

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:

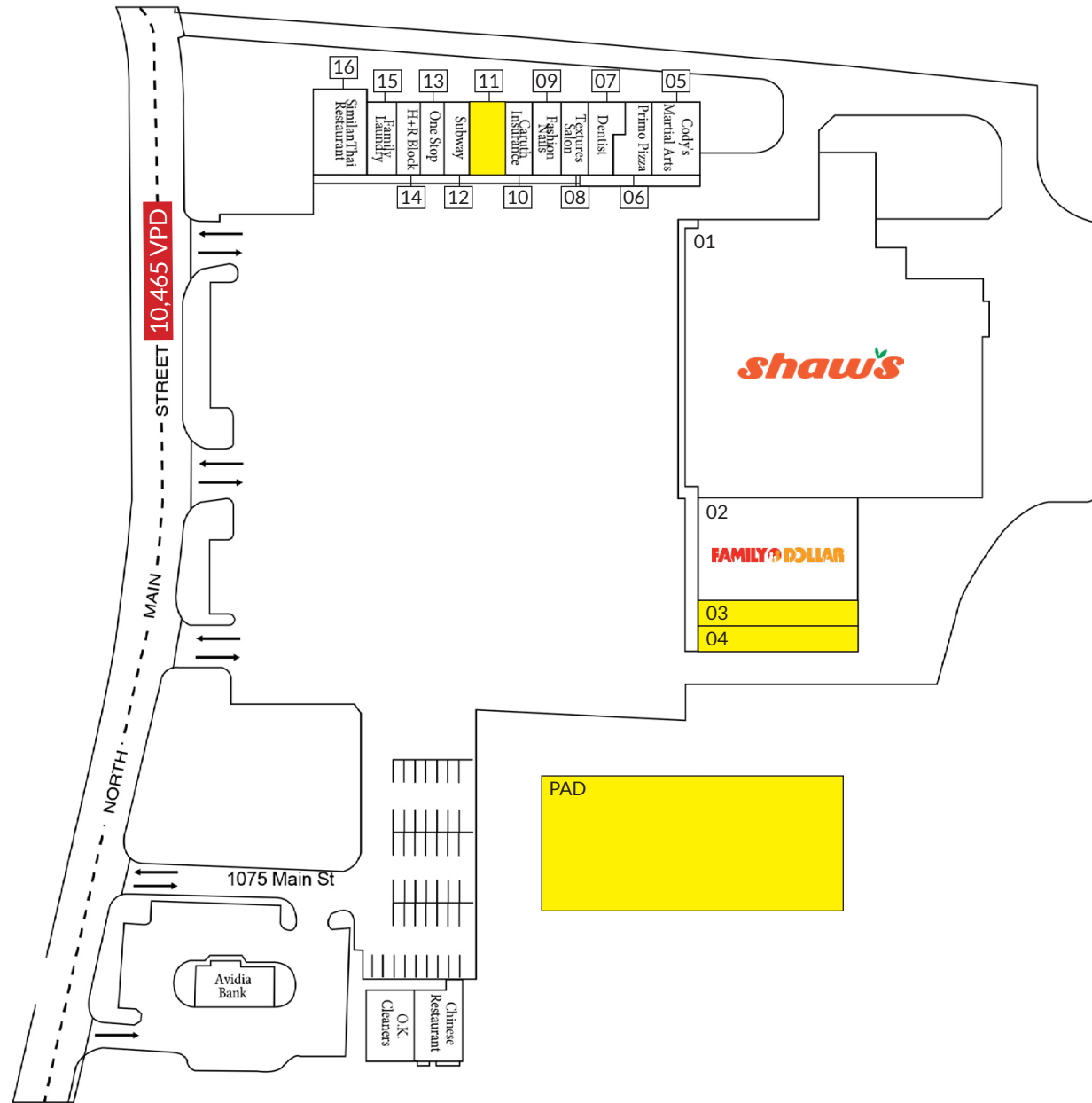
ANGELO B. PAPPAS | 617.431.1096 | Angelo@CharterRealty.com

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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**

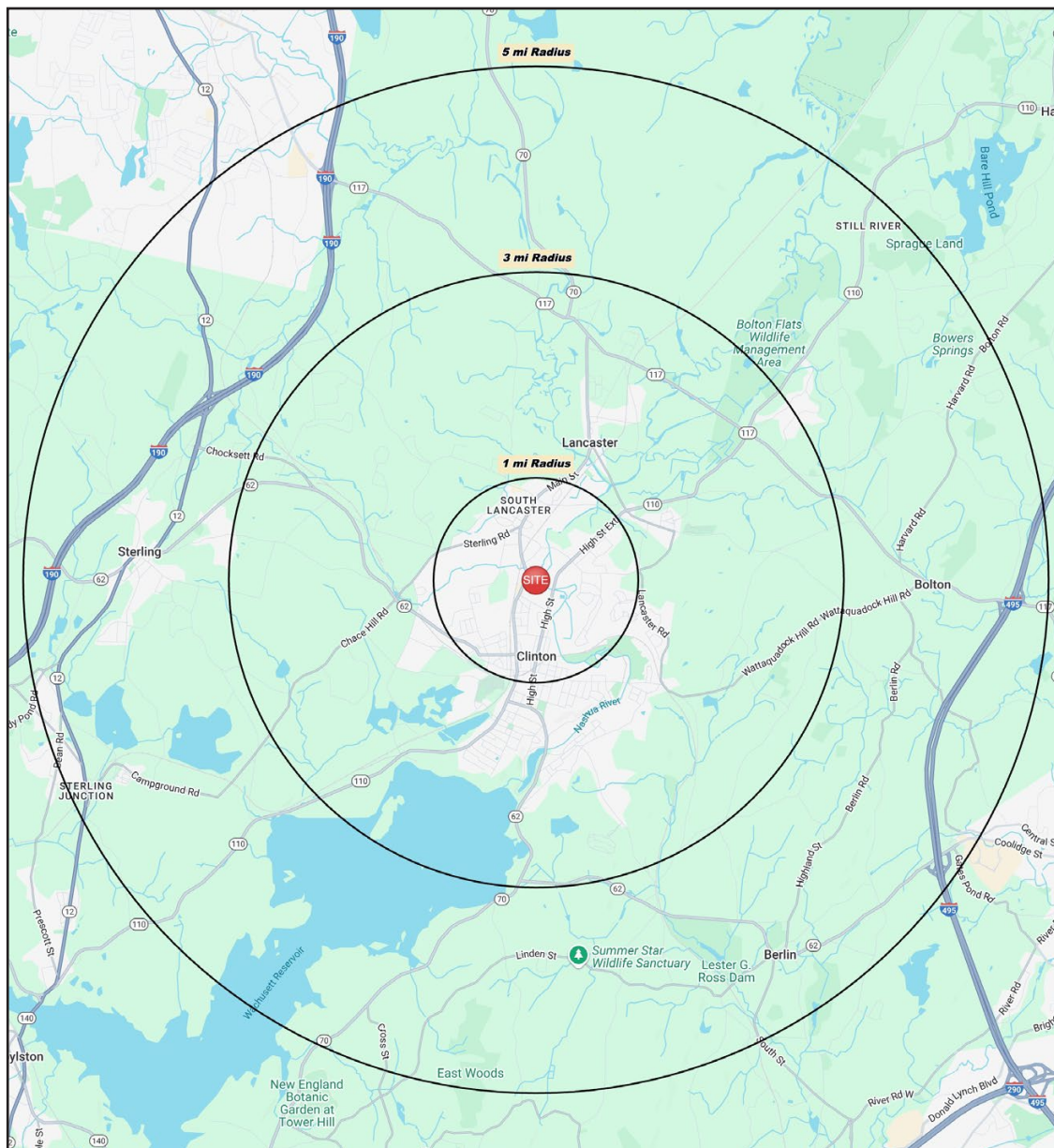
Daytime Population: **23,080**

Median Age: **42.2**



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

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



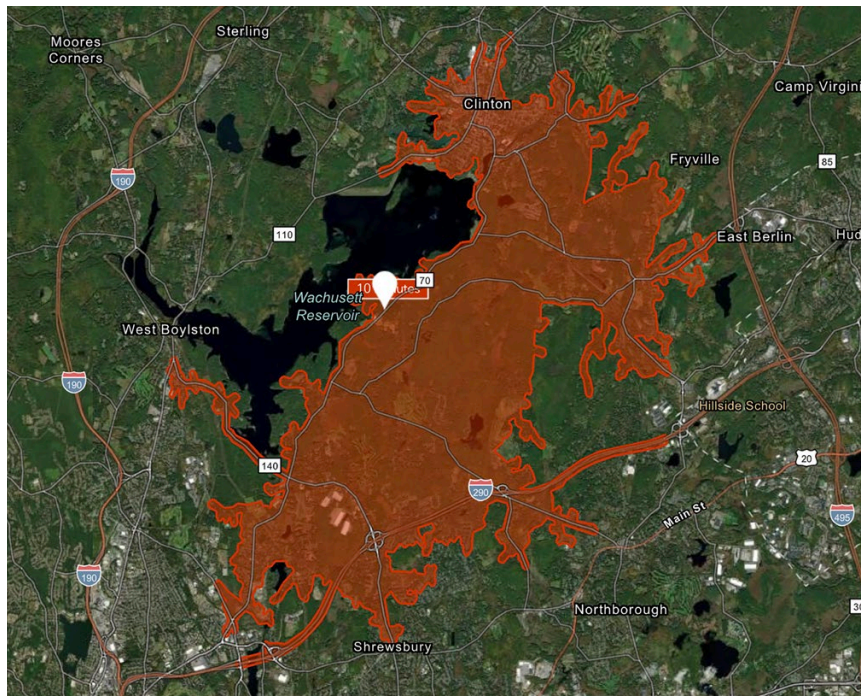
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10 MINUTE DRIVE TIME



KEY FACTS

23,394

Population

42.6

Median Age

\$110,082

Median Household Income

18,681

Daytime Population

TAPESTRY SEGMENTS

City Greens

2,664 households

Socioeconomic Traits

Residents in this segment are educated, dual-income earners living in metro areas. They own older homes, often single-family or attached, with low vacancies despite above-average rents and moderate home values.

Household Types

Married couples;
singles living alone

Typical Housing

Single Family

Savvy Suburbanites

2,405 households

Socioeconomic Traits

Concentrated in New England and Mid-Atlantic suburbs, these mostly owner-occupied, single-family homes house professional families with children. Combined incomes and investments place households in middle to upper tiers with high net worth.

Household Types

Married couples

Typical Housing

Single Family

Moderate Metros

1,189 households

Socioeconomic Traits

In growing suburban areas, these young communities feature diverse households, including singles and families with young children. Residents earn middle incomes, work in service jobs, and live in modest, often pre-1990 single-family homes.

Household Types

Married couples;
singles living alone

Typical Housing

Single Family

TOTAL RETAIL SALES

Includes F&B



\$300,209,037

EDUCATION

Bachelor's Degree
or Higher



47%

OWNER OCCUPIED HOME VALUE

Average



\$672,368

ANNUAL HOUSEHOLD SPENDING

\$5,052

Eating
Out

\$3,024

Apparel &
Services

\$8,994

Groceries

\$285

Computer &
Hardware

\$9,360

Health
Care

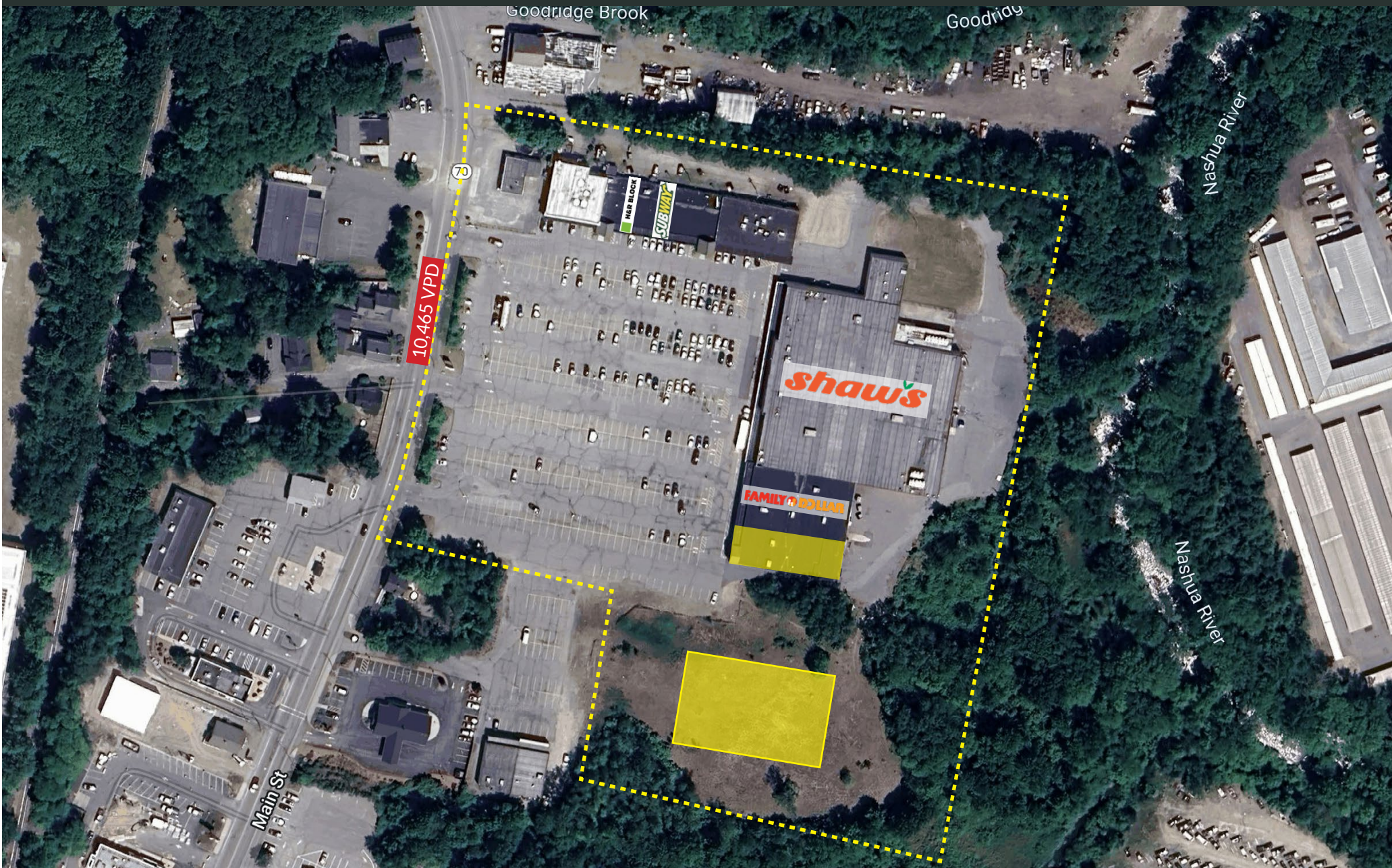


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