

# WOODRUFF PLAZA

1175 MAIN STREET | CLINTON, MA 01510

AVAILABLE 1,800 SF - 6,300 SF + PAD SITE - 7,400 SF

ANCHORED BY

**shaw's**

**FAMILY DOLLAR**

## PROPERTY INFORMATION

- GLA - 98,810 SF
- Suburban grocery anchored center with a mix of national and strong regional tenants
- Pad site available
- 10,465 vehicles per day on Main Street

## AVAILABLE SPACE

- Space 03A: 3,150 SF
- Space 03B: 3,150 SF
- Space 10: 1,800 SF
- PAD: up to 7,400 building

## AREA DEMOGRAPHICS

2024 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	7,754	23,606	35,150
MEDIAN HH INC	\$99,033	\$106,159	\$119,648
AVERAGE HH INC	\$114,755	\$132,779	\$152,295



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FOR MORE INFORMATION CONTACT:

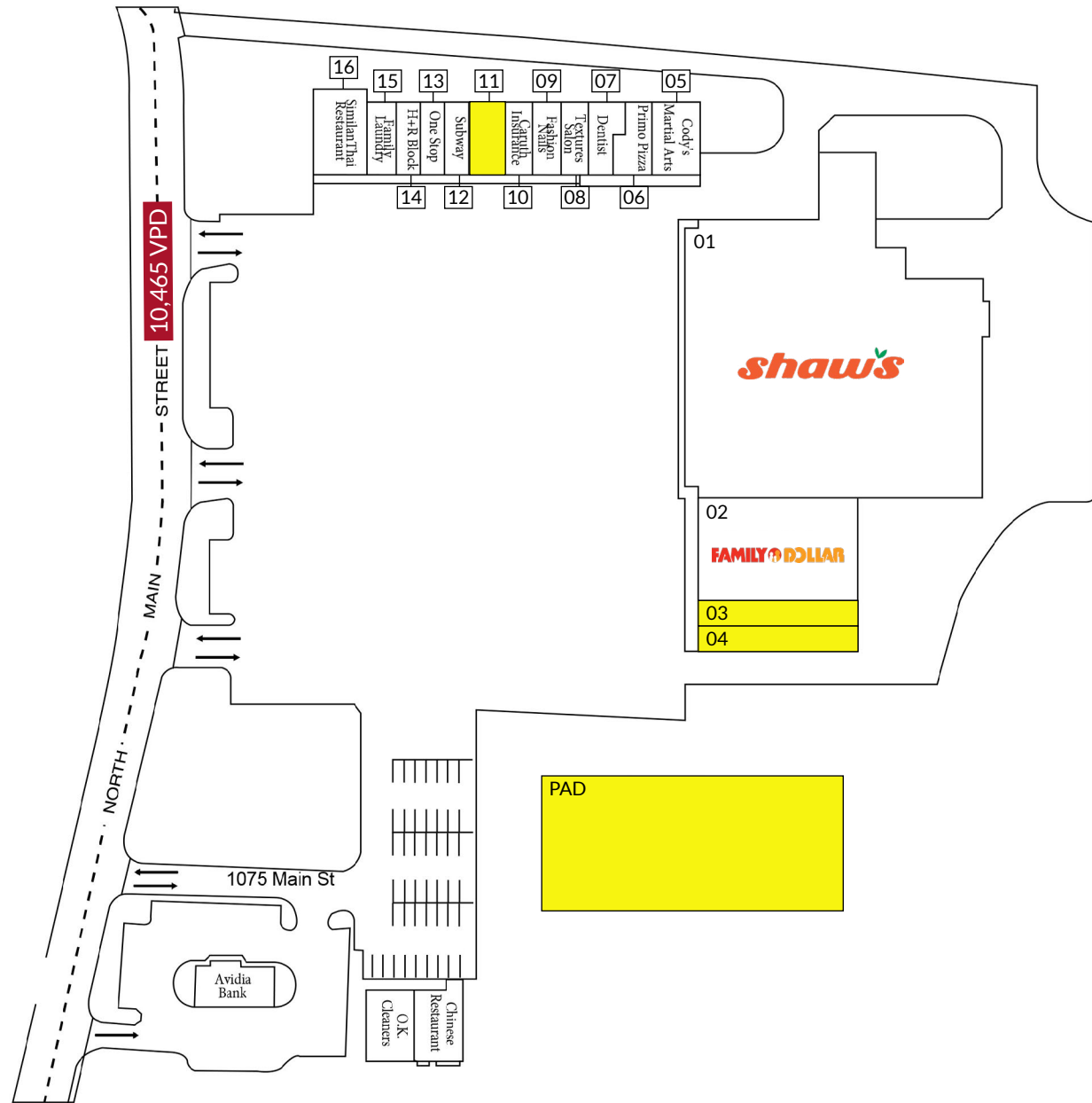
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## TENANTS / AVAILABILITY

#	TENANT
01	Shaw's
02	Family Dollar
03	Available - 3,150 SF
04	Available - 3,150 SF
05	Cody's Martial Arts
06	Primo Pizza
07	Dentist
08	Textures Salon
09	Fashion Nails
10	Caruth Insurance
11	Available - 1,800 SF
12	Subway
13	One Stop
14	HR Block
15	Family Laundry
16	Similan Thai Restaurant
PAD	Available - Up to 7,400 SF



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## TRADE AREA DEMOGRAPHICS

### 1 MILE RADIUS:



Total Population: 7,754

Households: 3,258

Daytime Population: 4,015

Median Age: 41.1



Average Household Income: **\$114,755**

Median Household Income: **\$99,033**

### 3 MILE RADIUS:



Total Population: 23,606

Households: 9,624

Daytime Population: 16,070

Median Age: 41.3



Average Household Income: **\$132,779**

Median Household Income: **\$106,159**

### 5 MILE RADIUS:



Total Population: 35,150

Households: 13,955

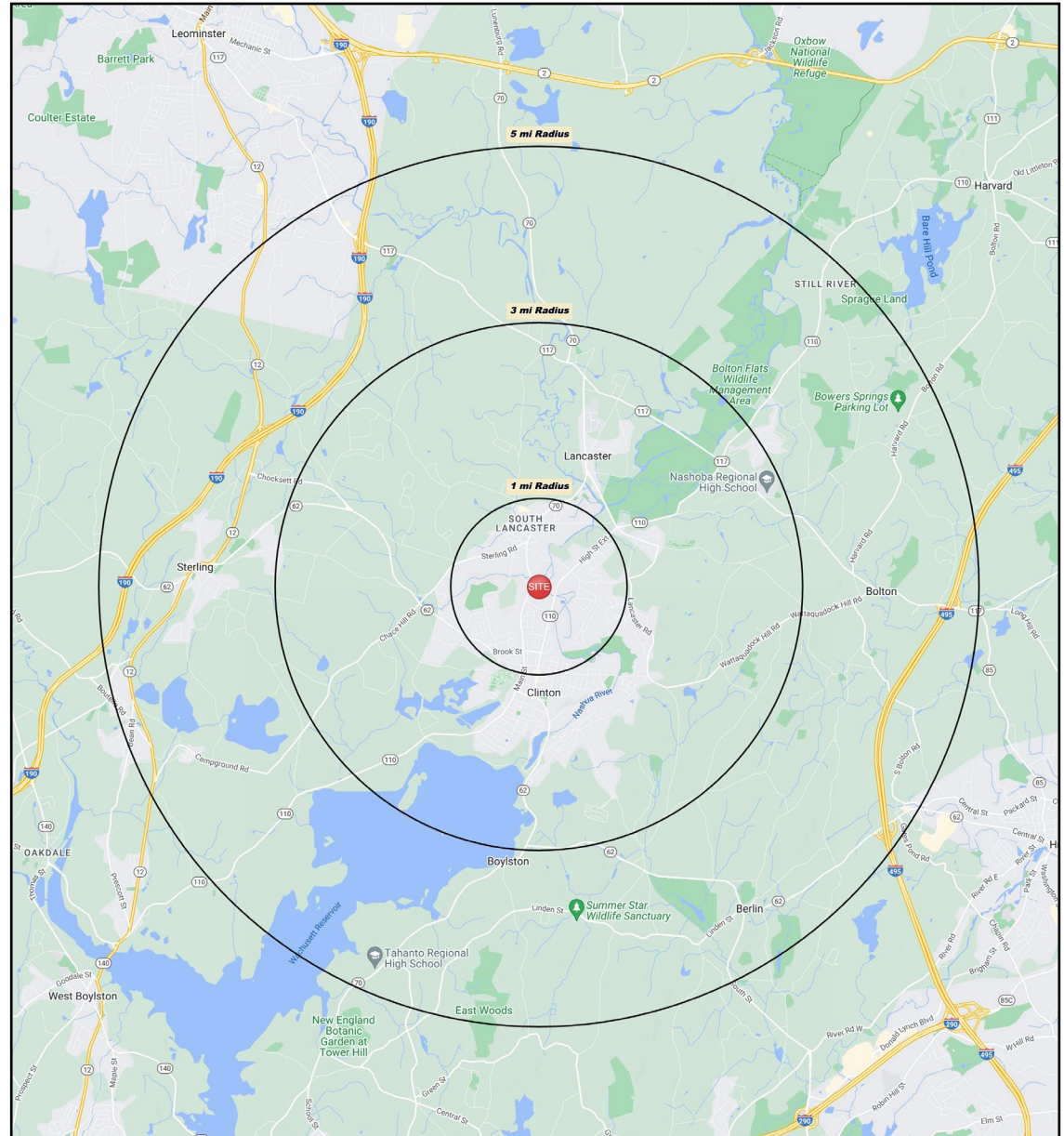
Daytime Population: 24,036

Median Age: 42.7



Average Household Income: **\$152,295**

Median Household Income: **\$119,648**



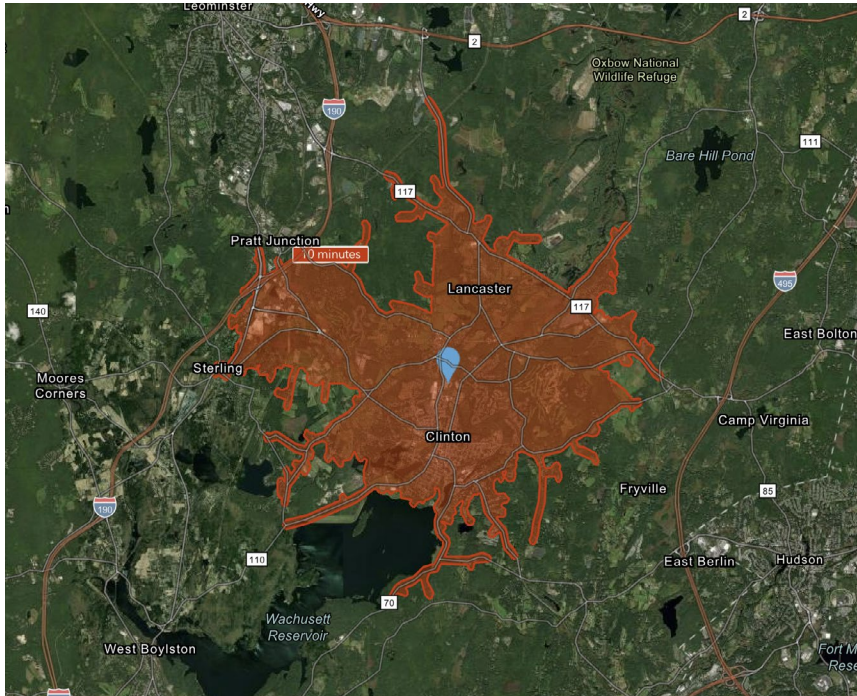
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10 MINUTE DRIVE TIME



## KEY FACTS

22,856

Population

42.4

Median Age

\$90,579

Median Household Income

19,662

Daytime Population

## TAPESTRY SEGMENTS

Parks & Rec <i>2,537 households</i>	Savvy Suburbanites <i>1,832 households</i>	Front Porches <i>1,216 households</i>
<p><b>Socioeconomic Traits</b> More than half of the population is college educated. This is a financially shrewd market with a diverse workforce.</p>	<p><b>Socioeconomic Traits</b> Residents are well educated, well read, and well capitalized. Families include empty nesters. Higher labor force participation rate at 67.9%.</p>	<p><b>Socioeconomic Traits</b> Composed of a blue-collar workforce with a strong labor force participation rate.</p>
<p><b>Household Types</b> Married couples, approaching retirement age.</p>	<p><b>Household Types</b> Married couples with no children or older children; average household size is 2.85.</p>	<p><b>Household Types</b> Young families w/ children, single parent families, singles living alone.</p>
<p><b>Typical Housing</b> Single Family</p>	<p><b>Typical Housing</b> Single Family</p>	<p><b>Typical Housing</b> Single Family; Multi-units</p>

### TOTAL RETAIL SALES

Includes F&B



\$238,599,325

### EDUCATION

Bachelor's Degree or Higher



46%

### OWNER OCCUPIED HOME VALUE

Average



\$441,744

## ANNUAL HOUSEHOLD SPENDING

\$3,960

Eating Out

\$2,378

Apparel & Services

\$7,396

Groceries

\$278

Computer & Hardware

\$7,925

Health Care

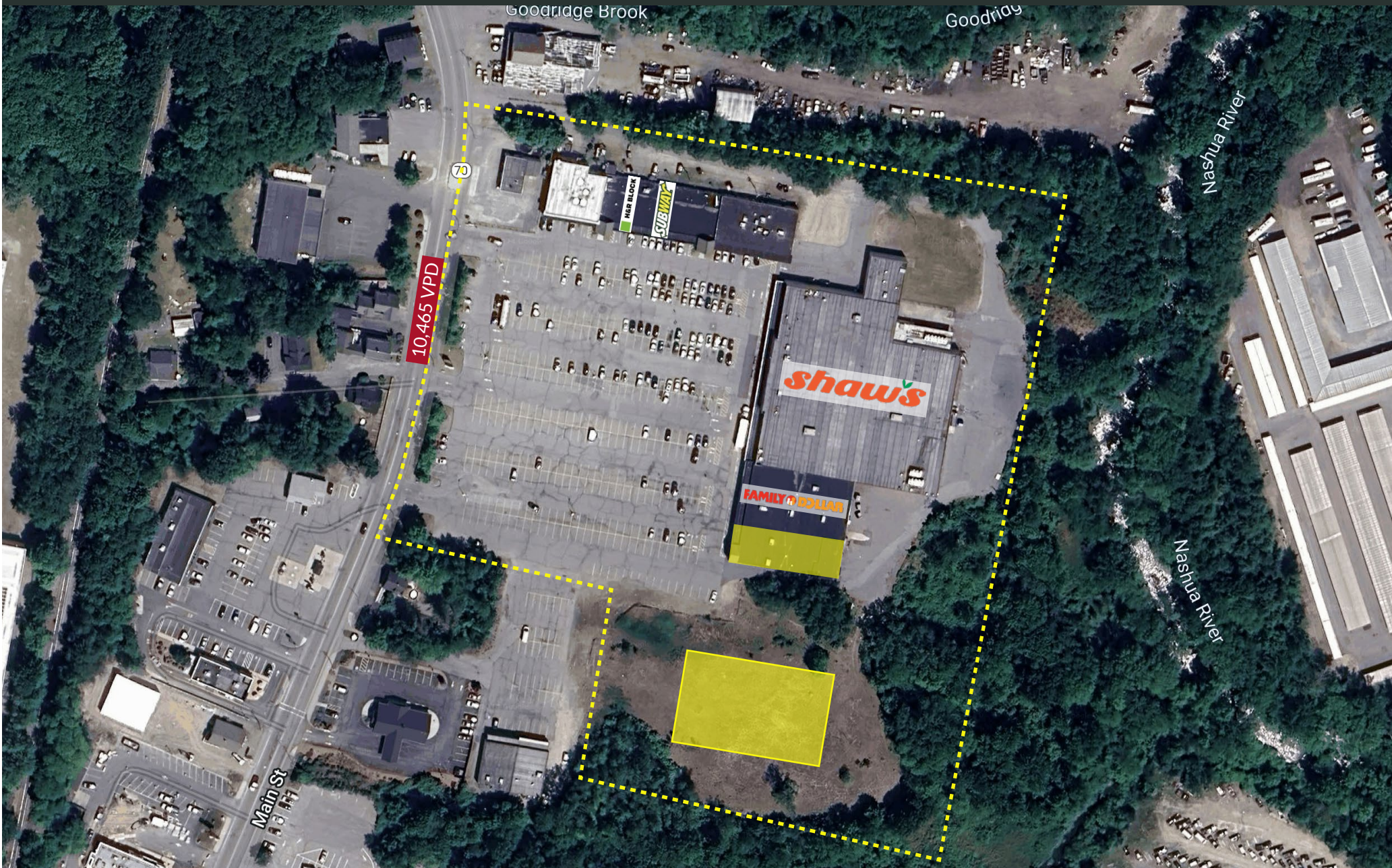


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