



SIZE

57,181 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	3,167	19,937	66,029
Households	1,223	6,947	23,728
Median HH Income (\$)	138,854	162,892	136,566

MAJOR TENANT(S)

Shaw's Supermarket



LOCATION

35 Columbia Road | Hanover, MA 02339

PROPERTY HIGHLIGHTS

- Anchored by Shaw's, a subsidiary of Albertsons
- Located in Hanover, Massachusetts with a population exceeding 66,000 in a five-mile radius with an average household income greater than \$169,900
- The center is located on Columbia Road which benefits from over 15,700 vehicles per day

LEASING CONTACT

Marissa Visconsi
 Mobile (303) 547-4386
 mvisconsi@phillipsedison.com



MORE INFO

www.phillipsedison.com








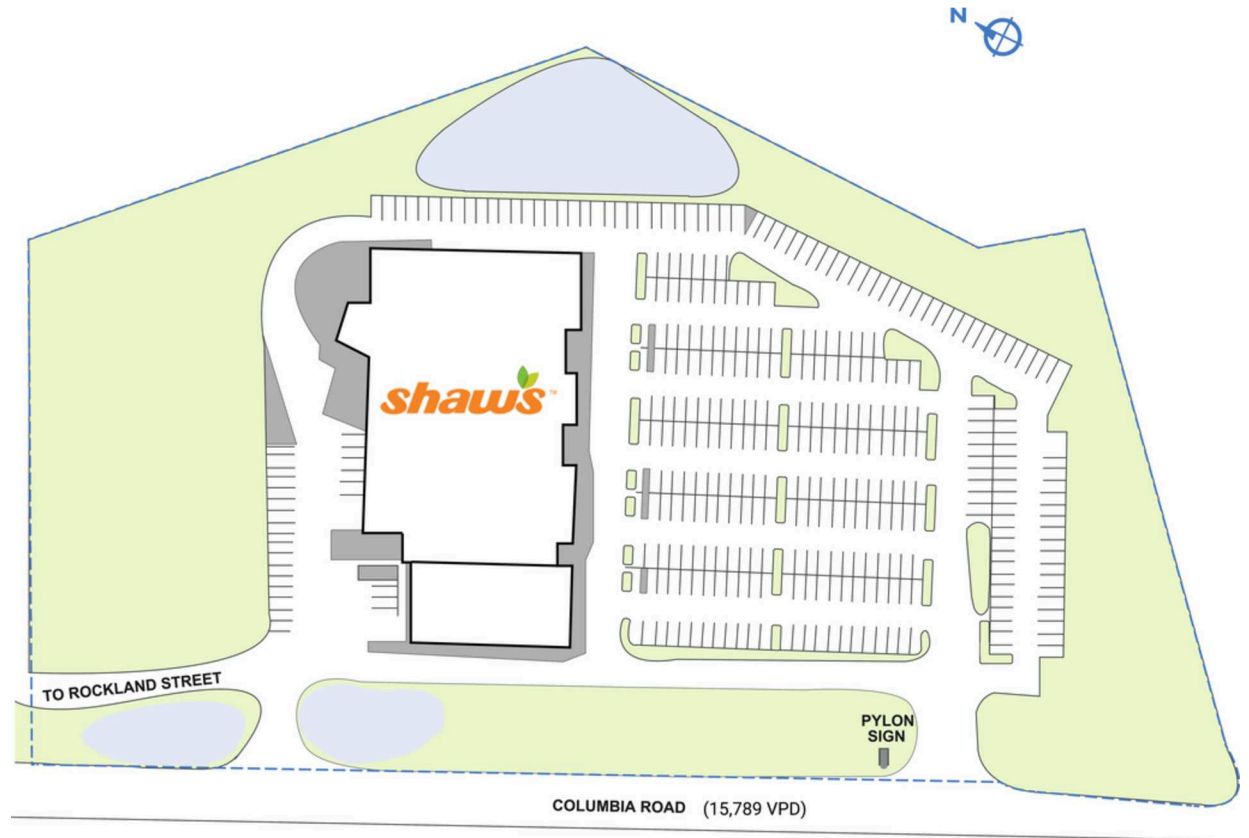
SHAW'S PLAZA HANOVER

35 Columbia Road | Hanover, MA 02339

SPACE	TENANT	SQ. FT.
001	Shaw's Supermarket	57,181 SF
TOTAL SQ. FT.		57,181

SITE LEGEND

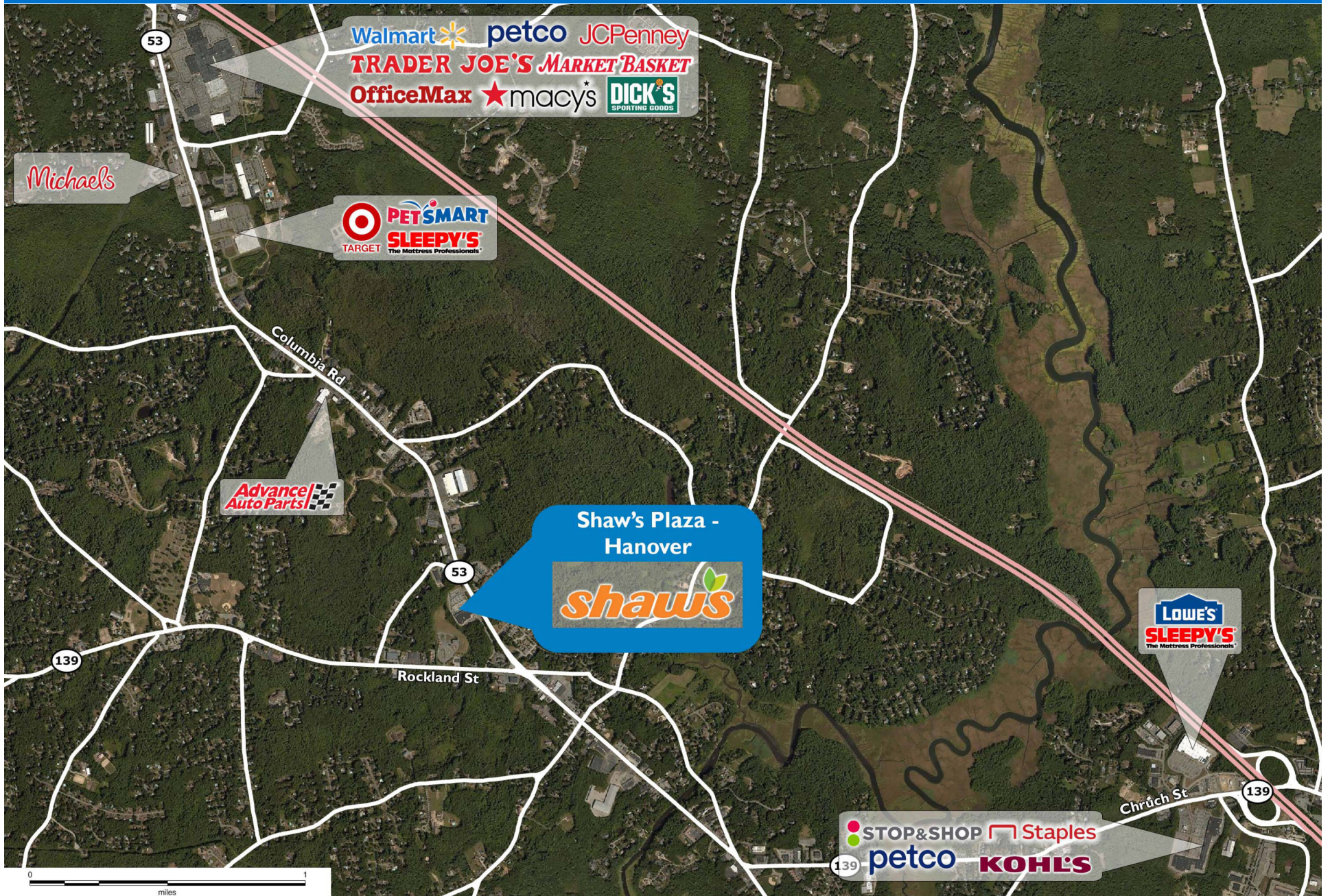
 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

SHAW'S PLAZA HANOVER

35 Columbia Road | Hanover, MA 02339



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 42.117268

Longitude: -70.823547

Shaw's Plaza Hanover Hanover, MA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	3,167	19,937	66,029
	2028 Projected Population	3,413	20,853	66,949
	2010 Census Population	2,699	17,814	61,907
	2000 Census Population	2,489	17,037	59,510
	1990 Census Population	2,529	15,587	52,653
	Historical Annual Growth 1990 to 2000	-0.16%	0.89%	1.23%
	Historical Annual Growth 2000 to 2010	0.81%	0.45%	0.40%
	Estimated Annual Growth 2010 to 2023	1.17%	0.82%	0.47%
	Projected Annual Growth 2023 to 2028	1.51%	0.90%	0.28%
	Median Age	45.8	43.9	44.3
Households	Q4 2023 Estimated Households	1,223	6,947	23,728
	2028 Projected Households	1,325	7,284	24,060
	2010 Census Households	1,024	6,142	21,775
	2000 Census Households	953	5,770	20,376
	1990 Census Households	875	4,968	17,202
	Historical Annual Growth 1990 to 2000	0.86%	1.51%	1.71%
	Historical Annual Growth 2000 to 2010	0.72%	0.63%	0.67%
	Estimated Annual Growth 2010 to 2023	1.30%	0.90%	0.63%
	Projected Annual Growth 2023 to 2028	1.62%	0.95%	0.28%
	Population per Household	2.52	2.85	2.76
Population by Race	White	90.6%	91.3%	90.1%
	Black or African American	2.1%	0.7%	1.2%
	Asian & Pacific Islander	0.9%	1.8%	1.8%
	Other Races	3.9%	4.2%	4.5%
	Hispanic Population	2.5%	1.9%	2.4%
Income	Average Household Income	\$172,516	\$198,113	\$169,691
	Median Household Income	\$138,854	\$162,892	\$136,566
	Per Capita Income	\$67,716	\$69,358	\$61,397
Education (Age 25+)	Elementary	1.9%	1.4%	1.5%
	Some High School	2.7%	2.4%	2.6%
	High School Graduate	24.5%	19.4%	21.4%
	Some College	10.4%	13.2%	15.3%
	Associates Degree Only	8.9%	9.2%	9.1%
	Bachelors Degree Only	29.9%	31.8%	30.8%
	Graduate Degree	21.6%	22.6%	19.2%
Business	Number of Businesses	250	994	2,951
	Total Number of Employees	1,915	8,012	25,787
	Employees per Business	7.65	8.06	8.74
	Residential Population per Business	12.65	20.05	22.38

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.