

LAKEWAY COMMONS

SHREWSBURY | MASSACHUSETTS

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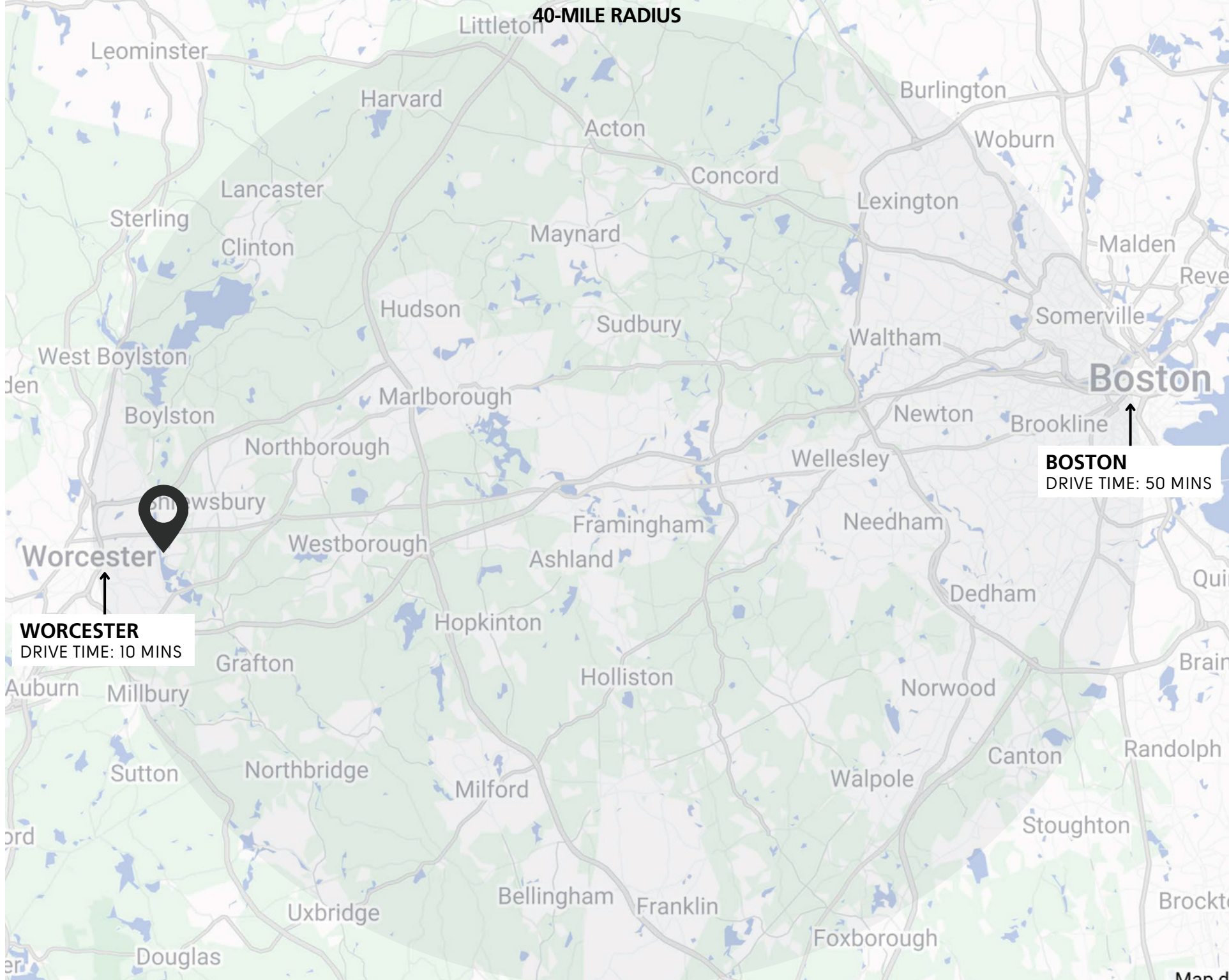
A MARKET BUILT FOR RETAIL SUCCESS

Located in one of Central Massachusetts' **most affluent communities**, Shrewsbury combines exceptional demographics, top-ranked schools and convenient access to both Worcester and Boston, **making it one of the state's premier retail markets**.

Shrewsbury is part of the Greater Worcester market, **New England's second-largest city** and a **nationally recognized hub for life sciences, healthcare and higher education**. The region is anchored by leading institutions including UMass Chan Medical School, UMass Memorial Health, Saint Vincent Hospital and Worcester Polytechnic Institute.

Median household income **exceeds \$139,000**, creating exceptional purchasing power in a community defined by top-ranked schools and a highly educated population.

Lakeway Commons sits directly on Route 9 (Boston Turnpike), **one of the busiest retail corridors in Central Massachusetts**, connecting Worcester with MetroWest and Boston.



 **#1**
BEST PLACE TO LIVE
IN WORCESTER COUNTY

 **72%**
HIGHER AVERAGE HHI OF **\$139,000**
VS. THE NATIONAL AVERAGE



THE MAIN CORRIDOR OF THE GREATER WORCESTER MARKET

Lakeway Commons sits at the center of one of Central Massachusetts's busiest retail corridors. Adjacent from nationally recognized UMass Memorial Health and UMass Chan Medical School, Lakeway Commons reserves the most convenient space in this market, benefiting from a steady customer base of residents, professionals, students and visitors in one of the state's most affluent communities.

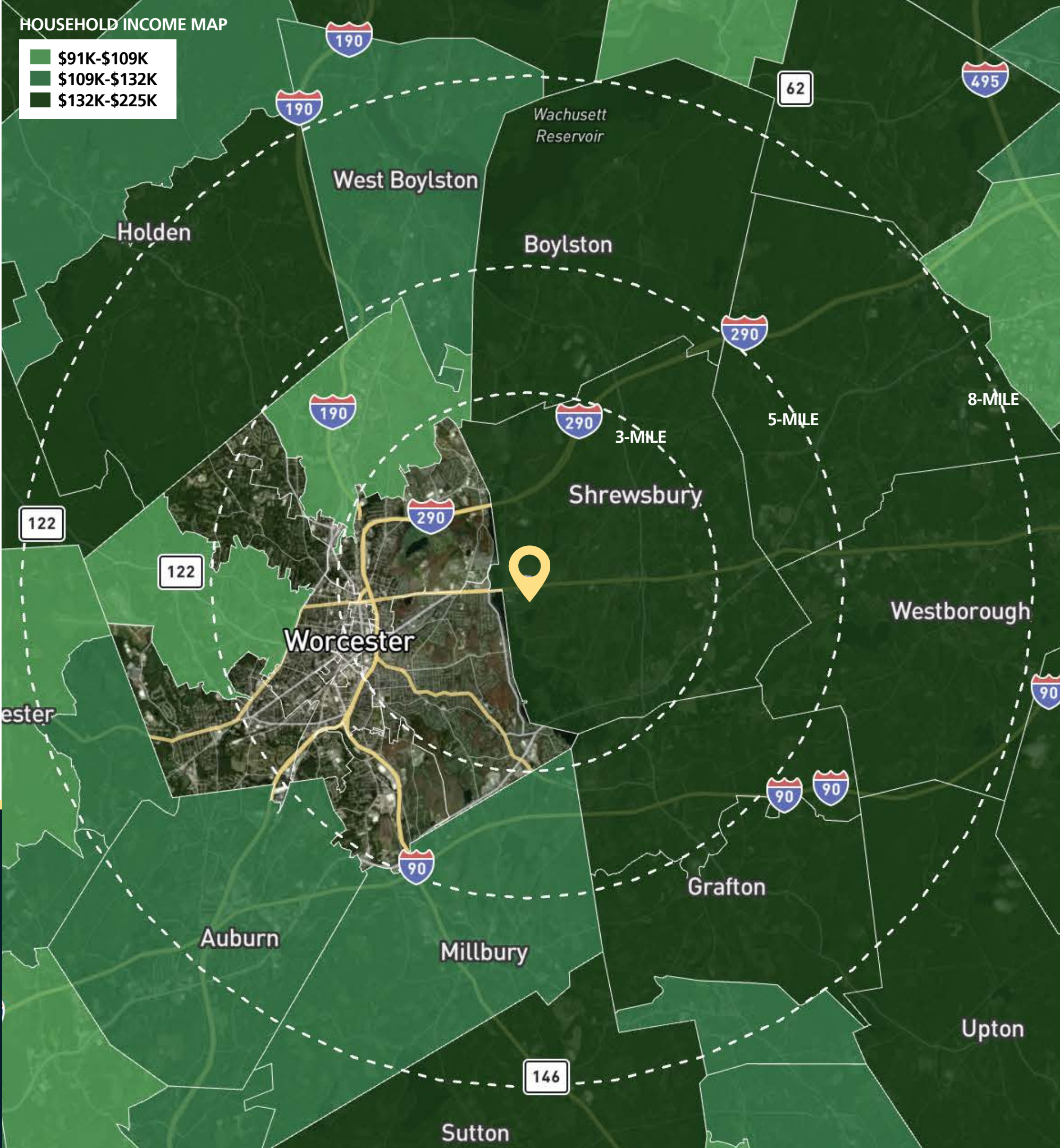
TRAFFIC DATA

Annual Visits	2.5M
Annual Avg. Visit Frequency	5.5
Avg. Dwell Time	43 MINS

TRUE TRADE AREA DEMOGRAPHICS

Population	291,791	Average HHI	\$142,000
Daytime Population	337,670	HHI \$200K+	25%
Households	111,437	College Degree+	64%
Family Households	68,281		
Millennials	23%		
Gen X	18%		
Baby Boomers	21%		

WITHIN A 5 MILE RADIUS OF LAKEWAY COMMONS
MORE THAN 13,000 HOUSEHOLDS
EARN \$200K OR MORE IN ANNUAL HHI



THE ULTIMATE
CONVENIENCE DESTINATION



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