

THE 440

2,000 - 20,000 SF AVAILABLE FOR LEASE

The 440 is conveniently positioned directly off Route 3 across from the Pheasant Lane Mall and will be Nashua/Tyngsborough's premier entertainment and dining destination. The site is an extension of Nashua's Daniel Webster Highway market, one of the strongest performing retail corridors in New England. With 178,550 SF of GLA, the property will feature classic New England architecture, finishes, and updates, including a new pylon sign, newly created gathering spaces, beautifully updated landscaping and convenient parking. The tenant mix will feature leading restaurants, exciting entertainment, and coveted services and is anchored by the existing AMC Theaters 12-plex, the dominant movie theater in the market.



Key Tenants



PLAYER ONE
ENTERTAINMENT



Gross Leasable Area
178,550 SF



Property Status
2,000 - 20,000 SF AVAILABLE



Average Daily Traffic
Middlesex Rd: 21,000 ADT

Tyngsborough, MA

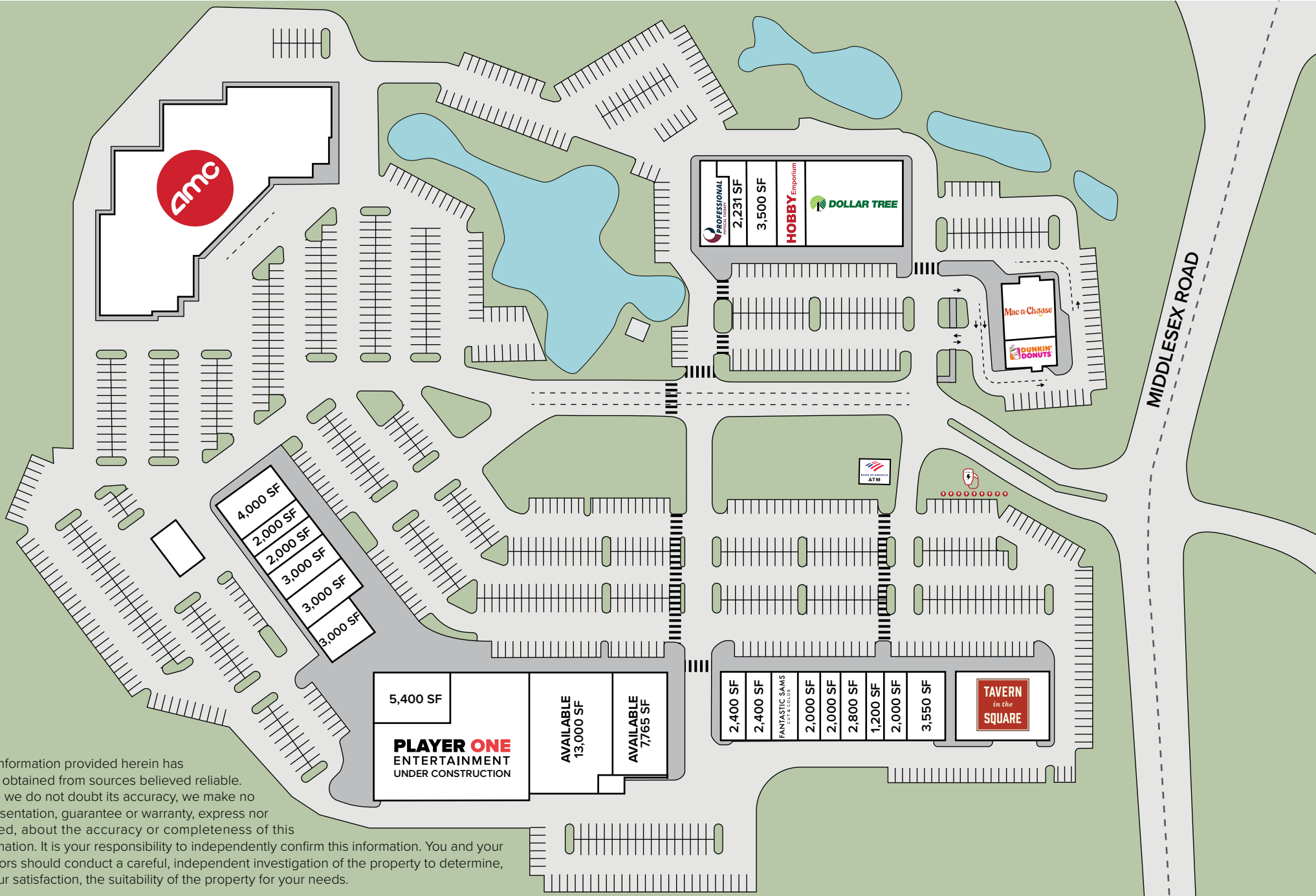
440 Middlesex Road
Tyngsborough, MA 01879



DEMOGRAPHICS	3 Miles	5 Miles	7 Miles
Total Population	30,876	108,327	221,622
Avg. Household Income	\$135,625	\$123,399	\$126,569
Daytime Population	33,487	107,934	202,986

Tyngsborough, MA

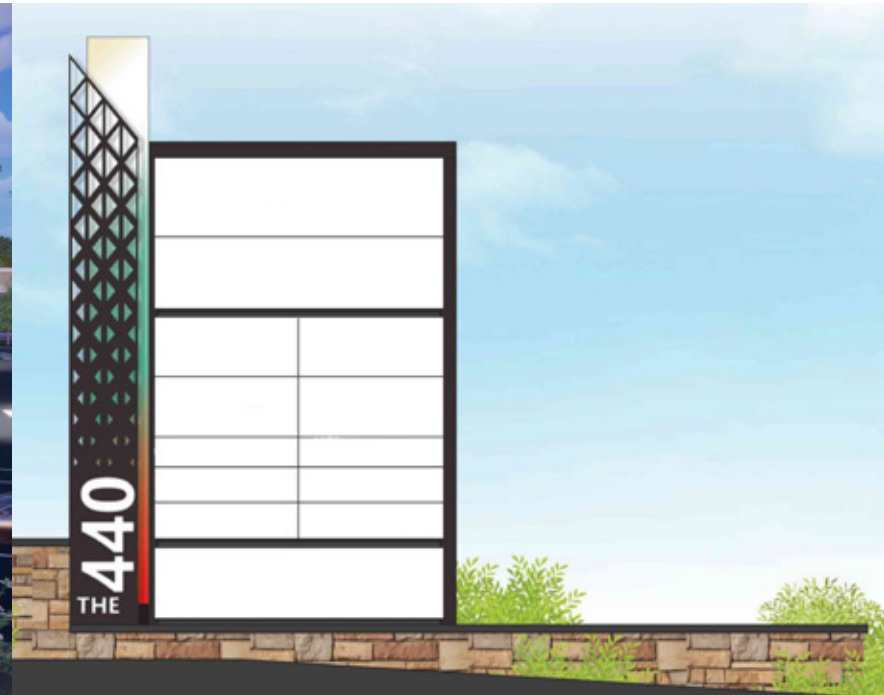
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Tyngsborough, MA

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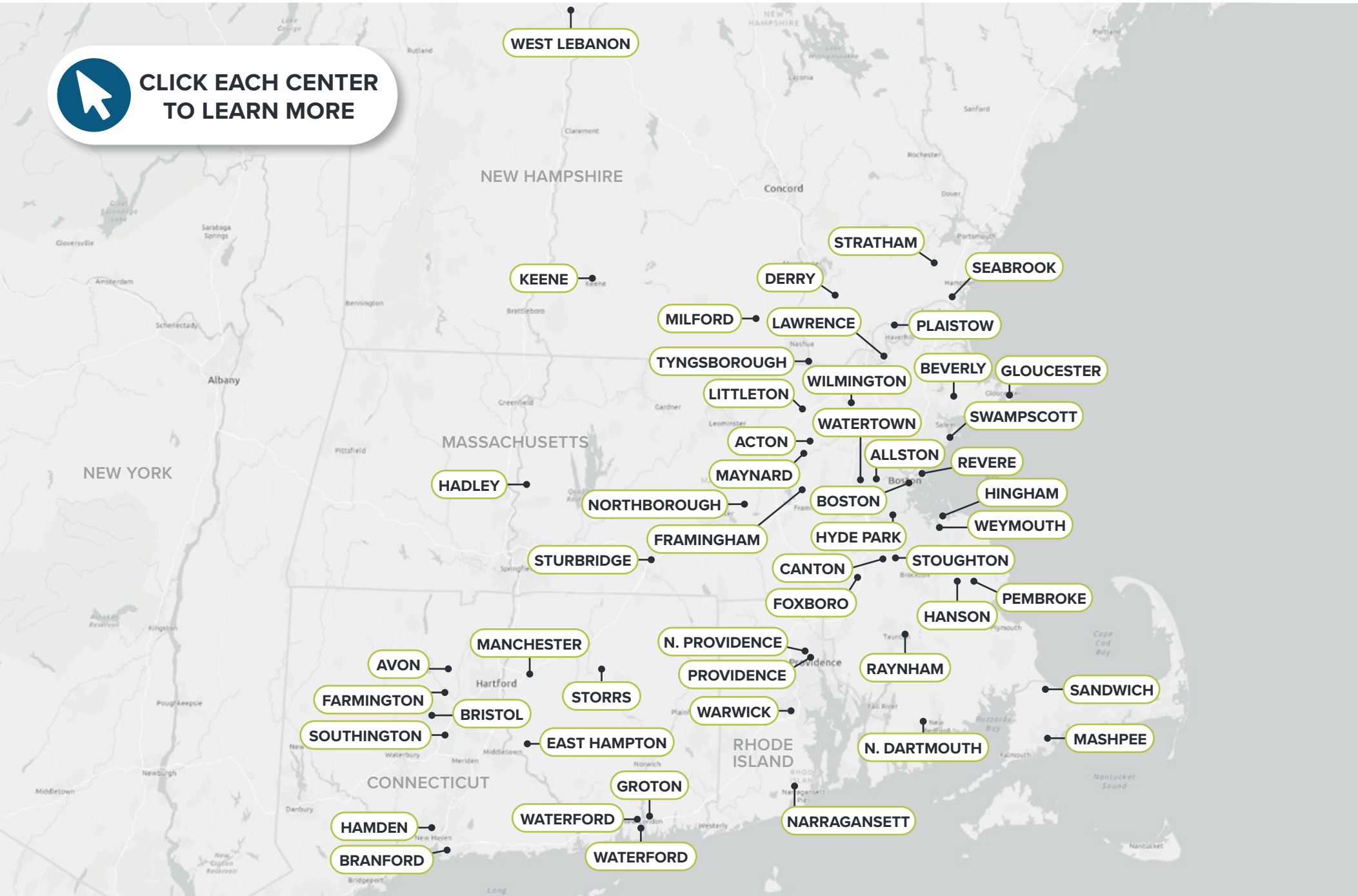


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