

THE LOOP

90 PLEASANT VALLEY STREET | METHUEN, MA 01844

AVAILABLE 2,885 SF & 3,912 SF

ANCHORED BY



Marshalls

OLD NAVY

ONE STOP LIQUORS

PROPERTY INFORMATION

- 340,000 sf 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 250: 2,885 sf

AREA DEMOGRAPHICS

2026 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	8,074	109,437	238,415
MEDIAN HH INC	\$140,471	\$92,278	\$99,336
AVERAGE HH INC	\$165,394	\$111,219	\$119,825



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

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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	Nothing Bunt Cakes	1,349
244	Chipotle	2,338
250	Available	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	Kidstong	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	El Potro	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



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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **8,074**

Households: **3,084**

Daytime Population: **3,040**

Median Age: **39.9**



Average Household Income: **\$165,394**

Median Household Income: **\$140,471**

3 MILE RADIUS:



Total Population: **109,437**

Households: **39,063**

Daytime Population: **76,039**

Median Age: **36.1**



Average Household Income: **\$111,219**

Median Household Income: **\$92,278**

5 MILE RADIUS:



Total Population: **238,415**

Households: **88,845**

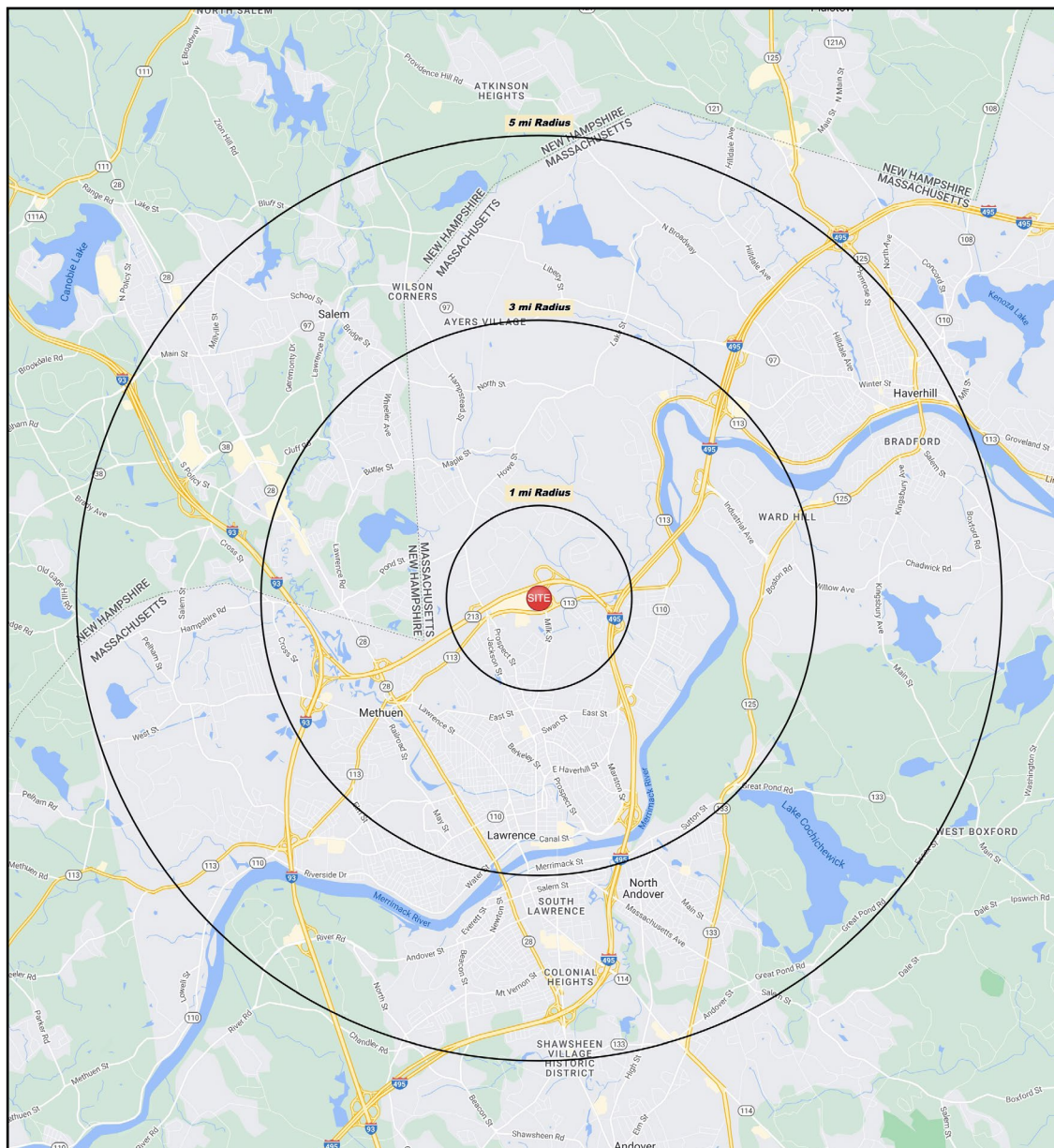
Daytime Population: **171,878**

Median Age: **36.9**



Average Household Income: **\$119,825**

Median Household Income: **\$99,336**



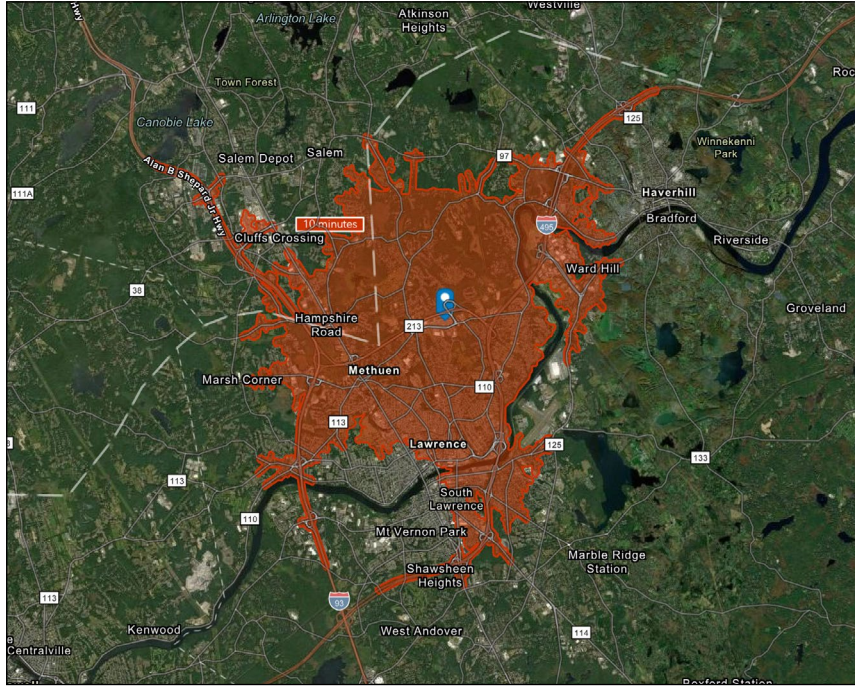
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10 MINUTE DRIVE TIME



KEY FACTS

86,452

Population

36.5

Median Age

\$77,661

Median Household Income

71,470

Daytime Population

TAPESTRY SEGMENTS

Family Extensions

9,534 households

Socioeconomic Traits

Located in large West Coast metros, these diverse, young, multigenerational families often rent in high-cost areas. Many work in service industries, face long commutes, and experience linguistic isolation.

Household Types

Married couples; singles with relatives; singles living alone

Typical Housing

Multi-Units

Dreambelt

4,881 households

Socioeconomic Traits

These Western suburban neighborhoods house mostly middle-income, working couples aged 35–74. Homes are mid-century builds with ample parking. Residents commute alone, and most properties are valued between \$300K and \$500K.

Household Types

Married couples

Typical Housing

Single Family

Diverse Horizons

3,346 households

Socioeconomic Traits

In large interstate corridors / coastal metros, these diverse, often immigrant communities have large families and some single-person households. Residents earn middle incomes, rent older multiunit homes, own few cars, and often use public transit.

Household Types

Married couples; singles living alone

Typical Housing

Multi-Units

TOTAL RETAIL SALES

Includes F&B



\$697,378,810

EDUCATION

Bachelor's Degree
or Higher



27%

OWNER OCCUPIED HOME VALUE

Average



\$649,834

ANNUAL HOUSEHOLD SPENDING

\$3,858

Eating
Out

\$2,277

Apparel &
Services

\$6,752

Groceries

\$210

Computer &
Hardware

\$6,118

Health
Care

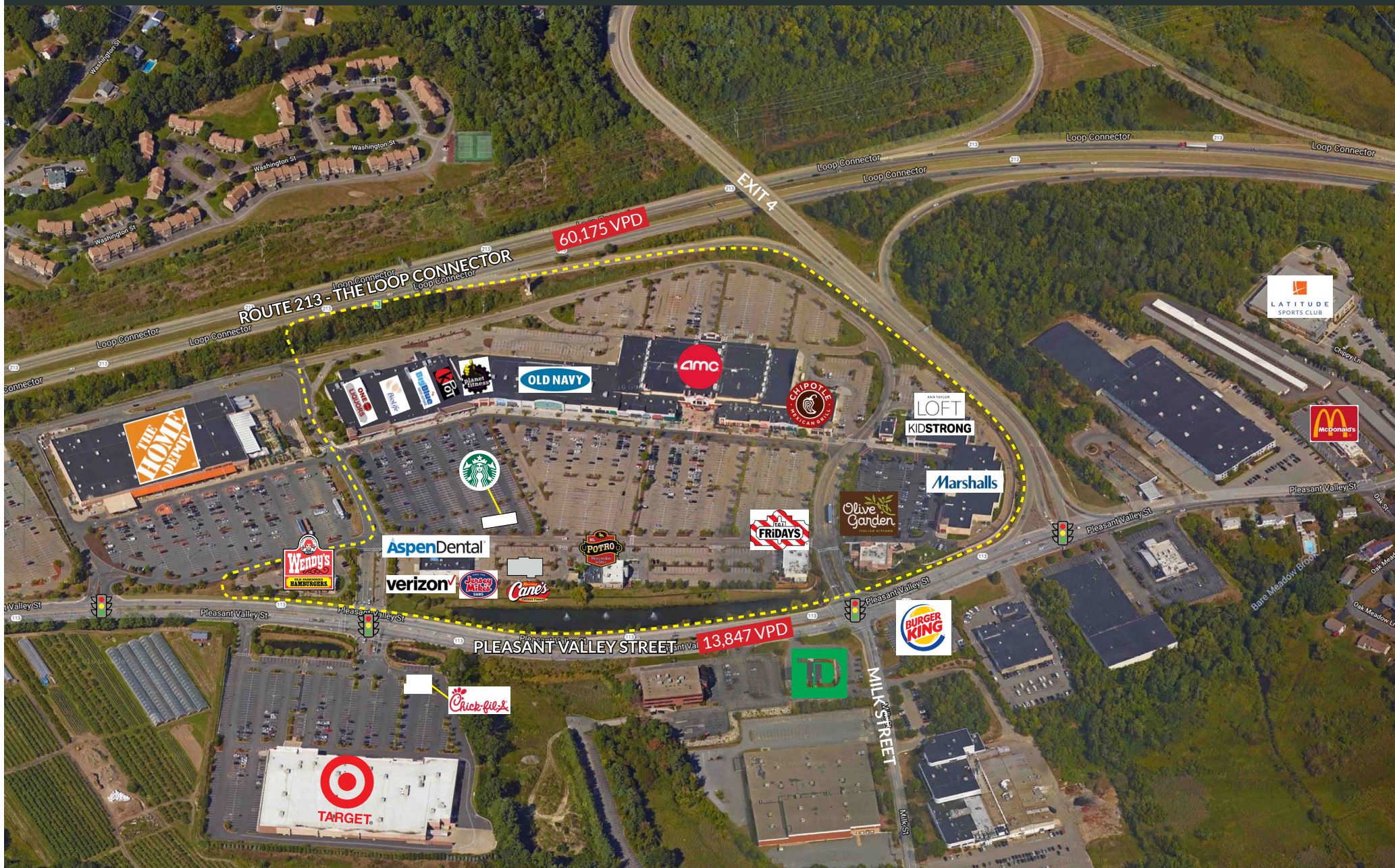
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