

# LUDLOW PLAZA

433 CENTER STREET | LUDLOW, MA

AVAILABLE 7,719 SF

## ANCHOR TENANTS



### PROPERTY INFORMATION

- Direct access and visibility to I-90 (Mass Pike) offering tremendous visibility and ease of access to daily commuters and regional shoppers (~60K).
- Recent and ongoing **housing development** is expanding the town's population and raising demand for retail, services, and food & beverage options.
- Many national and regional brands are **underrepresented**, creating opportunities to capture **first-mover advantage**.
- Strong community pride and local engagement support **repeat visits** and **brand loyalty** for well-positioned retailers and offer opportunities to integrate with local events or schools often see meaningful community support.

### SPACE DETAILS

- Available 7,719 sf

### AREA DEMOGRAPHICS

2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	9,915	40,764	98,079
MEDIAN HH INC	\$71,253	\$79,409	\$81,127
AVERAGE HH INC	\$91,639	\$103,577	\$103,792



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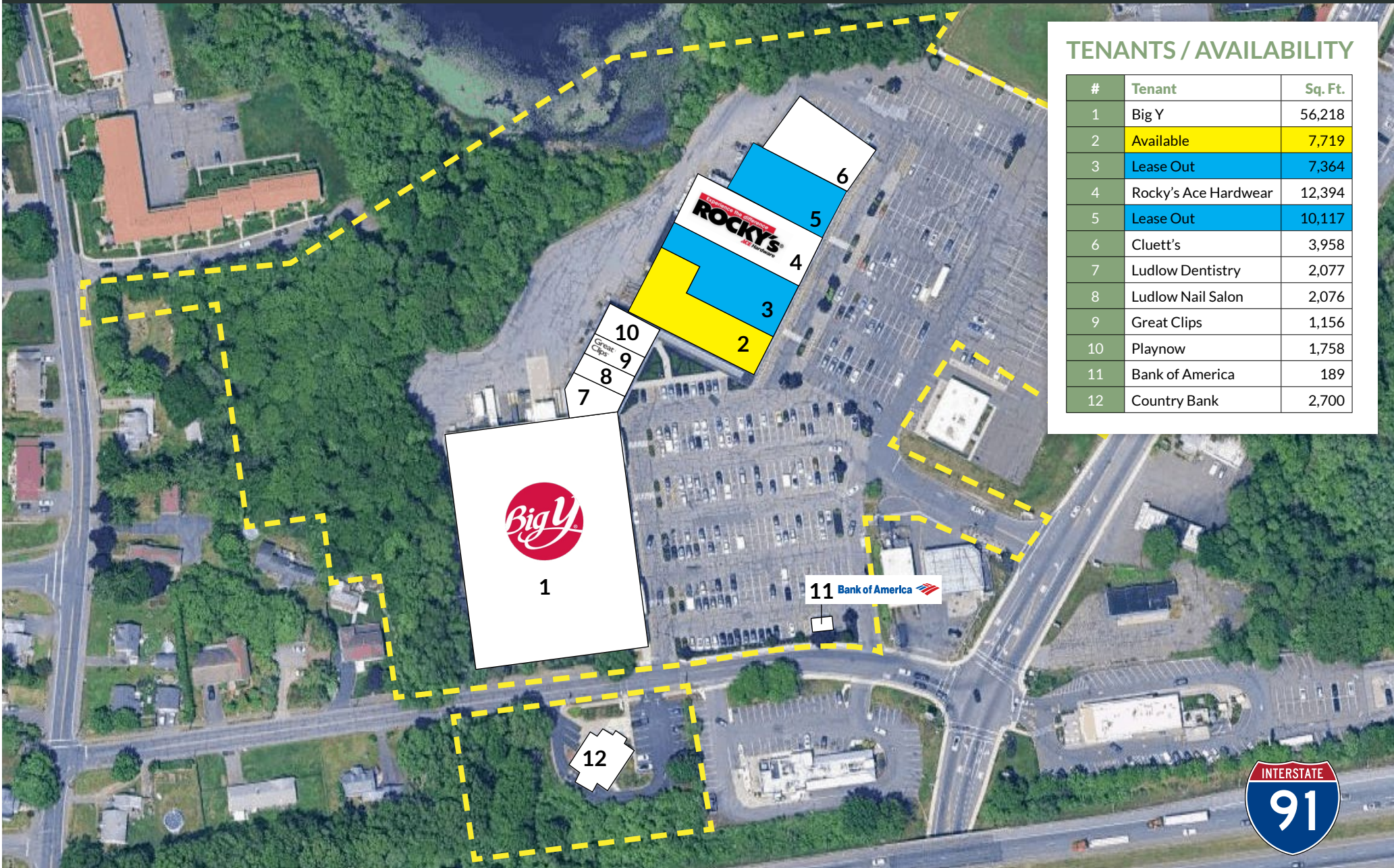


## FOR MORE INFORMATION CONTACT:

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## TENANTS / AVAILABILITY

#	Tenant	Sq. Ft.
1	Big Y	56,218
2	Available	7,719
3	Lease Out	7,364
4	Rocky's Ace Hardwear	12,394
5	Lease Out	10,117
6	Cluett's	3,958
7	Ludlow Dentistry	2,077
8	Ludlow Nail Salon	2,076
9	Great Clips	1,156
10	Playnow	1,758
11	Bank of America	189
12	Country Bank	2,700



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## TRADE AREA DEMOGRAPHICS

### 1 MILE RADIUS:



Total Population: **9,915**

Households: **4,419**

Daytime Population: **7,638**

Median Age: **44.2**



Average Household Income: **\$91,639**

Median Household Income: **\$71,253**

### 3 MILE RADIUS:



Total Population: **40,764**

Households: **16,541**

Daytime Population: **32,619**

Median Age: **41.8**



Average Household Income: **\$103,577**

Median Household Income: **\$79,409**

### 5 MILE RADIUS:



Total Population: **98,079**

Households: **39,397**

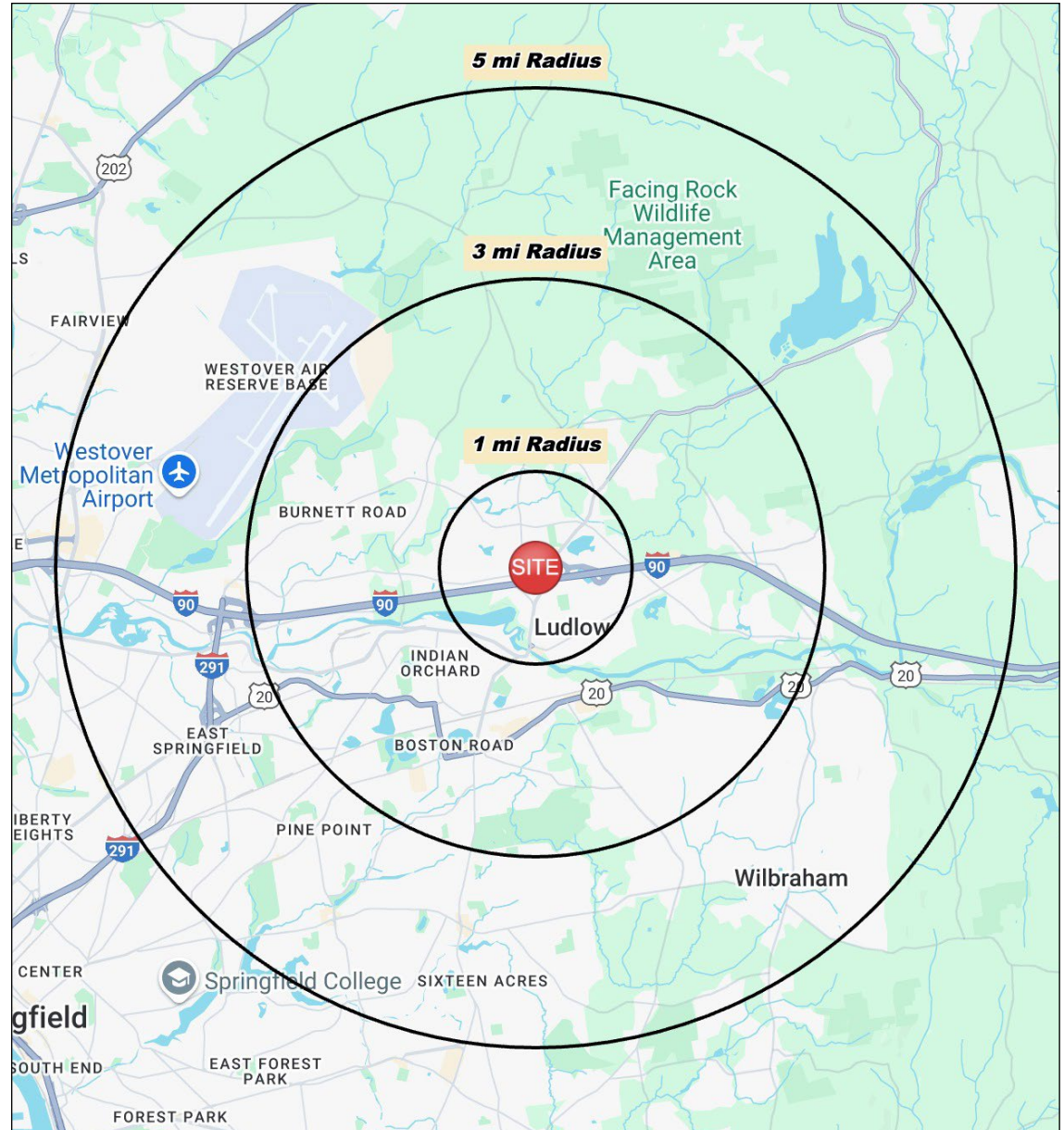
Daytime Population: **78,367**

Median Age: **40.8**



Average Household Income: **\$103,792**

Median Household Income: **\$81,127**



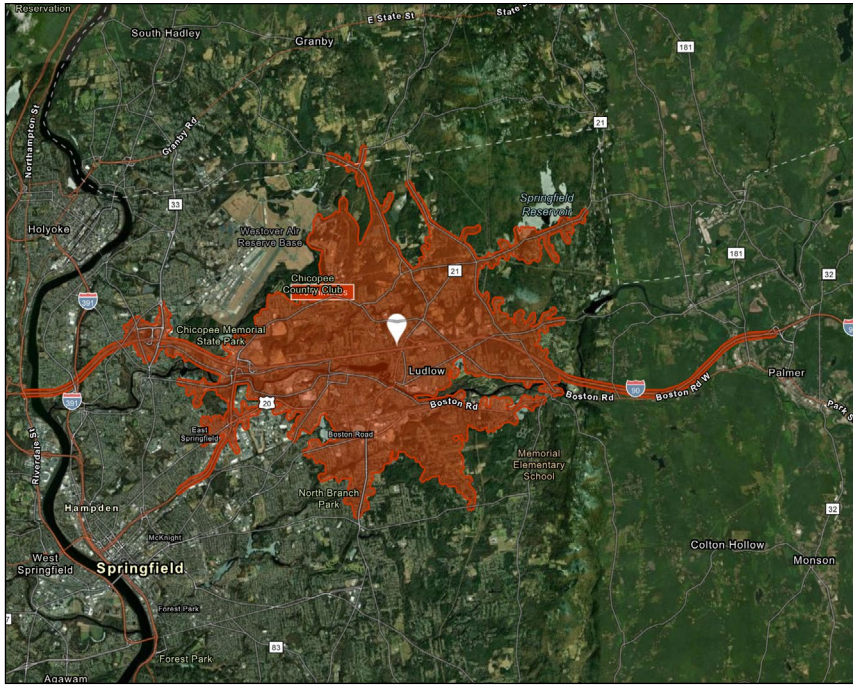
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10 MINUTE DRIVE TIME



## KEY FACTS

40,397

Population

42.8

Median Age

\$69,580

Median Household Income

40,049

Daytime Population

## TAPESTRY SEGMENTS

Room to Roam <i>2,728 households</i>	Dreambelt <i>2,490 households</i>	Moderate Metros <i>1,820 households</i>
<p><b>Socioeconomic Traits</b></p> <p>Primarily in the Midwest and South, these metro-area communities feature older, married homeowners in single-family homes. Self-employment is common, with affordable housing, multiple vehicles, and commuting alone the norm.</p>	<p><b>Socioeconomic Traits</b></p> <p>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.</p>	<p><b>Socioeconomic Traits</b></p> <p>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.</p>
<p><b>Household Types</b></p> <p>Married couples with no kids</p>	<p><b>Household Types</b></p> <p>Married couples</p>	<p><b>Household Types</b></p> <p>Married couples; singles living alone</p>
<p><b>Typical Housing</b></p> <p>Single Family</p>	<p><b>Typical Housing</b></p> <p>Single Family</p>	<p><b>Typical Housing</b></p> <p>Single Family</p>

## TOTAL RETAIL SALES

Includes F&B



\$354,027,800

## EDUCATION

Bachelor's Degree or Higher



25%

## OWNER OCCUPIED HOME VALUE

Average



\$424,285

## ANNUAL HOUSEHOLD SPENDING

\$3,224

Eating Out

\$1,952

Apparel & Services

\$5,972

Groceries

\$181

Computer & Hardware

\$6,258

Health Care

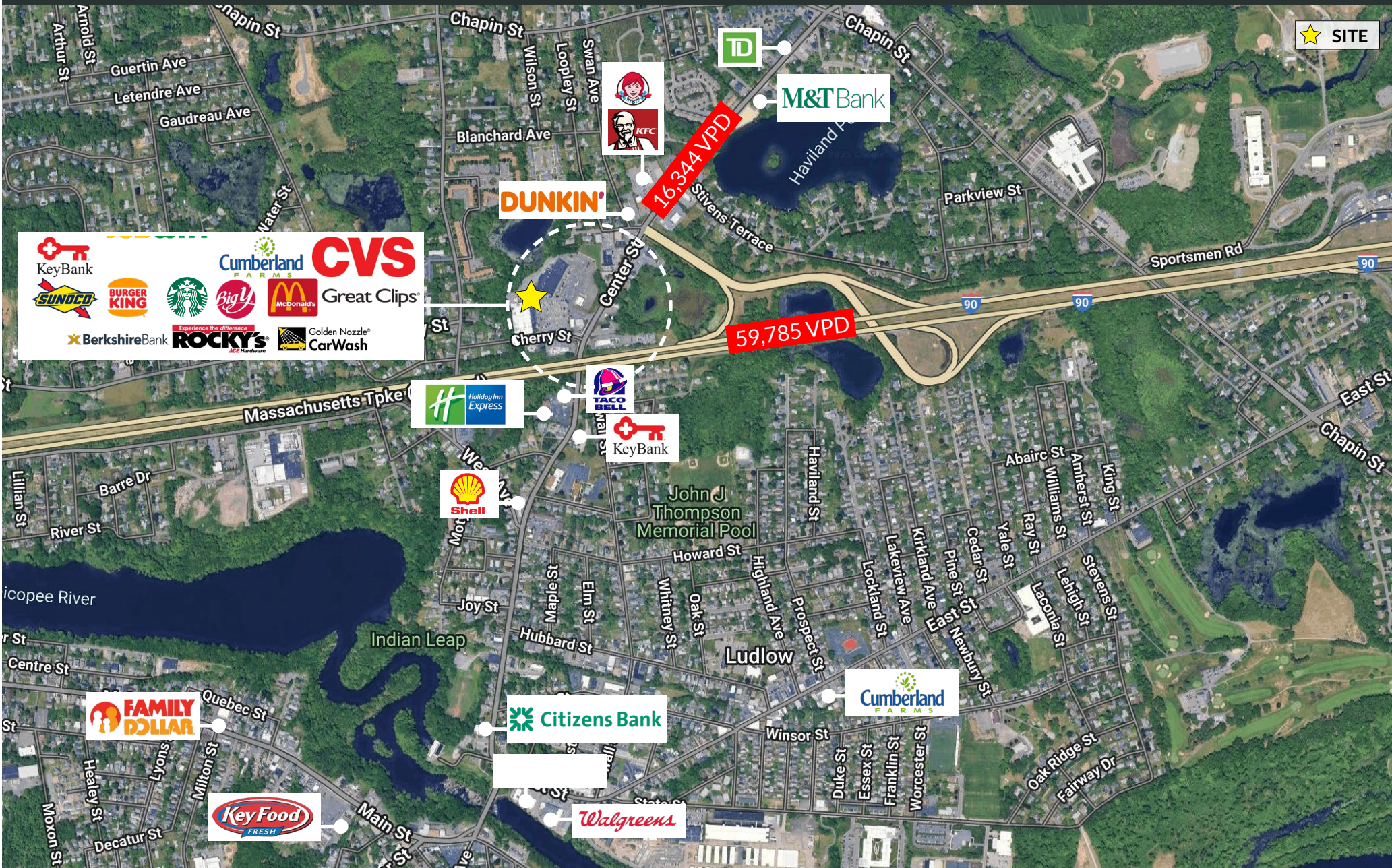


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