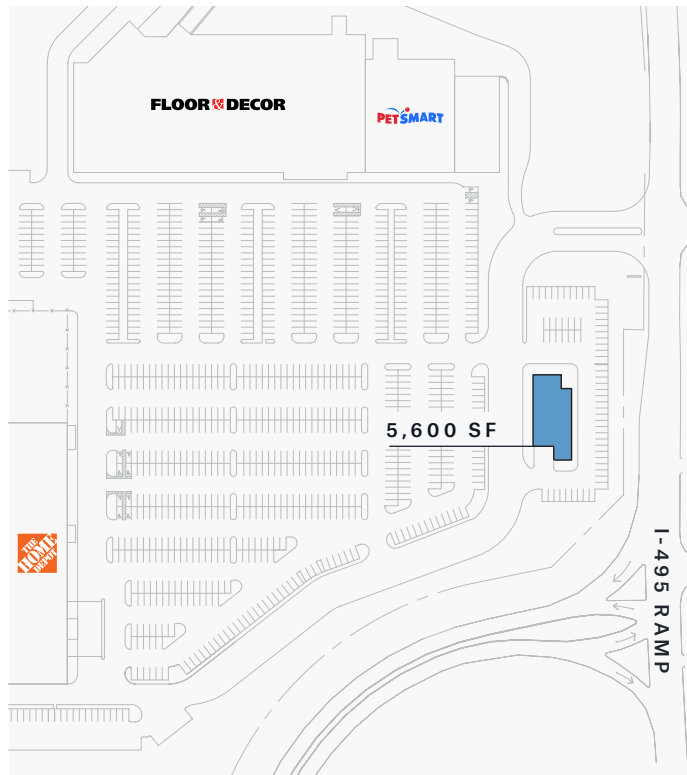




# CROSSROADS

SHOPPING CENTER



## NEW TO MARKET

# 5,600 SF freestanding restaurant or redevelopment opportunity

### ON ROUTE 126 AT THE INTERSECTION OF INTERSTATE 495

- Crossroads Shopping Center total GLA: 259,000 SF
- Adjacent to Charles River Center and Stallbrook Marketplace, these three WS properties collectively span 698,000 SF
- Fast growing, affluent population base
- Second generation restaurant opportunity with total frontage of 41' facing Route 126/Hartford Avenue and 104' facing main drive aisle

#### TRADE AREA DEMOGRAPHICS:

**706,484**  
POPULATION

**274,298**  
HOUSEHOLDS

**\$172,059**  
AVERAGE HOUSEHOLD INCOME

#### TRAFFIC-DRIVING TENANTS:

**FLOOR & DECOR**



**PETSMART**