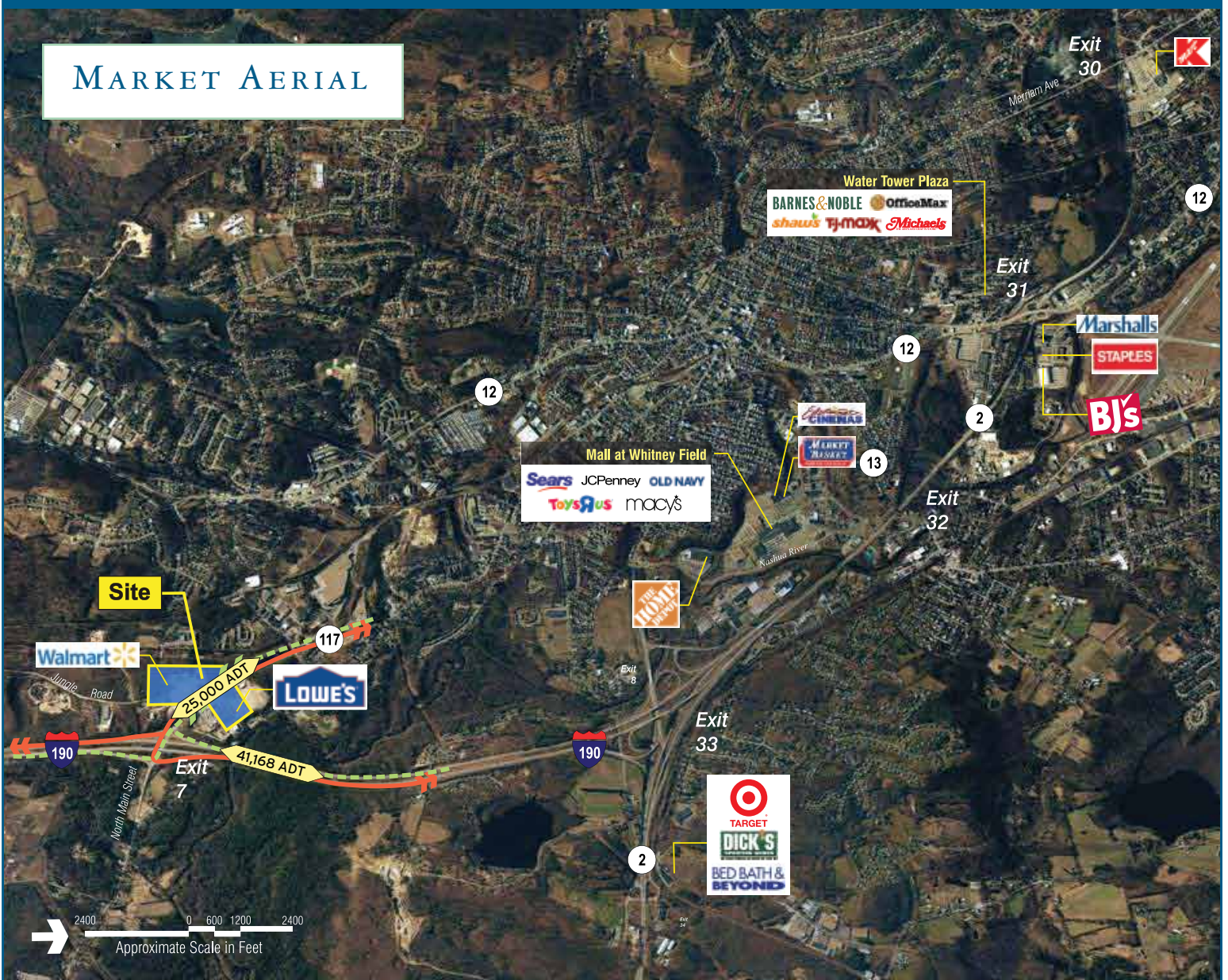


DEMOGRAPHICS

- Leominster listed by Money Magazine in 2007 as one of the "Best Places to Live"
- 21 miles from Worcester
- 7 miles from Fitchburg

TRADE AREA DEMOGRAPHICS	3 MILES	5 MILES	7 MILES	10 MILES
Population (2010)	27,502	56,363	103,703	166,778
Households (2010)	10,404	20,946	38,826	61,697
Average Household Income (2010)	\$71,753	\$76,901	\$77,388	\$82,251

MARKET AERIAL



TRAFFIC VOLUMES

- I-190: 43,250 ADT
- Route 117: 25,000 ADT



New England Development

One Wells Avenue, Newton, Massachusetts 02459 | 617-965-8700 | www.neddevelopment.com