

GARDNER PLAZA

28-60 PEARSON BLVD | GARDNER, MA 01440

100% LEASED

ANCHORED BY

STAPLES

Ocean State
JOB
LOT

AUBUCHON
ACE HARDWARE



PROPERTY INFORMATION

- Conveniently located off Route 2, Gardner Plaza offers a superior retail location in the greater Gardner/Leominster/ Fitchburg trade area.
- The former Walgreens' spacious interior, 16'+ ceilings, and 75'+ of frontage allow the prospective retailer maximum flexibility in store design and layout.
- Traffic:
Pearson Blvd - 15,218 VPD

AVAILABLE SPACE

- 100% Leased

AREA DEMOGRAPHICS

2024 DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	23,118	34,444	48,493
MEDIAN HH INC	\$68,700	\$80,429	\$87,763
AVERAGE HH INC	\$87,775	\$100,726	\$108,604



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

JEFF ARSENAULT | 781.771.9867 | JeffA@CharterRealty.com

ASHER ZELSON | 203.653.8186 | Asher@CharterRealty.com

EVERETT ZELSON | 203.614.1109 | Everett@CharterRealty.com

GARDNER PLAZA

28-60 PEARSON BLVD | GARDNER, MA 01440

TENANTS / AVAILABILITY

#	TENANT
01	Wendy's
02	Subway
03	Aubuchon Ace Hardware
04	Rob Roy Hair Salon
05	Yen Yen
06	Ocean State Job Lot
07	Lease Out
08	Patriot Pizza
09	Staples



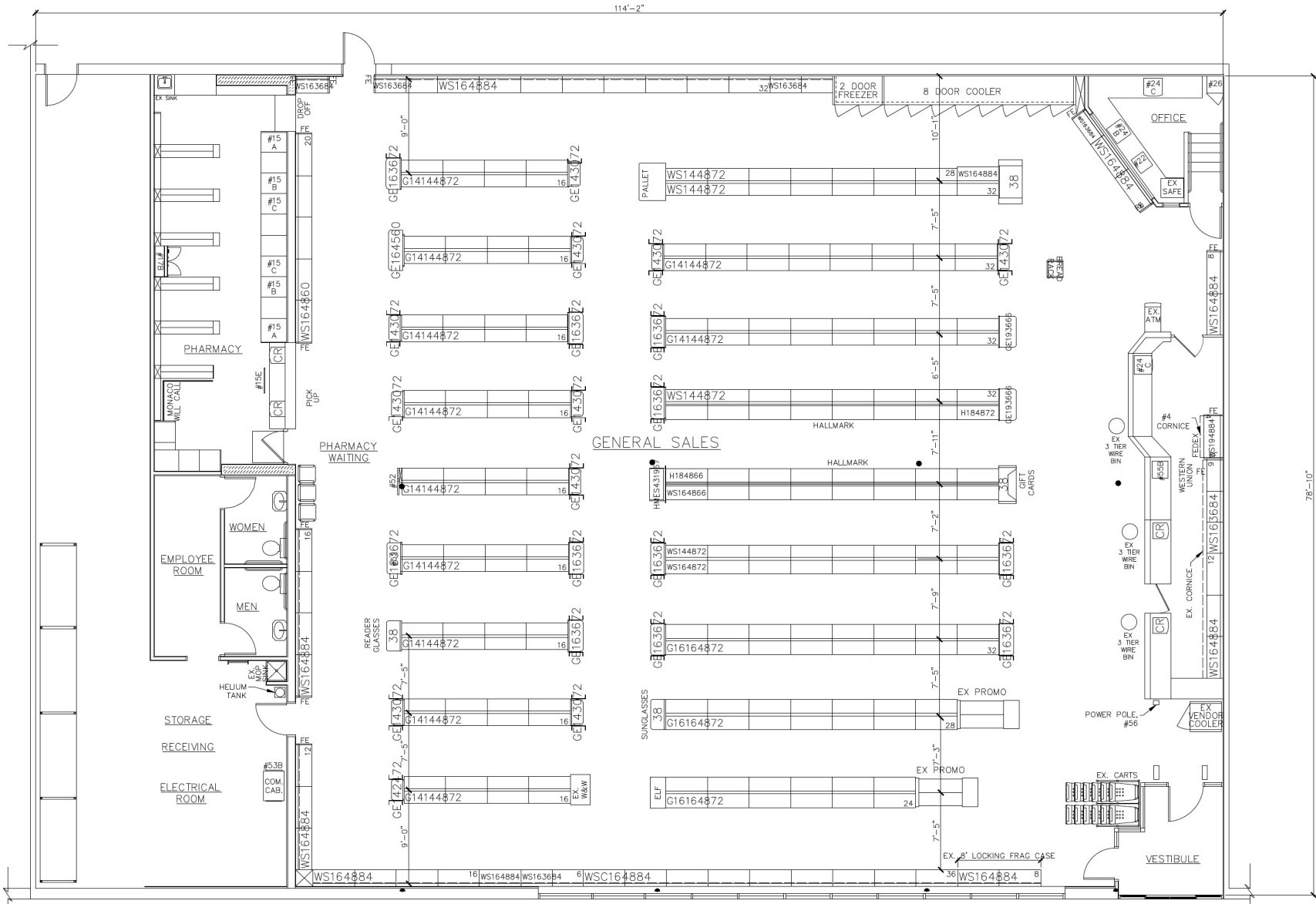
CHARTER REALTY

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.

GARDNER PLAZA

28-60 PEARSON BLVD | GARDNER, MA 01440

FLOOR PLAN - 9,000 SF



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.

GARDNER PLAZA

28-60 PEARSON BLVD | GARDNER, MA 01440

TRADE AREA DEMOGRAPHICS

3 MILE RADIUS:



Total Population: **23,118**

Households: **9,606**

Daytime Population: **16,239**

Median Age: **42.2**



Average Household Income: **\$87,775**

Median Household Income: **\$68,700**

5 MILE RADIUS:



Total Population: **34,444**

Households: **13,987**

Daytime Population: **23,974**

Median Age: **42.8**



Average Household Income: **\$100,726**

Median Household Income: **\$80,429**

7 MILE RADIUS:



Total Population: **48,493**

Households: **19,308**

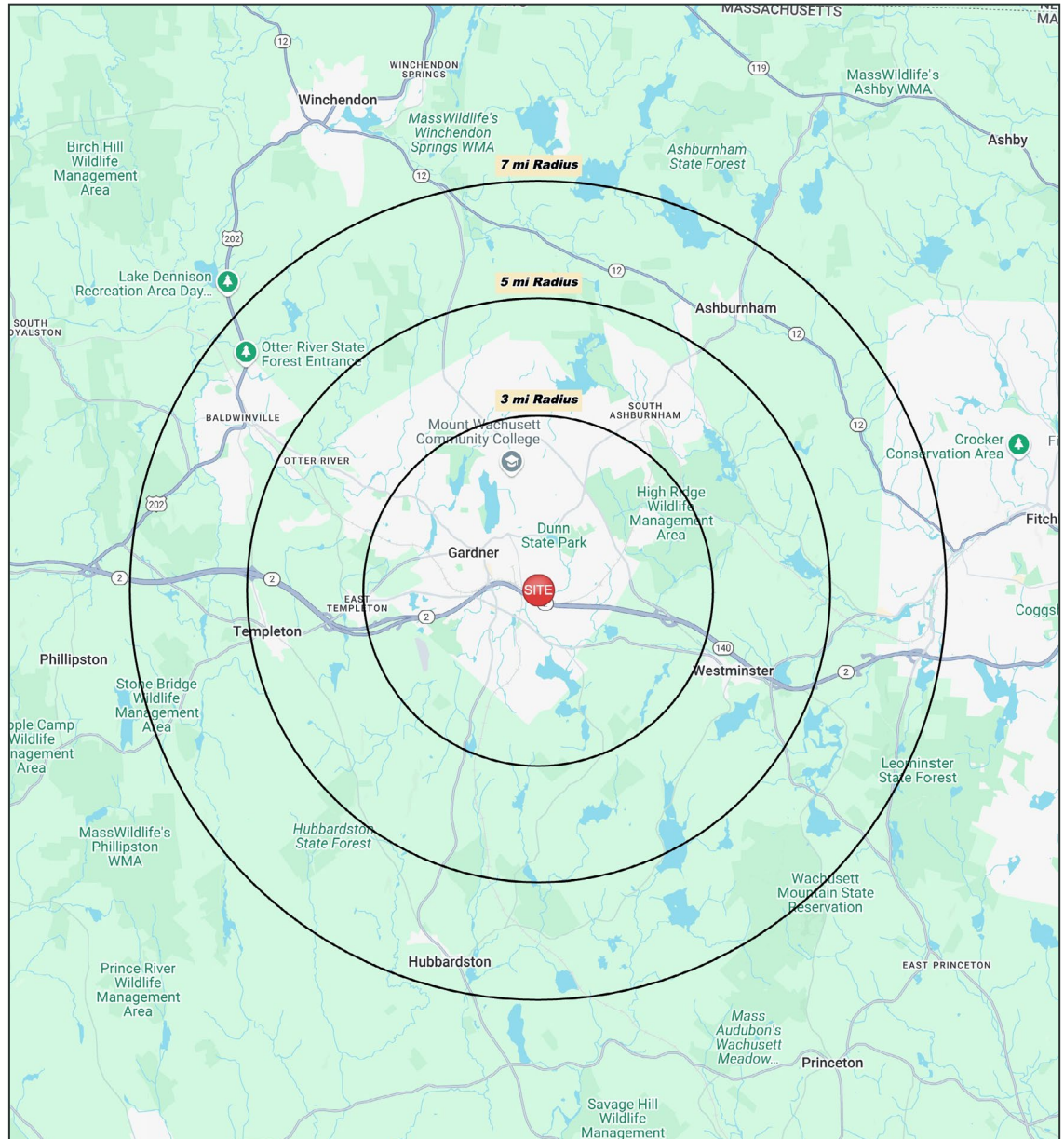
Daytime Population: **32,970**

Median Age: **43.0**



Average Household Income: **\$108,604**

Median Household Income: **\$87,763**



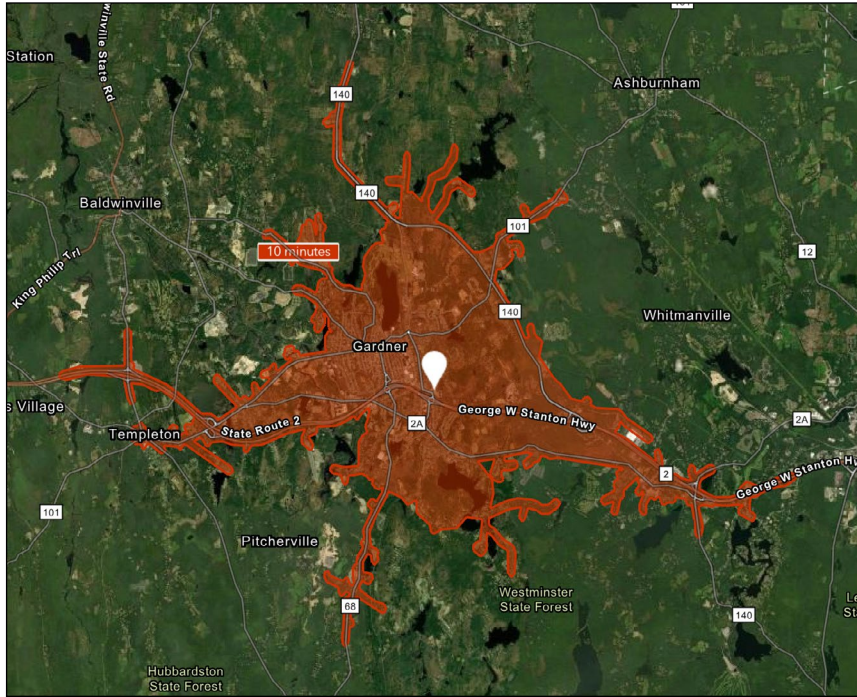
CHARTER REALTY

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.

GARDNER PLAZA

28-60 PEARSON BLVD | GARDNER, MA 01440

10 MINUTE DRIVE TIME



KEY FACTS

21,893

Population

42.4

Median Age

\$59,381

Median Household Income

20,246

Daytime Population

TAPESTRY SEGMENTS

Parks & Rec

2,769 Households

Socioeconomic Traits

More than half of the population is college educated. This is a financially shrewd market with a diverse workforce.

Household Types

Married couples, approaching retirement age.

Typical Housing

Single Family

Set to Impress

2,103 Households

Socioeconomic Traits

Residents are educated and mobile. Many are enrolled in college. Many residents work in food service while they are attending college. Renters make up nearly three quarters of all households.

Household Types

Nearly one in three residents is 20 to 34 years old, and a large portion are single-person nonfamily households.

Typical Housing

Multi-unit Rentals; Single Family

Midlife Constants

1,819 Households

Socioeconomic Traits

Residents are seniors, at or approaching retirement, with below-average labor force participation and below average net worth.

Household Types

Married couples, with a growing share of singles.

Typical Housing

Single Family

TOTAL RETAIL SALES

Includes F&B



\$166,249,958

EDUCATION

Bachelor's Degree or Higher



21%

OWNER OCCUPIED HOME VALUE

Average



\$355,143

ANNUAL HOUSEHOLD SPENDING

\$2,865

Eating Out

\$1,719

Apparel & Services

\$5,338

Groceries

\$201

Computer & Hardware

\$5,739

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.

GARDNER PLAZA

28-60 PEARSON BLVD | GARDNER, MA 01440

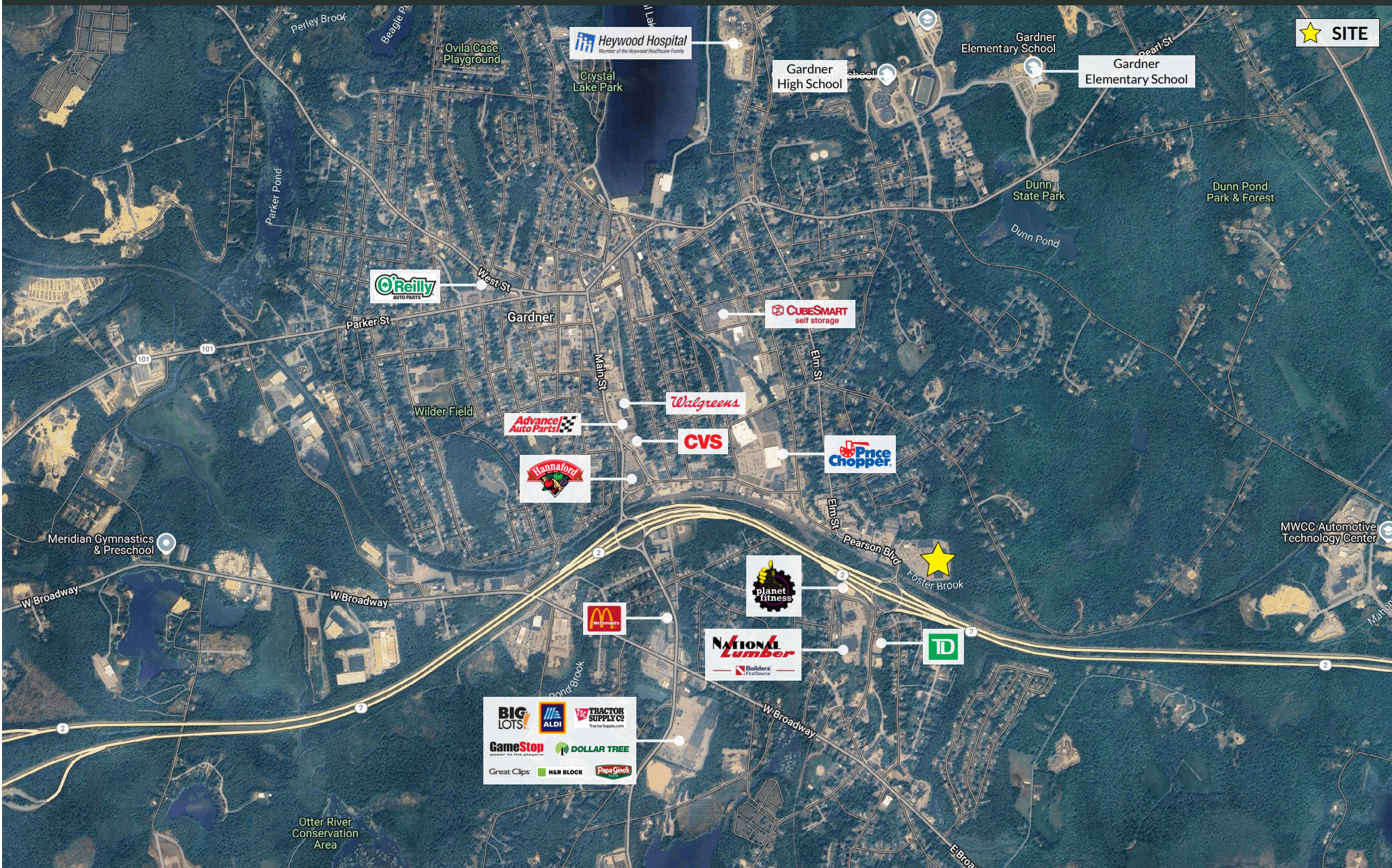


CHARTER REALTY

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.

GARDNER PLAZA

28-60 PEARSON BLVD | GARDNER, MA 01440



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.

GARDNER PLAZA

28-60 PEARSON BLVD | GARDNER, MA 01440



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.