

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

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	7,962	24,064	36,071
MEDIAN HH INC	\$94,367	\$110,144	\$127,315
AVERAGE HH INC	\$112,493	\$128,311	\$149,769



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FOR MORE INFORMATION CONTACT:

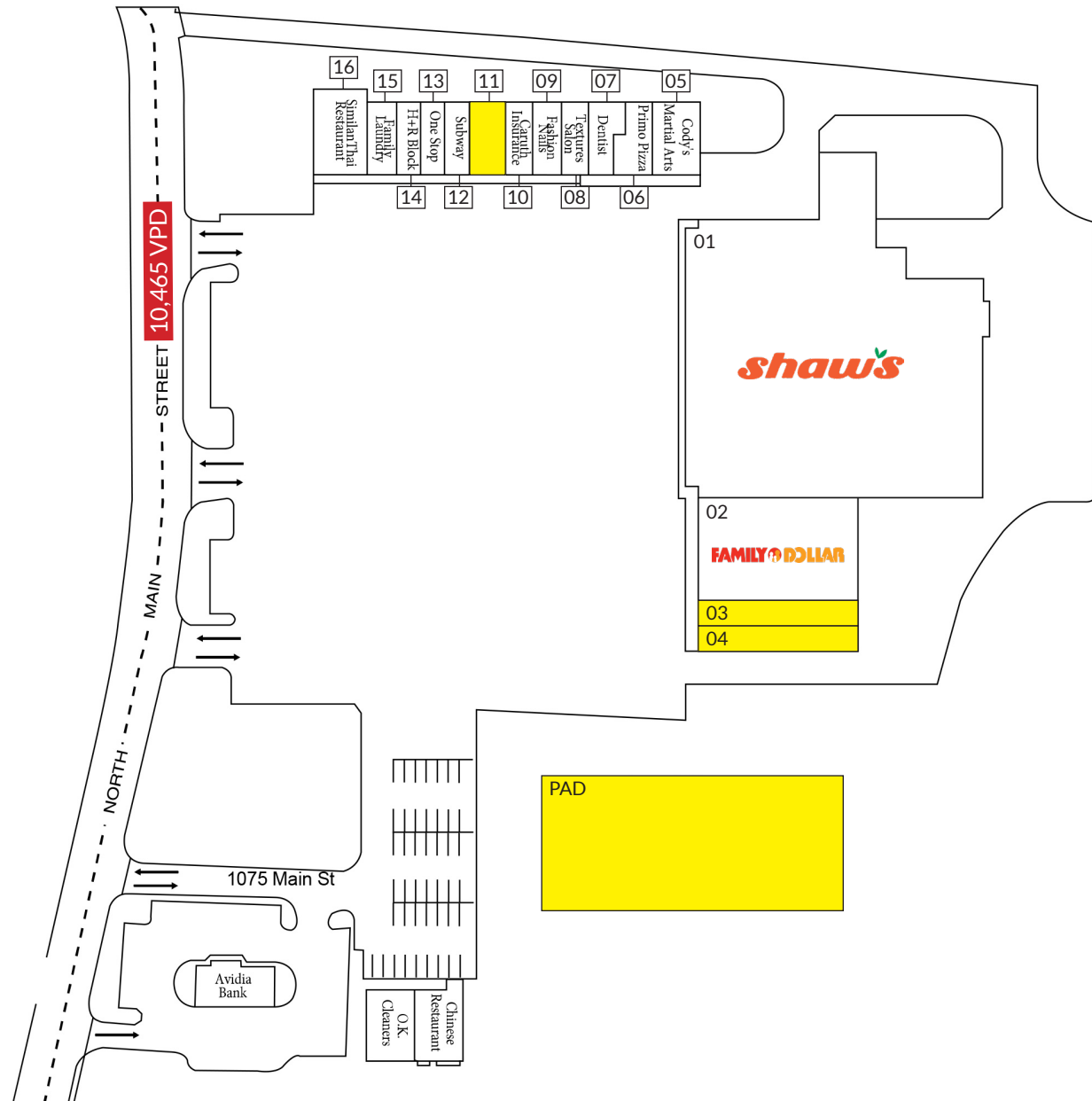
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TENANTS / AVAILABILITY

#	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: **7,962**

Households: **3,331**

Daytime Population: **3,897**

Median Age: **40.3**



Average Household Income: **\$112,493**

Median Household Income: **\$94,367**

3 MILE RADIUS:



Total Population: **24,064**

Households: **9,907**

Daytime Population: **15,496**

Median Age: **40.6**



Average Household Income: **\$128,311**

Median Household Income: **\$110,144**

5 MILE RADIUS:



Total Population: **36,071**

Households: **14,370**

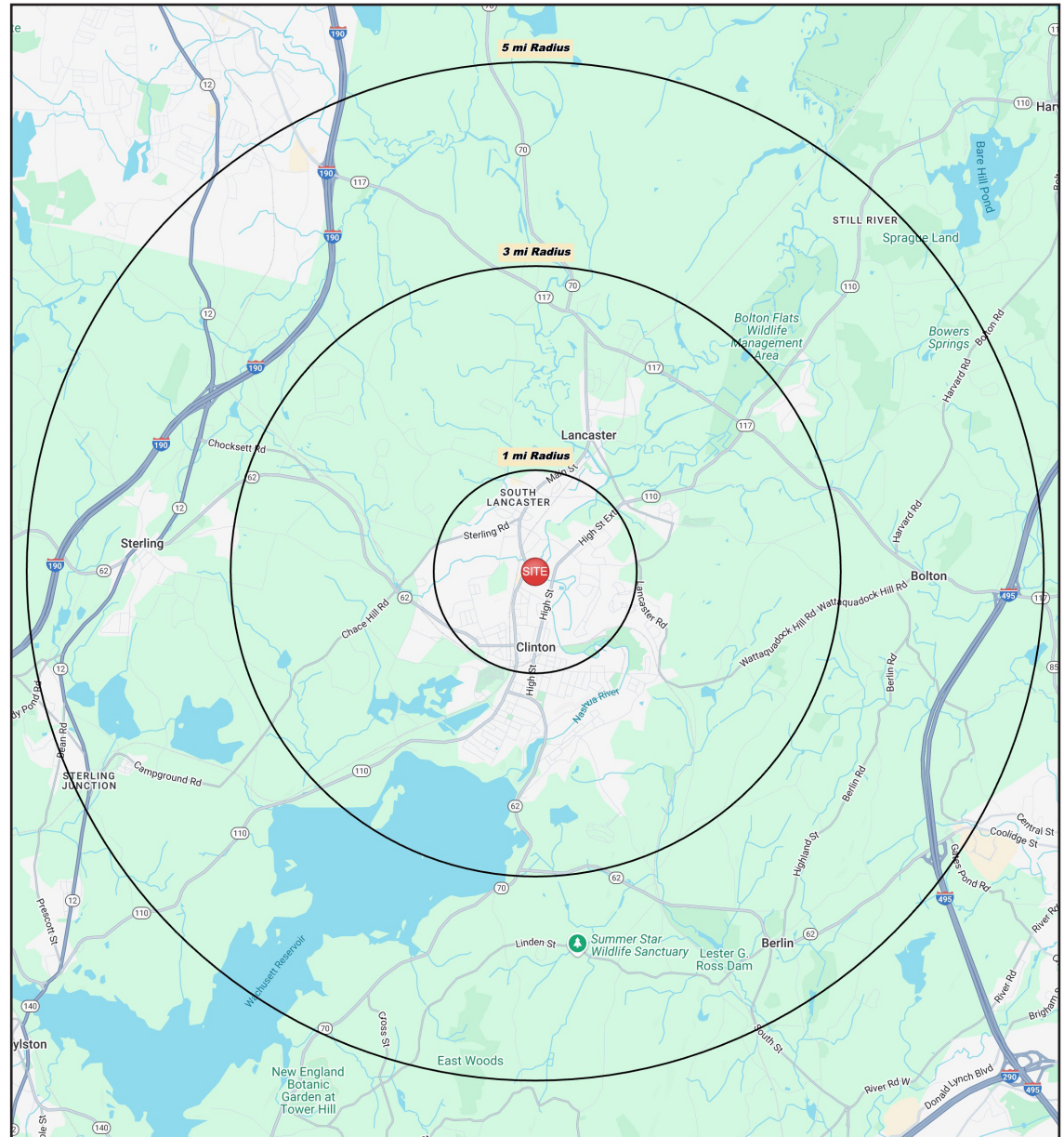
Daytime Population: **23,080**

Median Age: **42.2**



Average Household Income: **\$149,769**

Median Household Income: **\$127,315**



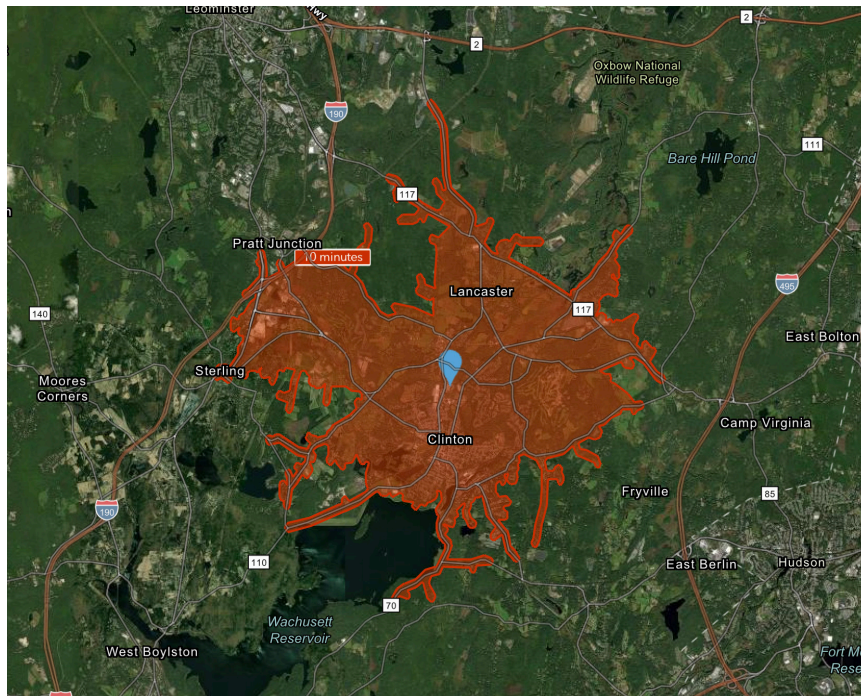
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10 MINUTE DRIVE TIME



KEY FACTS

22,856

Population

42.4

Median Age

\$90,579

Median Household Income

19,662

Daytime Population

TAPESTRY SEGMENTS

Parks & Rec

2,537 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

Savvy Suburbanites

1,832 households

Socioeconomic Traits

Residents are well educated, well read, and well capitalized. Families include empty nesters. Higher labor force participation rate at 67.9%.

Household Types

Married couples with no children or older children; average household size is 2.85.

Typical Housing

Single Family

Front Porches

1,216 households

Socioeconomic Traits

Composed of a blue-collar workforce with a strong labor force participation rate.

Household Types

Young families w/ children, single parent families, singles living alone.

Typical Housing

Single Family; Multi-units

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

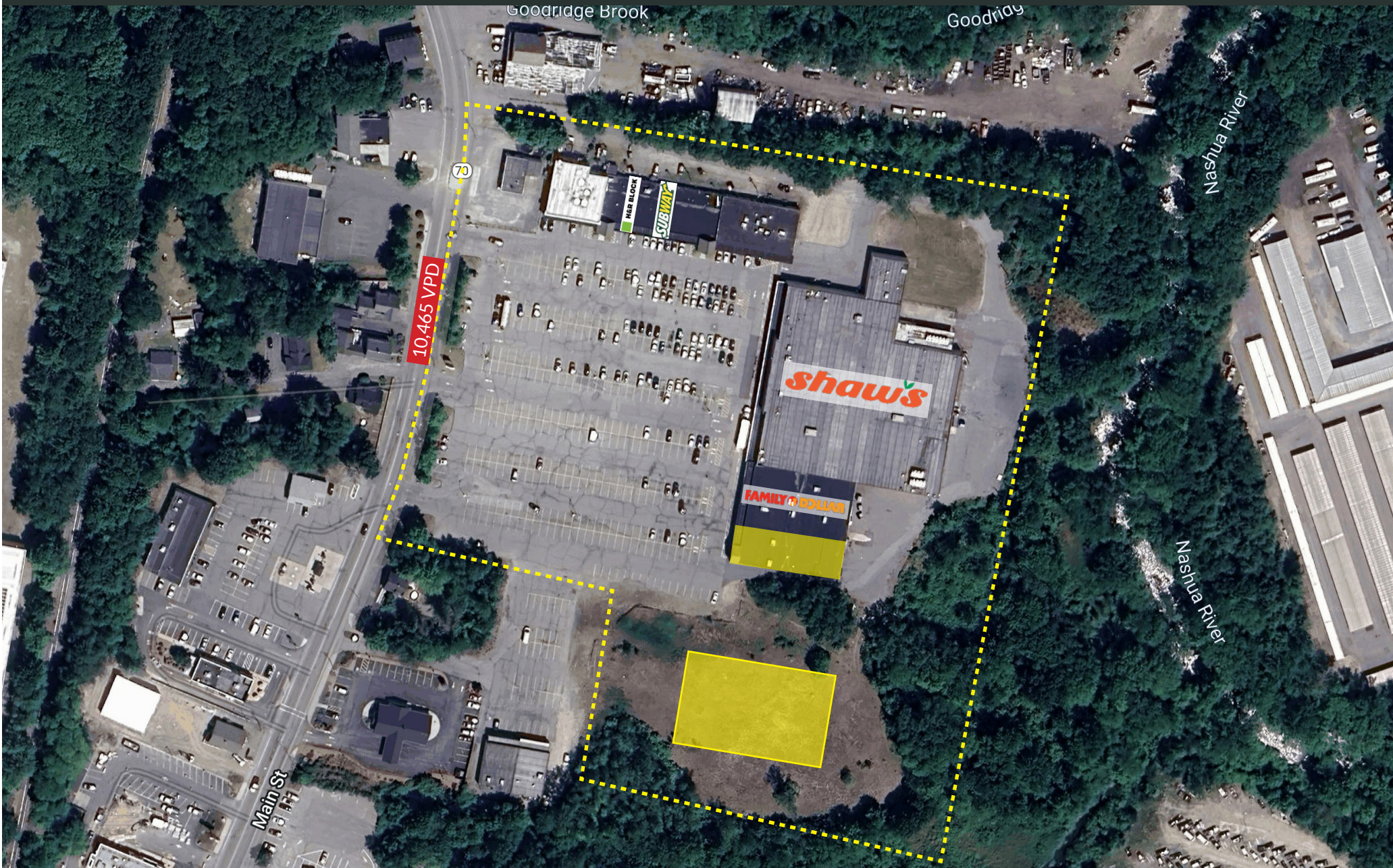


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