

THE 440

1,250 - 11,350 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



HOBBY Emporium



GROSS LEASABLE AREA
178,550 SF



PROPERTY STATUS
1,250 - 11,350 SF AVAILABLE



AVERAGE DAILY TRAFFIC
Middlesex Rd: 21,000 ADT

Tyngsborough, MA

440 Middlesex Road
Tyngsborough, MA 01879



THE 440

amc
Tavern in the Square
PLAYER ONE ENTERTAINMENT
DOLLAR TREE
HOBBY Emporium



SOUTHGATE PLAZA

Burlington
MARKET BASKET
SKECHERS

ROYAL RIDGE CENTER

shaws
Marshall's
SIERRA
BARNES & NOBLE BOOKSELLERS
YOUR JOE'S KITCHEN & BAR
CHIPOTLE MEXICAN GRILL

COSTCO WHOLESALE

BOB'S DISCOUNT FURNITURE
DXL BIG + TALL

Jordan's FURNITURE

Citizens Bank

McDonald's

Bernie's Phys

Walgreens

MIDDLESEX ROAD

21,000 ADT

McDonald's

Bernie's Phys

OLD NAVY

savers

BEST BUY

PHEASANT LANE MALL

TARGET
BANANA REPUBLIC EXPRESS
DICK'S SPORTING GOODS
BUFFALO WILD WINGS
Apple
BURTONS

WILLOW SPRINGS PLAZA

WORK N GEAR
SALLY BEAUTY SUPPLY
petco
THE HOME DEPOT
LOWE'S OUTLET

WEBSTER SQUARE

TJ-MAXX
TRADER JOE'S
BOOT BARN
five BELOW
DSW
ULTA BEAUTY
Michaels

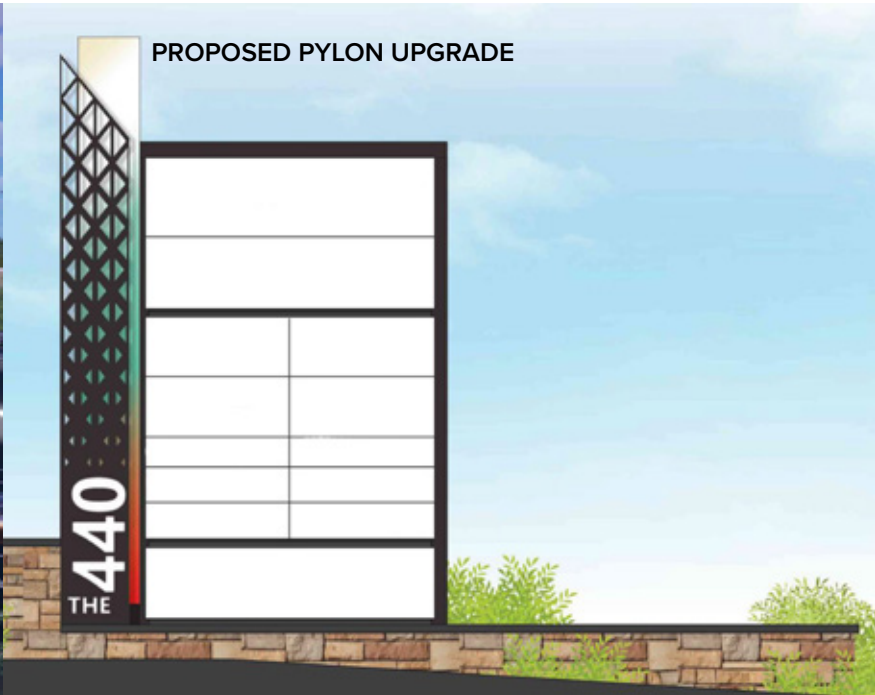
DEMOGRAPHICS	3 Miles	5 Miles	7 Miles
Total Population	30,876	108,327	221,622
Avg. Household Income	\$135,625	\$123,399	\$126,569
Daytime Population	33,487	107,934	202,986



The information provided herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we make no representation, guarantee or warranty, express nor implied, about the accuracy or completeness of this information. It is your responsibility to independently confirm this information. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

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TO LEARN MORE**

