

GARDNER PLAZA

28-60 PEARSON BLVD | GARDNER, MA 01440

100% LEASED

ANCHORED BY



PROPERTY INFORMATION

- Conveniently located off Route 2, Gardner Plaza offers a superior retail location in the greater Gardner/Leominster/ Fitchburg trade area.
- The former Walgreens' spacious interior, 16'+ ceilings, and 75'+ of frontage allow the prospective retailer maximum flexibility in store design and layout.
- Traffic:
Pearson Blvd - 15,218 VPD

AVAILABLE SPACE

- 100% Leased

AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	23,553	35,106	49,420
MEDIAN HH INC	\$71,993	\$82,396	\$89,023
AVERAGE HH INC	\$91,890	\$103,582	\$111,942



www.CharterRealty.com

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TENANTS / AVAILABILITY

#	TENANT
01	Wendy's
02	Subway
03	Aubuchon Ace Hardware
04	Rob Roy Hair Salon
05	Yen Yen
06	Ocean State Job Lot
07	Napa
08	Patriot Pizza
09	Staples



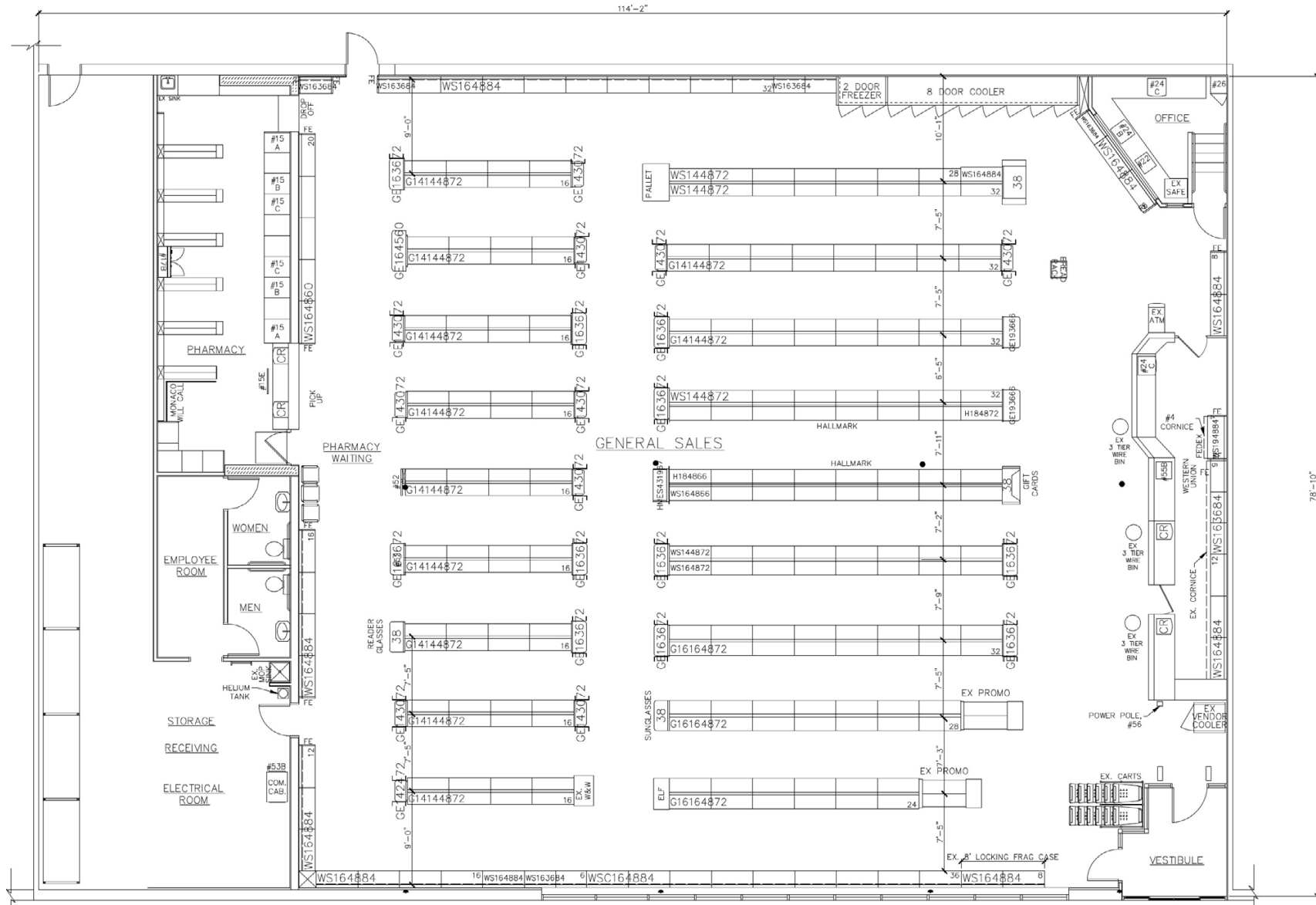
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FLOOR PLAN - 9,000 SF



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3 MILE RADIUS:



Households: 9,711

Daytime Population: 16,552

Median Age: 42.0



Median Household Income: \$71,993

5 MILE RADIUS:



Households: 14,156

Daytime Population: 23,972

Median Age: 42.6



Median Household Income: \$82,396

7 MILE RADIUS:



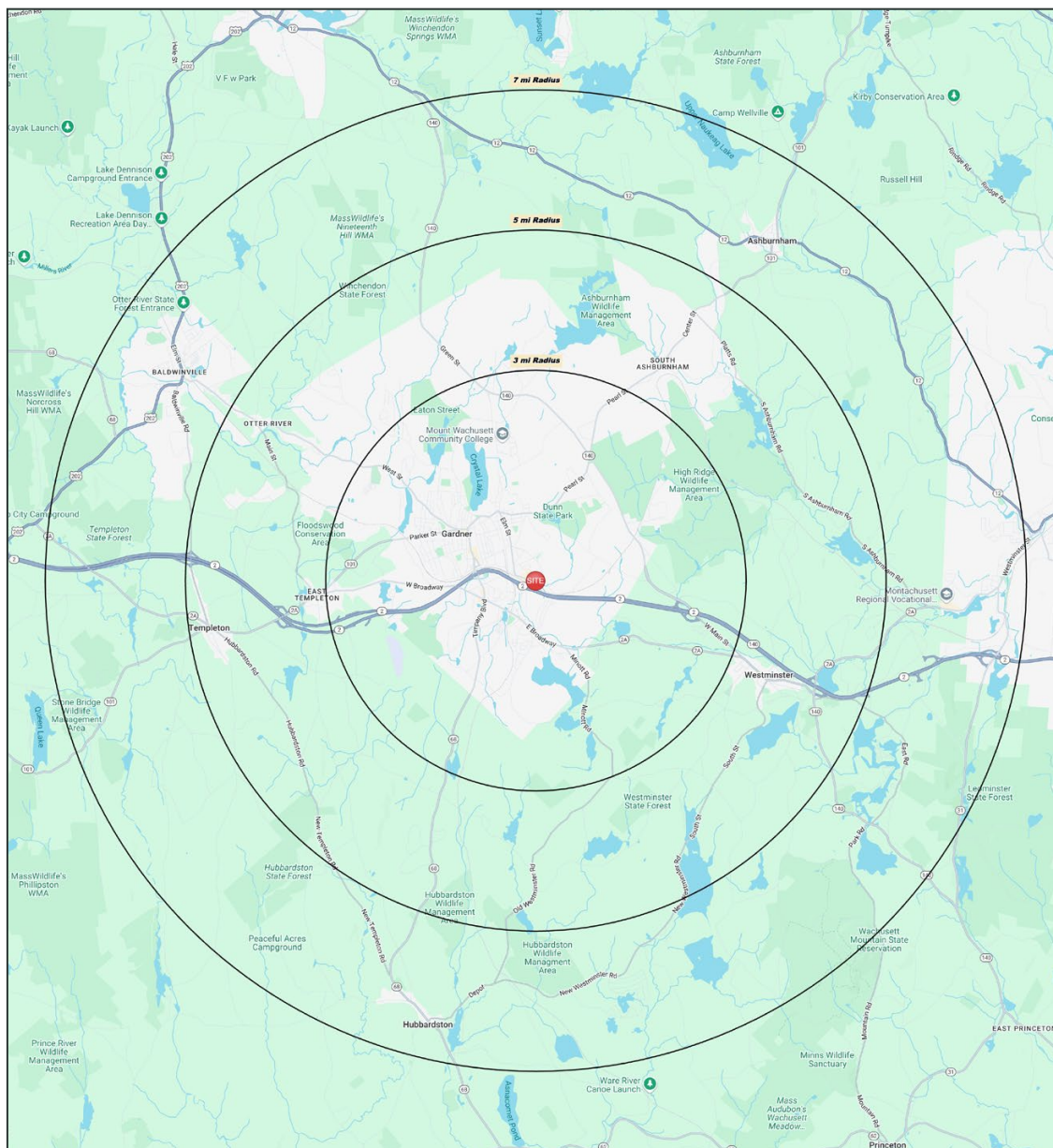
Households: 19,532

Daytime Population: 32,776

Median Age: 42.9



Median Household Income: \$89,023



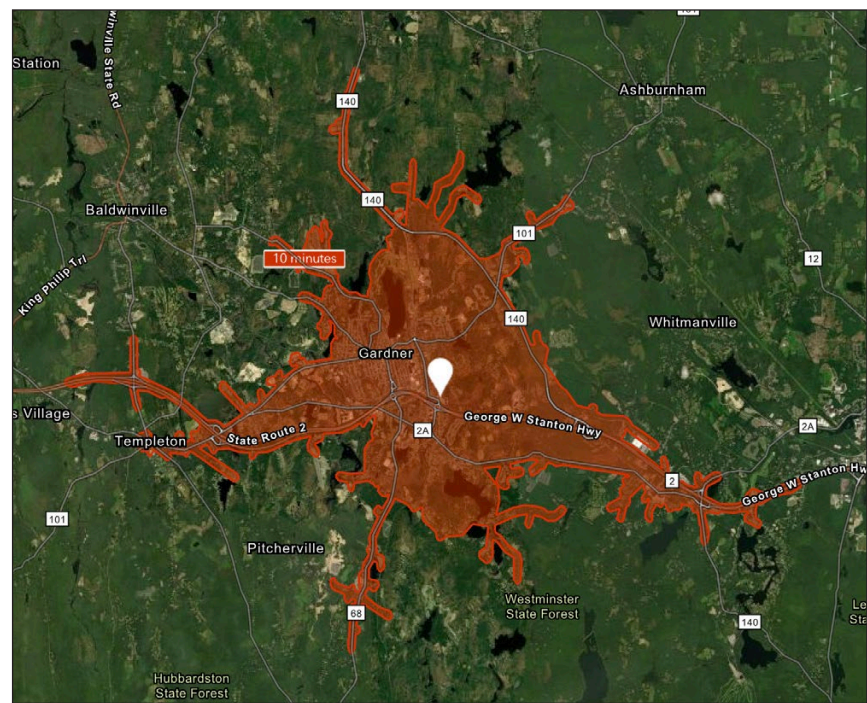
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10 MINUTE DRIVE TIME



KEY FACTS

22,590

Population

42.6

Median Age

\$69,395

Median Household Income

22,533

Daytime Population

TAPESTRY SEGMENTS

Moderate Metros

1,974 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

Dreambelt

1,827 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

Dreambelt

1,132 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

TOTAL RETAIL SALES

Includes F&B



\$195,387,715

EDUCATION

Bachelor's Degree
or Higher



24%

OWNER OCCUPIED HOME VALUE

Average



\$530,357

ANNUAL HOUSEHOLD SPENDING

\$3,098

Eating
Out

\$1,882

Apparel &
Services

\$5,941

Groceries

\$174

Computer &
Hardware

\$6,301

Health
Care



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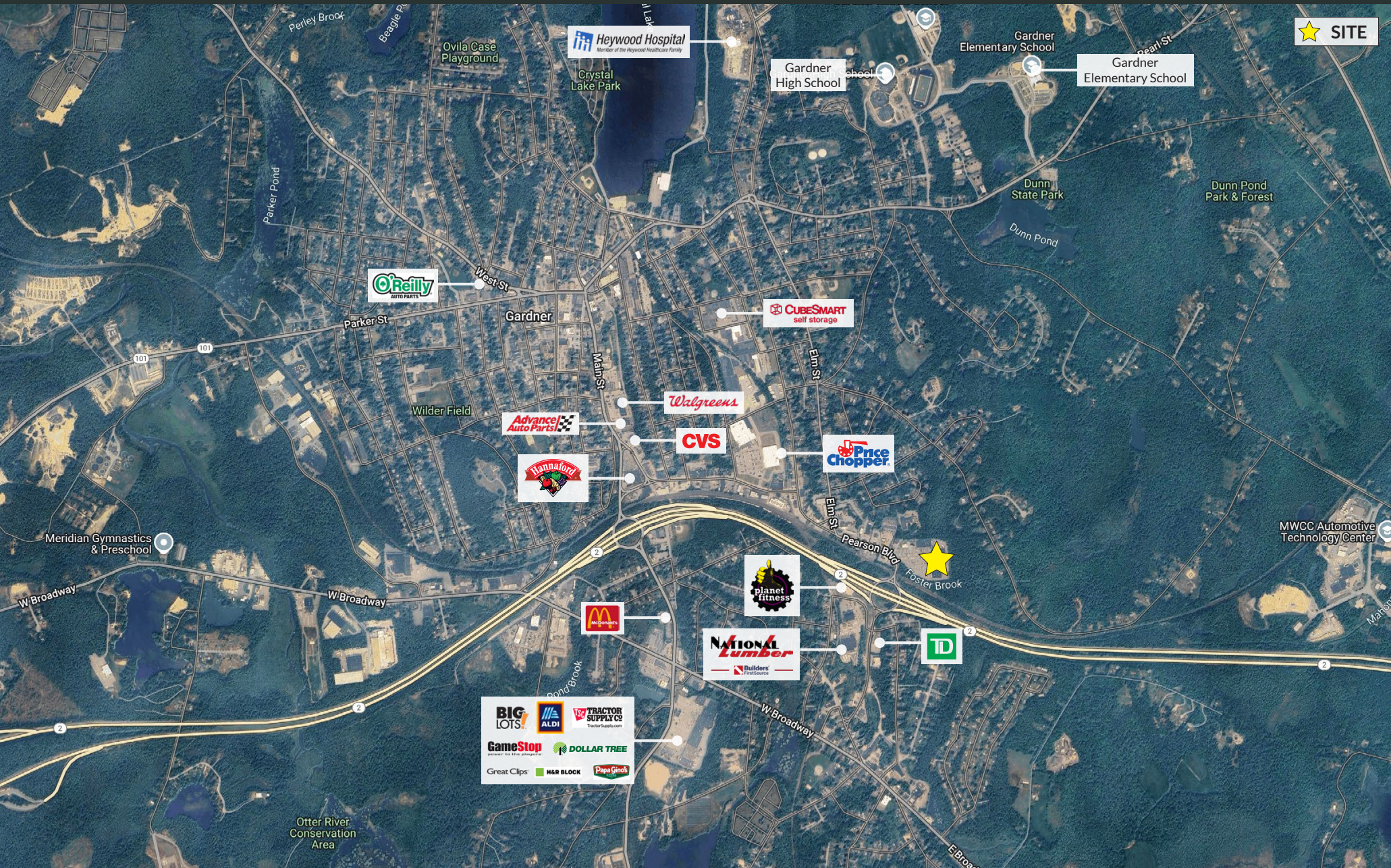


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