



SIZE

89,952 square feet

DEMOGRAPHICS

| | 1 mile | 3 mile | 5 mile |
|------------------------------|---------|---------|---------|
| Population | 3,531 | 31,504 | 96,049 |
| Households | 1,341 | 11,741 | 36,246 |
| Median HH Income (\$) | 194,490 | 165,015 | 141,472 |

MAJOR TENANT(S)

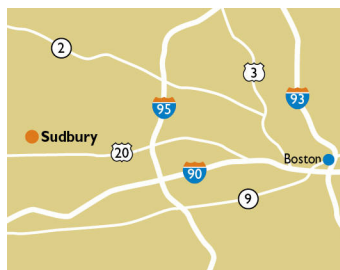
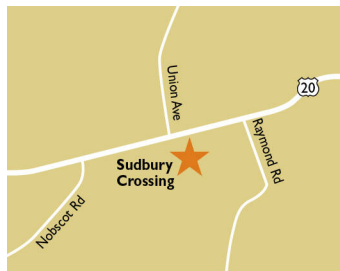
T.J.Maxx
The Goddard School
Dollar Tree

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

421-437 Boston Post Road | Sudbury, MA 01776

PROPERTY HIGHLIGHTS

- Anchored by T.J. Maxx
- Other national tenants include Dollar Tree, Pearl Vision, Domino's and Fitness Together
- Located at the intersection of Boston Post Road (18,200 VPD) and Union Avenue in Sudbury
- More than 31,500 residents in the three-mile radius with an average household income over \$210,100



SUDBURY CROSSING

421-437 Boston Post Road | Sudbury, MA 01776

| SPACE | TENANT | SQ. FT. |
|----------------------|----------------------------------|-----------------|
| SHAD | Sudbury Farms | |
| 01 | Pearle Vision | 1,688 SF |
| 02A | Pro Nails | 1,050 SF |
| 02B | Domino's Pizza | 1,062 SF |
| 03 | El Basha Grill, Restaurant & Bar | 2,125 SF |
| 04 | D&V Spa | 2,125 SF |
| 05 | Sudbury Med Spa | 4,275 SF |
| 07 | AVAILABLE | 2,125 SF |
| 08 | T.J.Maxx | 32,122 SF |
| 09 | Formosa Market | 5,350 SF |
| 10 | Fitness Together | 3,500 SF |
| 11 | Pinspiration | 2,500 SF |
| 12 | Achieve Physical Therapy | 4,615 SF |
| 13 | Dollar Tree | 11,760 SF |
| 15 | The Goddard School | 14,630 SF |
| 16 | Debby's Drive-Thru | |
| 17 | Big Picture Framing | 1,025 SF |
| TOTAL SQ. FT. | | 89,952 |

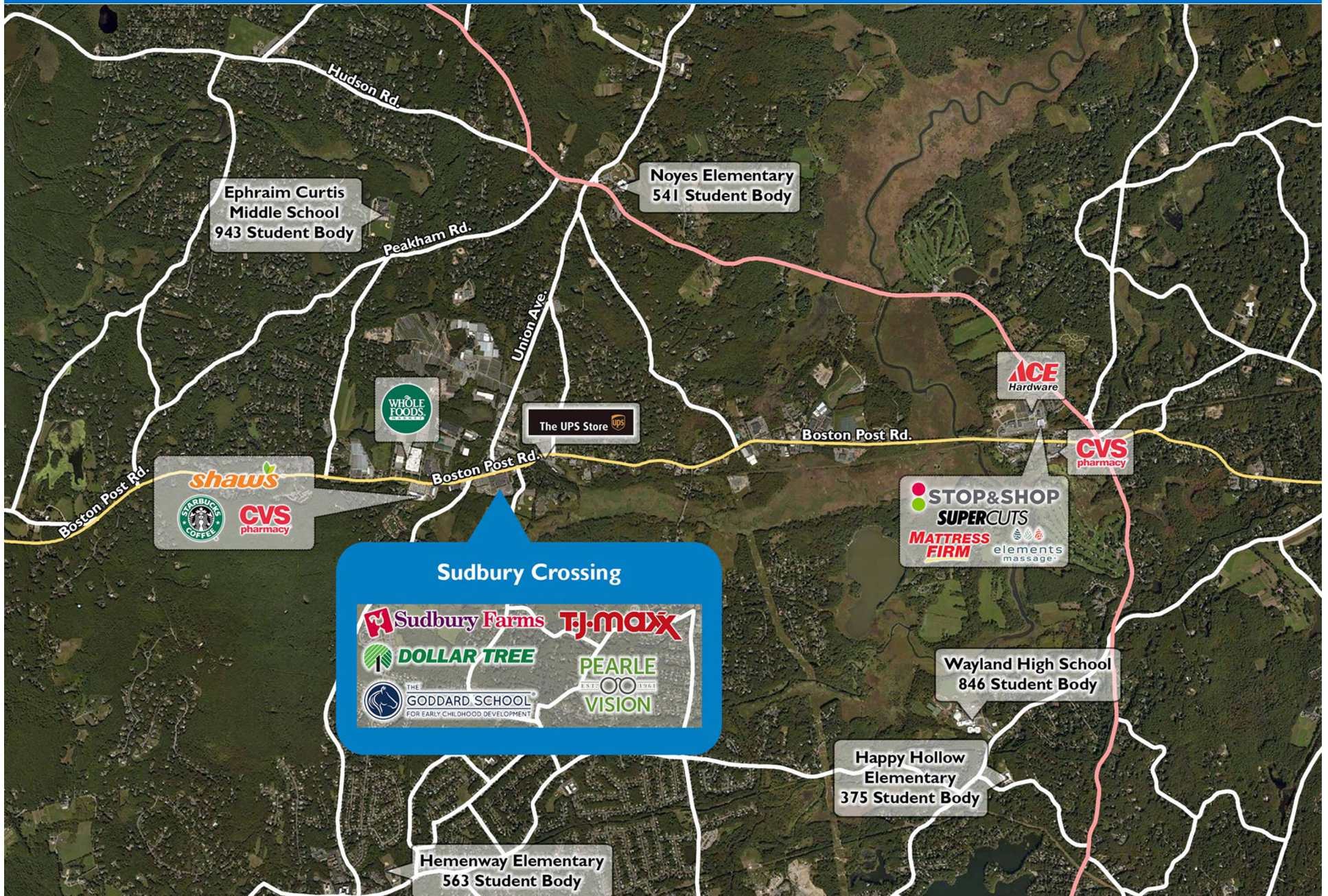
| SITE LEGEND | |
|---|---|
| Available | Occupied |
| Leased (not occupied) | Owned by Others |
| Site Boundary | |



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.

SUDBURY CROSSING

421-437 Boston Post Road | Sudbury, MA 01776



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 42.359906

Longitude: -71.422125

| Sudbury Crossing Sudbury, MA | | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|---------------------------------|---------------------------------------|------------------|------------------|------------------|
| Population | Q4 2023 Estimated Population | 3,531 | 31,504 | 96,049 |
| | 2028 Projected Population | 3,669 | 31,802 | 96,918 |
| | 2010 Census Population | 2,763 | 28,772 | 88,857 |
| | 2000 Census Population | 2,570 | 28,188 | 87,000 |
| | 1990 Census Population | 2,234 | 26,695 | 81,432 |
| | Historical Annual Growth 1990 to 2000 | 1.41% | 0.55% | 0.66% |
| | Historical Annual Growth 2000 to 2010 | 0.73% | 0.21% | 0.21% |
| | Estimated Annual Growth 2010 to 2023 | 1.80% | 0.66% | 0.57% |
| | Projected Annual Growth 2023 to 2028 | 0.77% | 0.19% | 0.18% |
| | Median Age | 47.1 | 45.9 | 44.2 |
| Households | Q4 2023 Estimated Households | 1,341 | 11,741 | 36,246 |
| | 2028 Projected Households | 1,395 | 11,837 | 36,561 |
| | 2010 Census Households | 974 | 10,517 | 33,412 |
| | 2000 Census Households | 896 | 10,208 | 32,770 |
| | 1990 Census Households | 813 | 9,331 | 29,848 |
| | Historical Annual Growth 1990 to 2000 | 0.98% | 0.90% | 0.94% |
| | Historical Annual Growth 2000 to 2010 | 0.85% | 0.30% | 0.19% |
| | Estimated Annual Growth 2010 to 2023 | 2.35% | 0.80% | 0.59% |
| | Projected Annual Growth 2023 to 2028 | 0.79% | 0.16% | 0.17% |
| | Population per Household | 2.58 | 2.65 | 2.57 |
| Population by Race | White | 79.0% | 76.6% | 72.4% |
| | Black or African American | 1.1% | 2.6% | 3.2% |
| | Asian & Pacific Islander | 11.3% | 8.8% | 9.6% |
| | Other Races | 4.9% | 6.6% | 7.7% |
| | Hispanic Population | 3.7% | 5.4% | 7.1% |
| Income | Average Household Income | \$248,224 | \$210,101 | \$190,921 |
| | Median Household Income | \$194,490 | \$165,015 | \$141,472 |
| | Per Capita Income | \$95,628 | \$79,003 | \$73,038 |
| Education (Age 25+) | Elementary | 0.6% | 1.0% | 1.9% |
| | Some High School | 0.9% | 1.5% | 2.0% |
| | High School Graduate | 7.5% | 10.8% | 13.4% |
| | Some College | 7.8% | 10.4% | 11.9% |
| | Associates Degree Only | 3.3% | 5.2% | 5.1% |
| | Bachelors Degree Only | 32.5% | 34.5% | 33.3% |
| | Graduate Degree | 47.4% | 36.6% | 32.4% |
| Business | Number of Businesses | 252 | 879 | 3,565 |
| | Total Number of Employees | 1,752 | 8,890 | 40,019 |
| | Employees per Business | 6.96 | 10.11 | 11.22 |
| | Residential Population per Business | 14.03 | 35.83 | 26.94 |

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