

**Premier Urban Pad Opportunity
Up to 3,500 SF**



Proposed pad with drive-thru available at a 300,000 SF premier urban core power center, one of only four Wegman's-anchored centers in greater Boston

Highly visible location fronting Mystic Valley Parkway (Rt. 16) - 41,200+ ADT

Easily accessible by car via I-93 & Rt. 28, and by public transportation

Serves Boston, Cambridge, Somerville, Medford, and surrounding communities

**Pending permits and approvals*



Bank of America.

**Proposed Pad
Up to 3,500 SF**

**W WINDSOR
MYSTIC RIVER
350 Residential Units**



2025 Demographics

	1 mile	2 miles	3 miles	5 miles
POPULATION	36,546	172,213	374,458	892,827
NUMBER OF HH	16,085	75,665	158,234	376,829
AVERAGE HH INCOME	\$143,556	\$150,709	\$156,359	\$164,800
DAYTIME POPULATION	15,901	68,345	167,167	703,403