

THE LOOP

90 PLEASANT VALLEY STREET | METHUEN, MA 01844

AVAILABLE 3,566 SF & 3,912 SF

ANCHORED BY



Marshalls

OLD NAVY

ONE STOP LIQUORS



PROPERTY INFORMATION

- 340,000sf on 46 acres, highly trafficked open-air regional shopping center w/ 2,464 parking spaces
- Focal point of the area's retail corridor that includes Target, Wal-Mart, Market Basket, Home Depot, Latitude Sports Club and popular local farm stand store, Mann Orchards
- Over 30 shops, eateries, & services
- AMC: 20 Screen Theatre, Marshalls, Old Navy
- Two signalized entrances
- Traffic Counts:
Route 213/Loop Connector: 120,000
Pleasant Valley Street: 16,600

AVAILABLE SPACE

- Space 118: 3,912 sf
- Space 315: 3,566 sf

AREA DEMOGRAPHICS

2023 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	7,064	106,966	234,136
MEDIAN HH INC	\$116,363	\$78,672	\$86,569
AVERAGE HH INC	\$126,174	\$98,245	\$109,441



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

DAN ZELSON | 203.227.2922 | Dan@CharterRealty.com

THE LOOP

90 PLEASANT VALLEY STREET | METHUEN, MA 01844

TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
100	One Stop Liquors	31,800
102	BioLife Plasma	13,002
104	Blue Swim Swim School	10,000
105	X Golf	7,415
106	K-Pot	6,271
110	Planet Fitness	20,350
114	Petwell Clinic	1,500
118	Available	3,912
120	Old Navy	24,382
125	Carters / Osh Kosh	5,006
130	Gong Cha Tea & Spa	5,266
135	European Wax Center	1,173
140	Teriyaki Madness	1,120
150	Bath & Body Works	2,512
160	Supercuts	1,490
165	Tropical Smoothie Cafe	1,990
170	Crumbl Cookies	1,776
50	AMC Theatres	93,000
200	Pho City	5,000
230	T-Mobile	1,480
240	GameStop	1,349
244	Chipotle	2,338
250	Pearle Vision	2,885
260	Chuck E Cheese's	11,440
275	Santander	2,500
300	Ann Taylor Loft	5,000

310	Lane Bryant	3,869
315	Available	3,566
320	US Army	2,400
330	Marshalls	28,176
350	Famous Footwear	7,502
400	Olive Garden	7,500
500	TGI Fridays	6,830
600	Margaritas Mexican Restaurant	7,630

701	Verizon	2,135
703	Jersey Mikes	1,364
704	Aspen Dental	3,382
800	Wendys	3,000
900	Starbucks	2,200
650	Raising Canes	3,000



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

THE LOOP

90 PLEASANT VALLEY STREET | METHUEN, MA 01844

TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **7,064**

Households: **2,706**

Daytime Population: **2,479**

Median Age: **37.7**



Average Household Income: **\$126,174**

Median Household Income: **\$116,363**

3 MILE RADIUS:



Total Population: **106,966**

Households: **37,578**

Daytime Population: **72,876**

Median Age: **36.9**



Average Household Income: **\$98,245**

Median Household Income: **\$78,672**

5 MILE RADIUS:



Total Population: **234,136**

Households: **86,542**

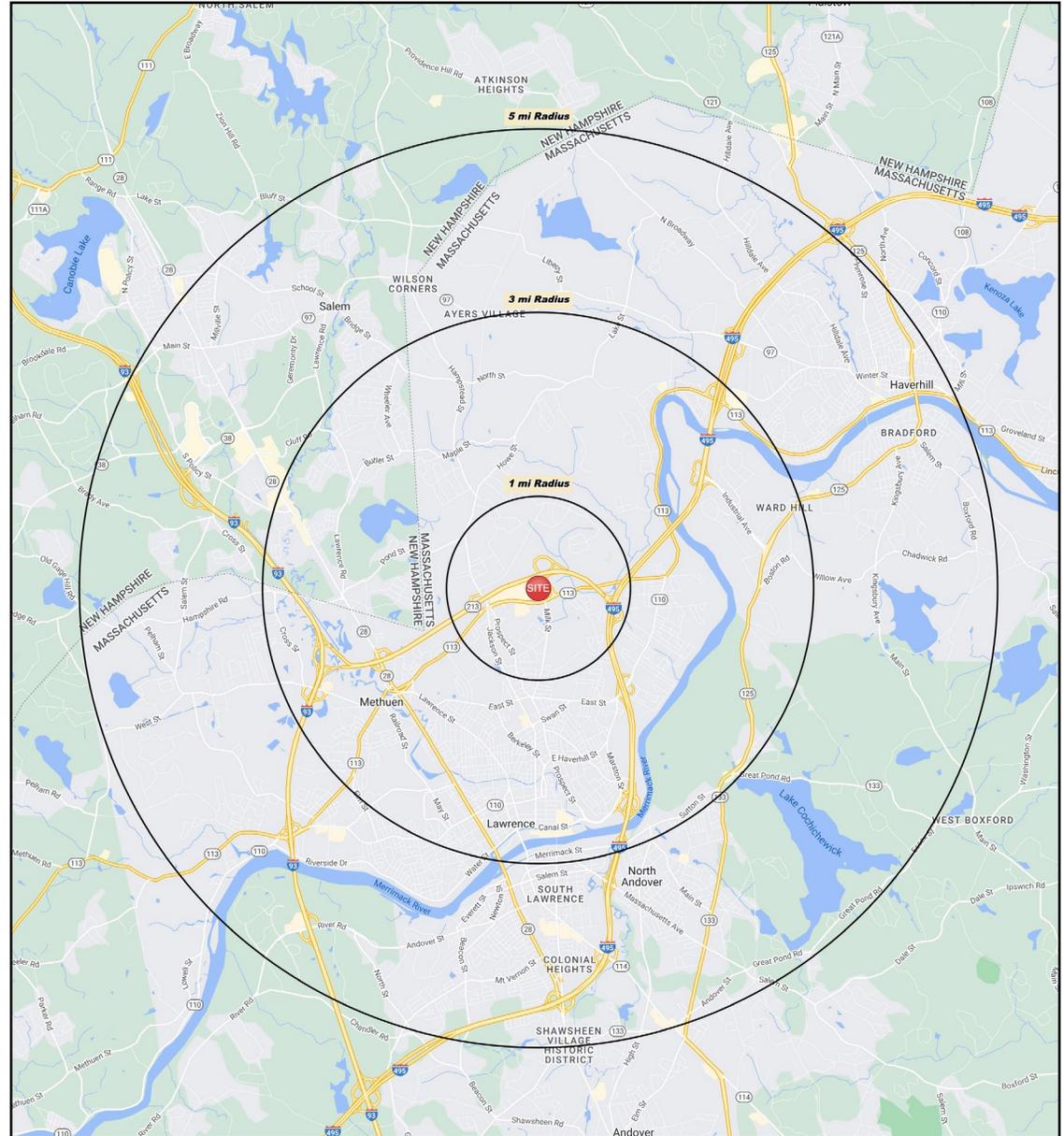
Daytime Population: **167,698**

Median Age: **37.2**



Average Household Income: **\$109,441**

Median Household Income: **\$86,569**



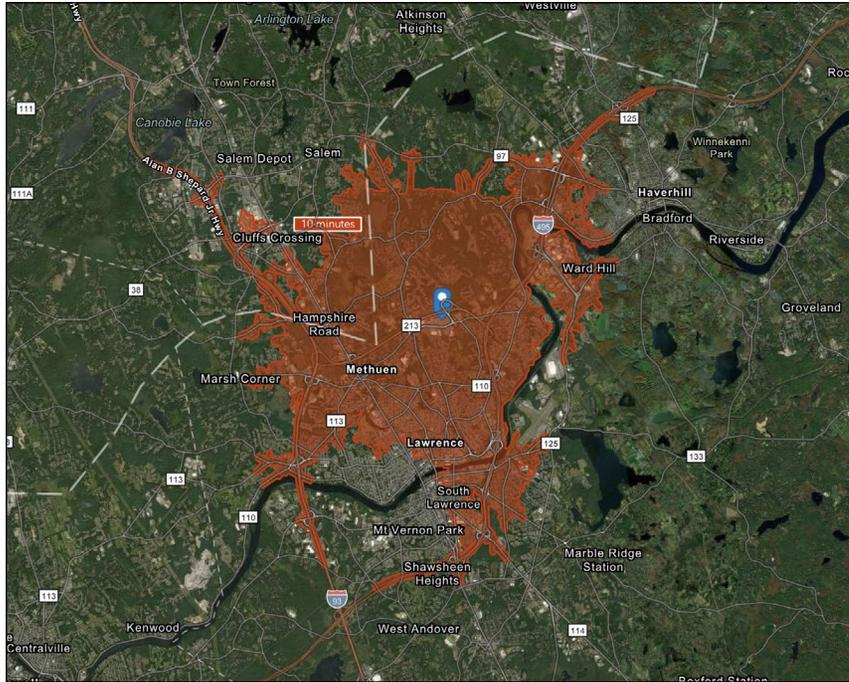
CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

THE LOOP

90 PLEASANT VALLEY STREET | METHUEN, MA 01844

10 MINUTE DRIVE TIME



KEY FACTS

107,448

Population

36.7

Median Age

\$67,683

Median Household Income

98,492

Daytime Population

TAPESTRY SEGMENTS

Parks & Rec <i>6,447 Households</i>	Family Extensions <i>4,836 Households</i>	Fresh Ambitions <i>4,607 Households</i>
<p>Socioeconomic Traits</p> <p>More than half of the population is college educated. This is a financially shrewd market with a diverse workforce.</p>	<p>Socioeconomic Traits</p> <p>More than 40% of the population was born abroad. 25% of the households have members who speak only Spanish.</p>	<p>Socioeconomic Traits</p> <p>Nearly one in four is foreign-born. Supporting large families, many earners will take on overtime work when possible.</p>
<p>Household Types</p> <p>Married couples, approaching retirement age.</p>	<p>Household Types</p> <p>Primarily married couples with children, but also a number of multigenerational households.</p>	<p>Household Types</p> <p>More single-parent than married-couple families.</p>
<p>Typical Housing</p> <p>Single Family</p>	<p>Typical Housing</p> <p>Single Family; Multi-unit Rentals</p>	<p>Typical Housing</p> <p>Multi-unit Rentals; Single Family</p>

TOTAL RETAIL SALES

Includes F&B



\$791,204,182

EDUCATION

Bachelor's Degree or Higher



26%

OWNER OCCUPIED HOME VALUE

Average



\$497,481

ANNUAL HOUSEHOLD SPENDING

\$3,313

Eating Out

\$2,022

Apparel & Services

\$6,174

Groceries

\$240

Computer & Hardware

\$5,925

Health Care

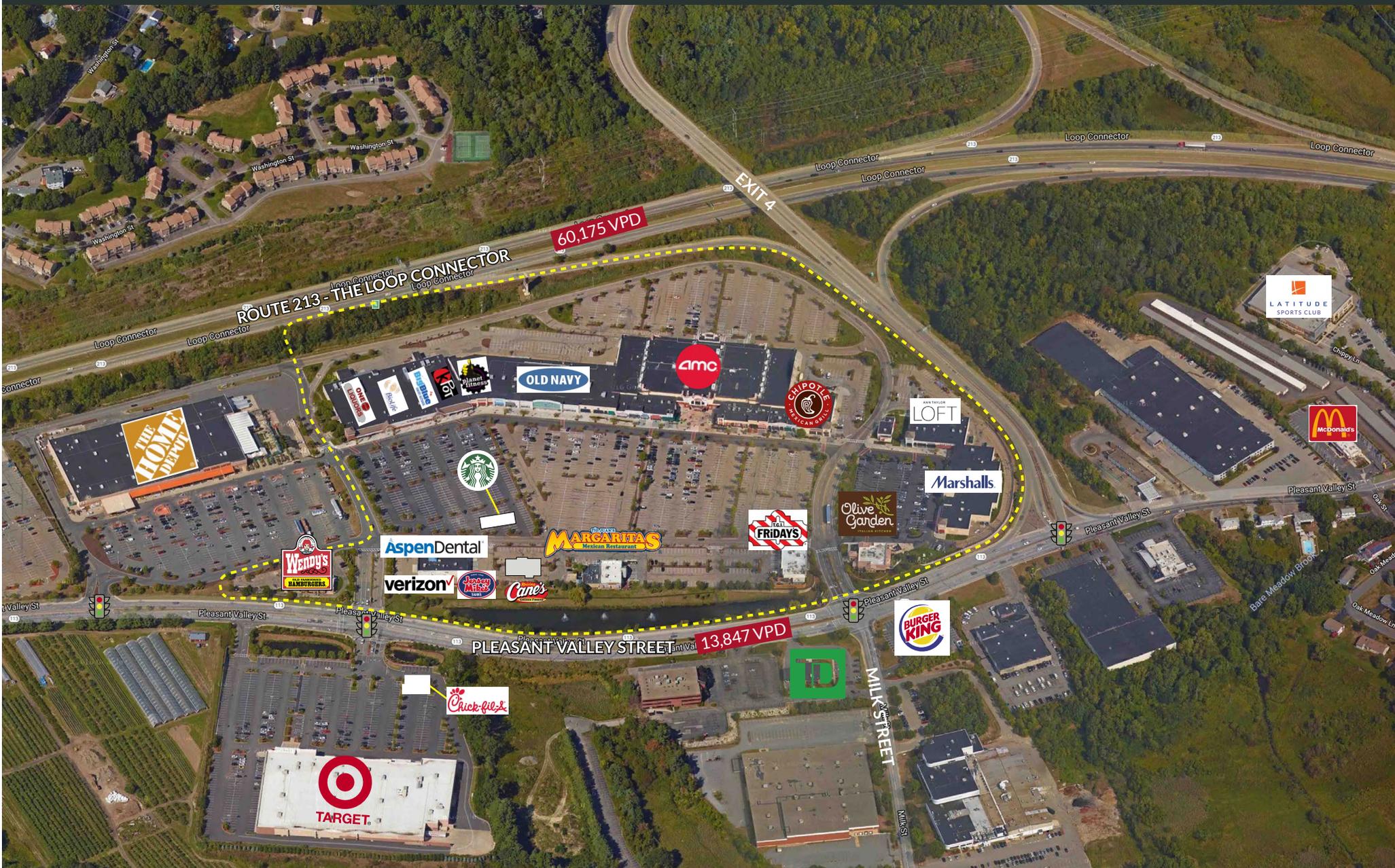


CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

THE LOOP

90 PLEASANT VALLEY STREET | METHUEN, MA 01844



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

THE LOOP

90 PLEASANT VALLEY STREET | METHUEN, MA 01844



CHARTER REALTY
Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

THE LOOP

90 PLEASANT VALLEY STREET | METHUEN, MA 01844



CHARTER REALTY
 Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.

THE LOOP

90 PLEASANT VALLEY STREET | METHUEN, MA 01844



CHARTER REALTY

Information contained in this document has been reviewed and approved by Charter Realty; however, errors sometimes occur. Charter disclaims any warranty of any kind, expressed or implied, as to any matter whatsoever relating to this service. In no event shall Charter be liable for any indirect, special, incidental or consequential damages arising out of any use of or reliance on any content or materials contained herein.