



FP FELLOWSWAY PLAZA

MEDFORD, MA



CITY OF MEDFORD, MIDDLESEX COUNTY, MASSACHUSETTS





Panera BREAD

smash burger

PANDA EXPRESS



FELLSWAY PLAZA

Fellsway Plaza is an ideally located shopping center, located at the intersection of Route 16 and Route 28 in Medford, MA. A staple of the Wellington Circle shopping corridor, the center serves Medford, Somerville, Everett and their surrounding markets. Fellsway Plaza is anchored by Stop & Shop Supermarket, and is also home to Dunkin Donuts, Planet Fitness, Panera and more!

Located on the Mystic River, the center sits just five miles northwest of Downtown Boston, and sits adjacent to the Wellington transit station. Due to its proximity to Boston, Cambridge and nearby Tufts University, the city is home to a wide variety of residents including students and many young professionals. Residential development over recent years has boomed, and there are now over 2,000 apartment units within a mile of the property, with more currently under construction.



PROPERTY LEASING PLAN



DEMOGRAPHICS AT 1, 2 AND 3 MILE RADIUS

1 MILE RADIUS:



Total Population: 27,613

Households: 11,570

Daytime Population: 24,937

Median Age: 35.2



Average Household Income: \$146,802

Median Household Income: \$118,813

2 MILE RADIUS:



Total Population: 167,790

Households: 67,838

Daytime Population: 102,466

Median Age: 34.5



Average Household Income: \$143,007

Median Household Income: \$114,592

3 MILE RADIUS:



Total Population: 376,321

Households: 155,744

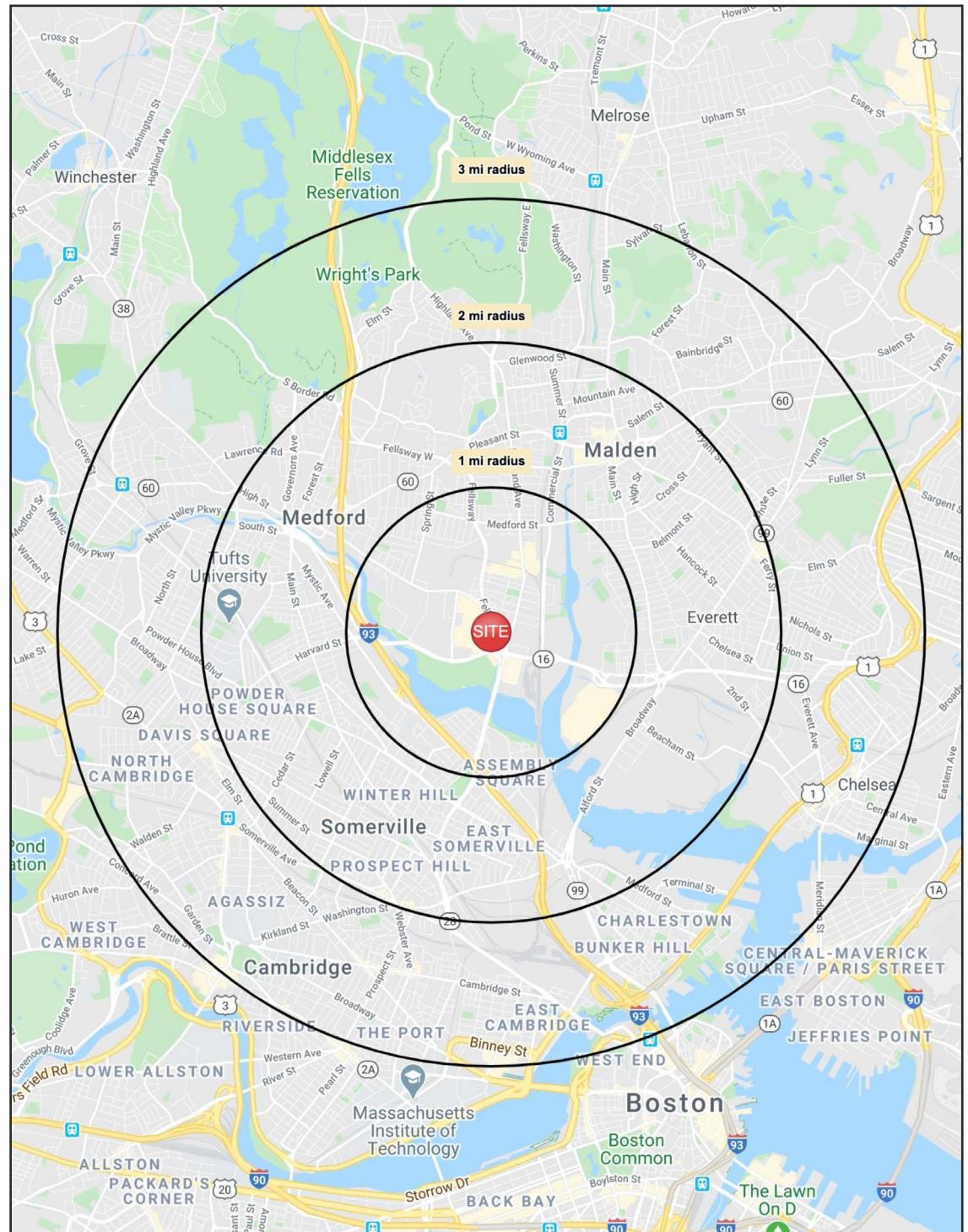
Daytime Population: 251,800

Median Age: 34.2

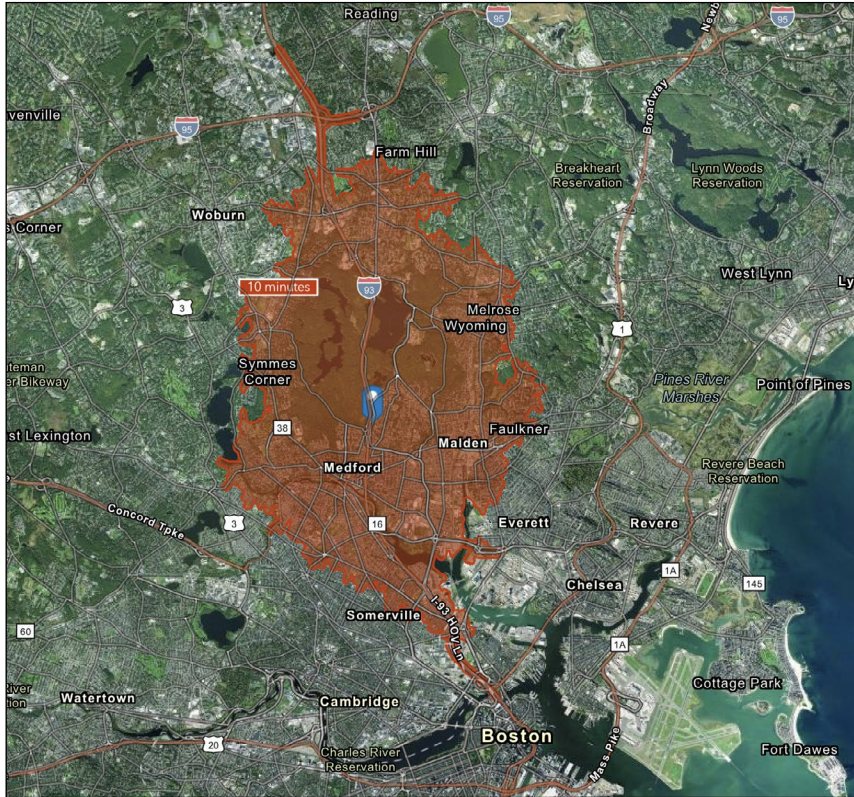


Average Household Income: \$154,341

Median Household Income: \$119,045



10 MINUTE DRIVE TIME



KEY FACTS

180,507

Population

39.1

Median Age

\$104,133

Median Household Income

150,972

Daytime Population

TAPESTRY SEGMENTS

City Lights <i>23,528 Households</i>	Trendsetters <i>14,836 Households</i>	Pleasantville <i>5,598 Households</i>
<p>Socioeconomic Traits</p> <p>Residents work hard in professional and service occupations but also seek to enjoy life. They earn above average incomes.</p>	<p>Socioeconomic Traits</p> <p>Residents are young and well educated; more than half have a bachelor's degree or more. Well paid, with little financial responsibility.</p>	<p>Socioeconomic Traits</p> <p>66% college educated. Higher labor force participation rate. Many professionals in finance, information/ technology, education, or management.</p>
<p>Household Types</p> <p>Families, both married couples and single parents, as well as singles.</p>	<p>Household Types</p> <p>Singles— living alone or with roommates or partners.</p>	<p>Household Types</p> <p>Older married-couple families, more w/o children under 18, but many w/ children over 18 years.</p>
<p>Typical Housing</p> <p>Multi Units; Single Family</p>	<p>Typical Housing</p> <p>High-Density Apartments</p>	<p>Typical Housing</p> <p>Single Family</p>

TOTAL RETAIL SALES

Includes F&B



\$2,359,249,819

EDUCATION

Bachelor's Degree or Higher



57%

OWNER OCCUPIED HOME VALUE

Average



\$785,890

ANNUAL HOUSEHOLD SPENDING

\$5,122

Eating Out

\$3,136

Apparel & Services

\$9,365

Groceries

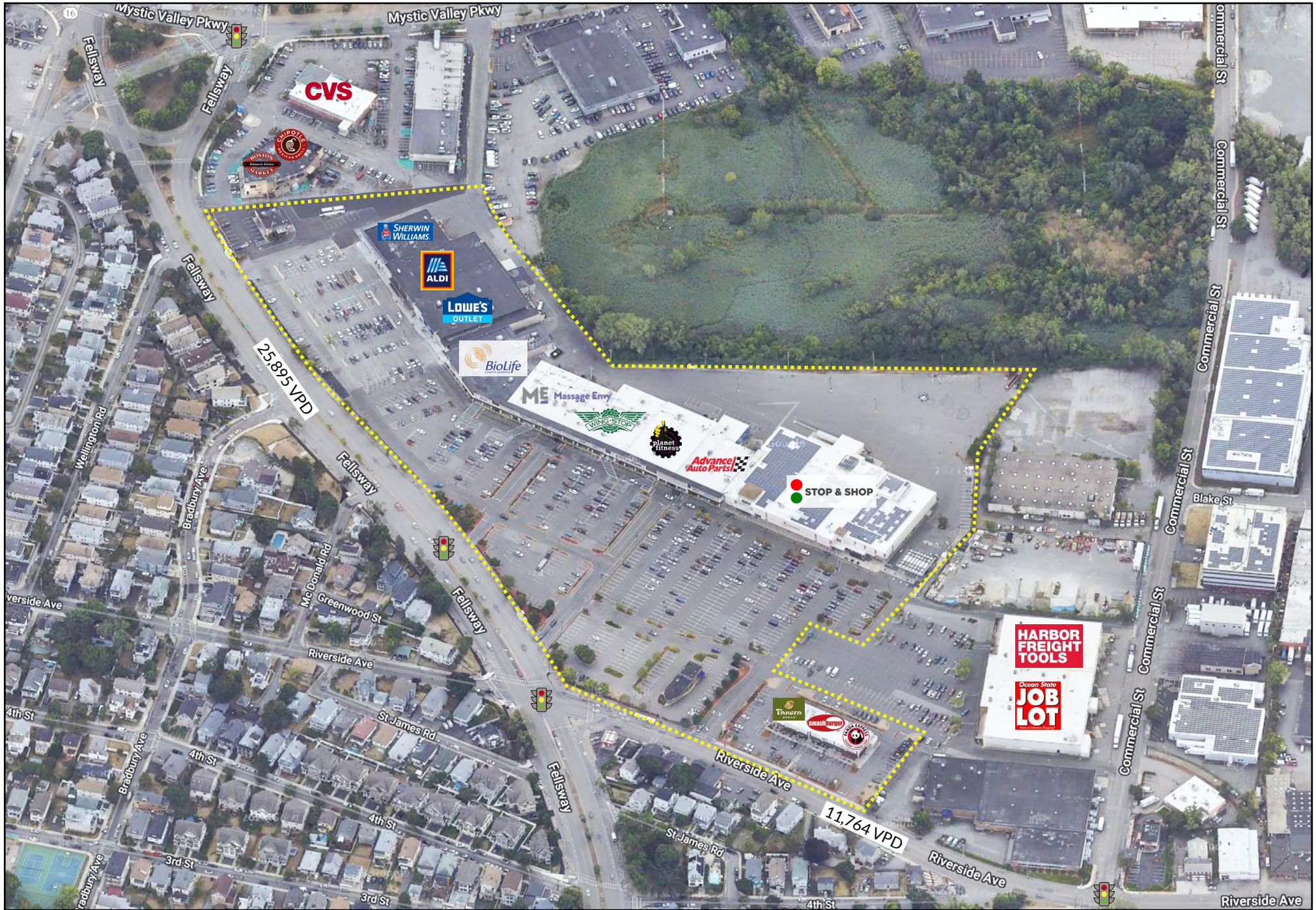
\$370

Computer & Hardware

\$8,770

Health Care

SITE AERIAL



LOCATION OVERVIEW



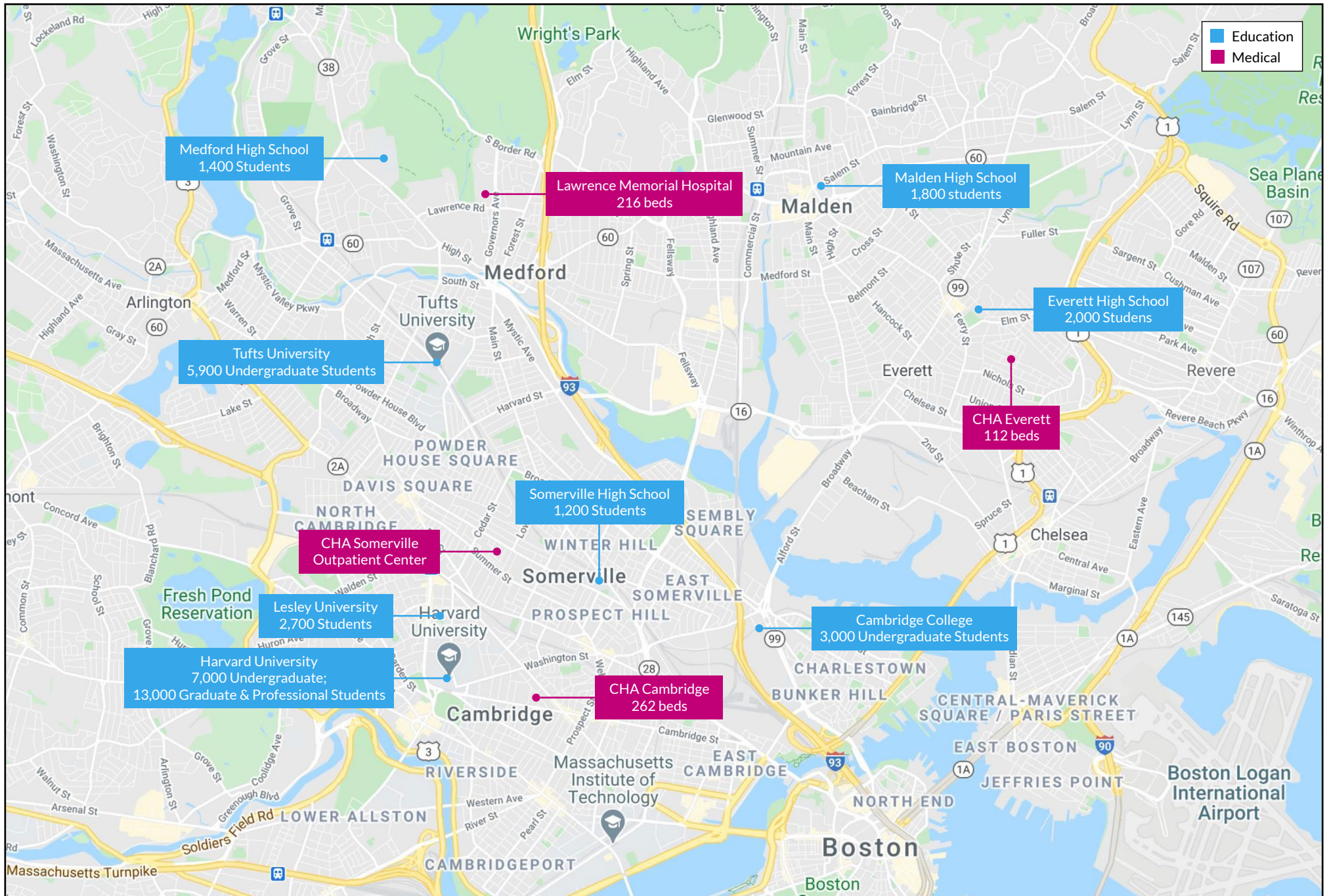
LOCAL RETAIL



NEARBY RESIDENTIAL BUILDINGS

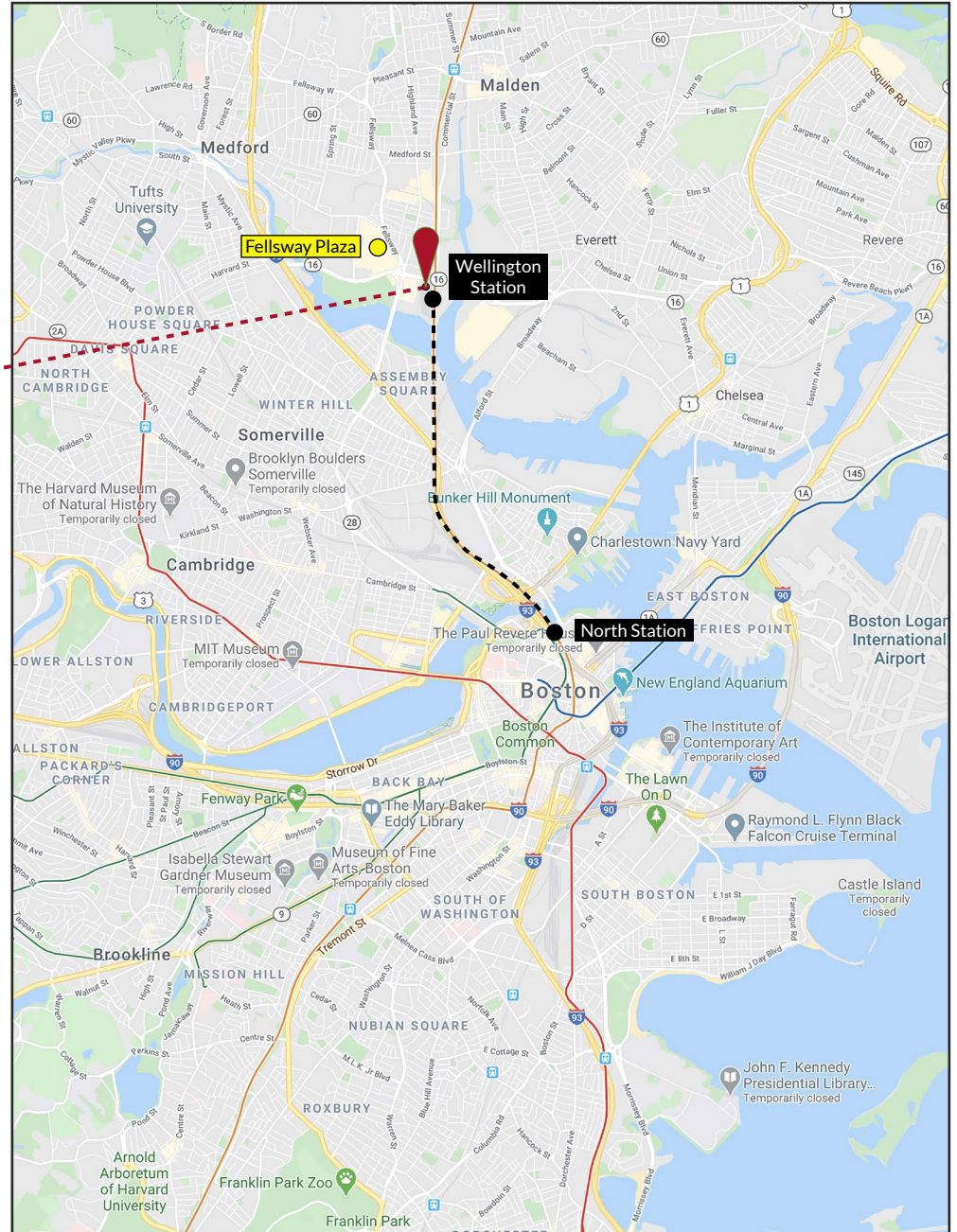


AREA DRIVERS WITHIN 3 MILES – SELECT EDUCATION & MEDICAL



WELLINGTON STATION

17 MINUTES FROM WELLINGTON STATION TO NORTH STATION



FELLSWAY PLAZA PHOTOS





FELLSWAY PLAZA



**CHARTER
REALTY**

CHARTER REALTY

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