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KING STREET

53 ACRES | 145,000 SF RETAIL SPACE | 1,000+ RESIDENTIAL UNITS  
500,000+ SF COMMERCIAL SPACE | BOUTIQUE HOTEL

King Street is a 2.3 Million SF master plan approved mixed-use development that will redefine 53 acres along a key north-south transportation corridor west of Boston, MA.

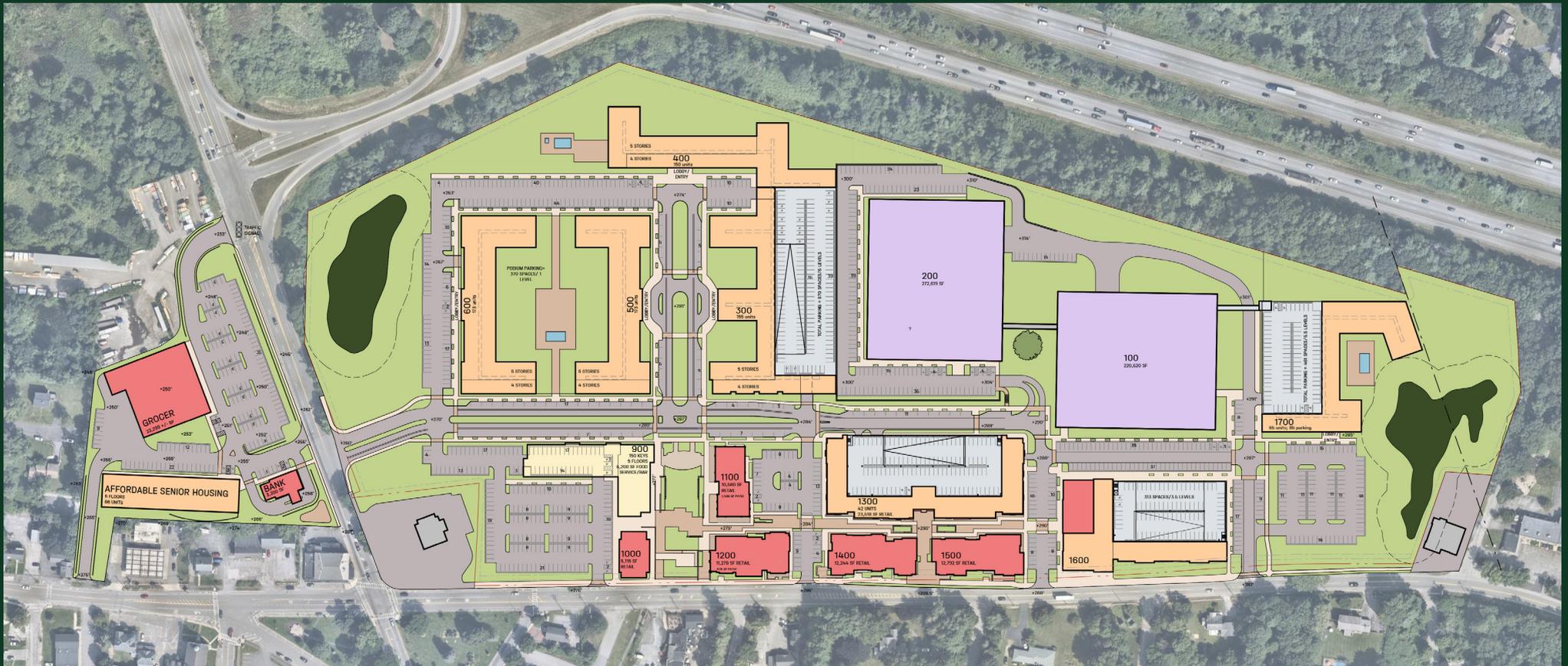
King Street will create a regional draw and fill a critical retail void by integrating a variety of uses including multifamily housing, over 115,000 SF of specialty retail, dining and amenity spaces, releasing existing commercial space (former HQ of IBM in New England), a new flagship hotel and many acres of open space for events and community gatherings.

The property is a few minutes away from the public commuter rail train to Boston, as well as a short drive to New Hampshire to the north, and Boston to the east.

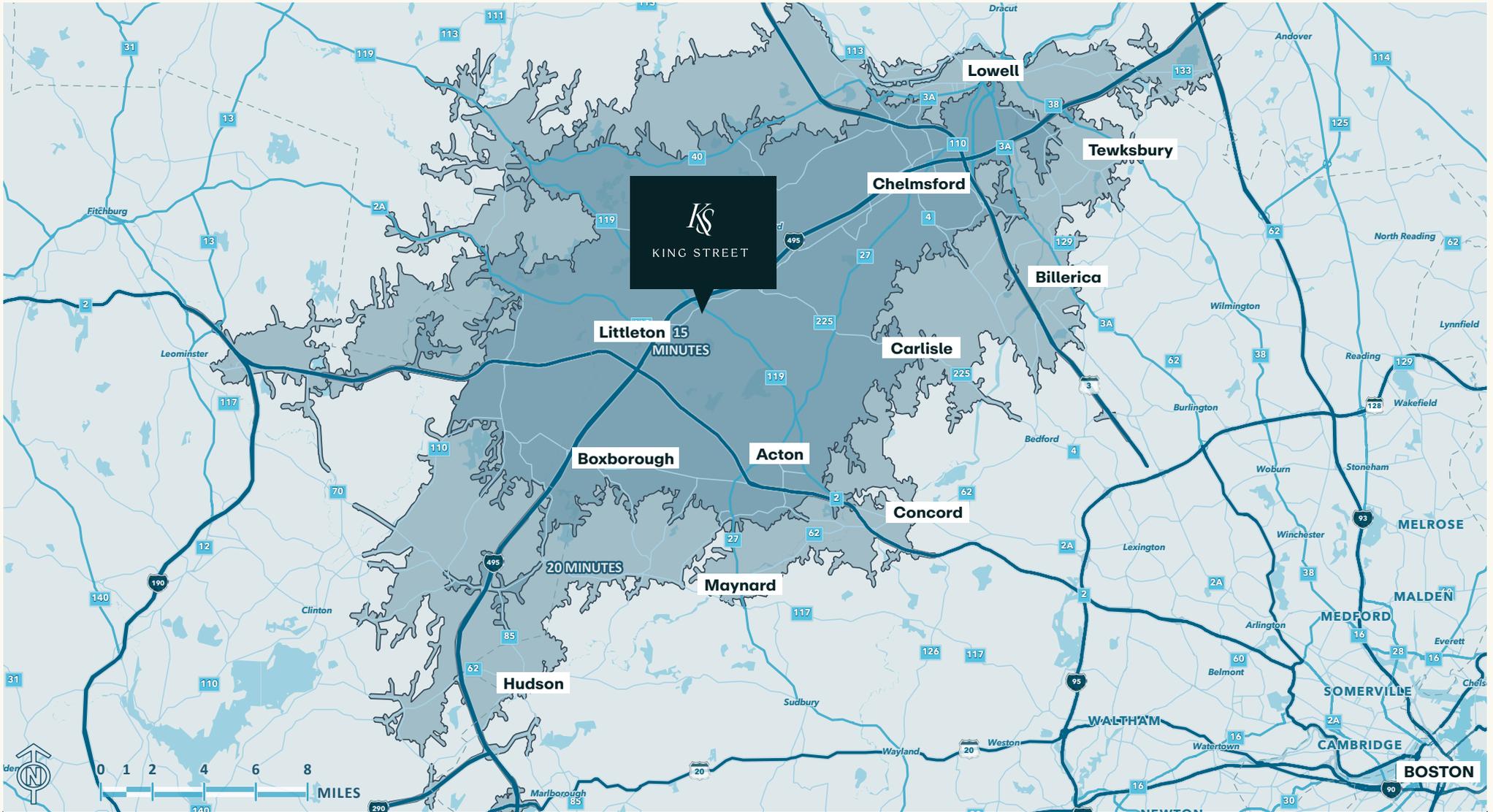
King Street's trade area conservatively attracts 200,000 residents, 150,000 daily employees, and visitors from all over New England.

King Street is strategically situated along RTE I-495, and connects to populated bedroom communities along the connecting RTE 110 corridor.

# Retail Delivery | Fall 2027 Target Opening | Spring 2028

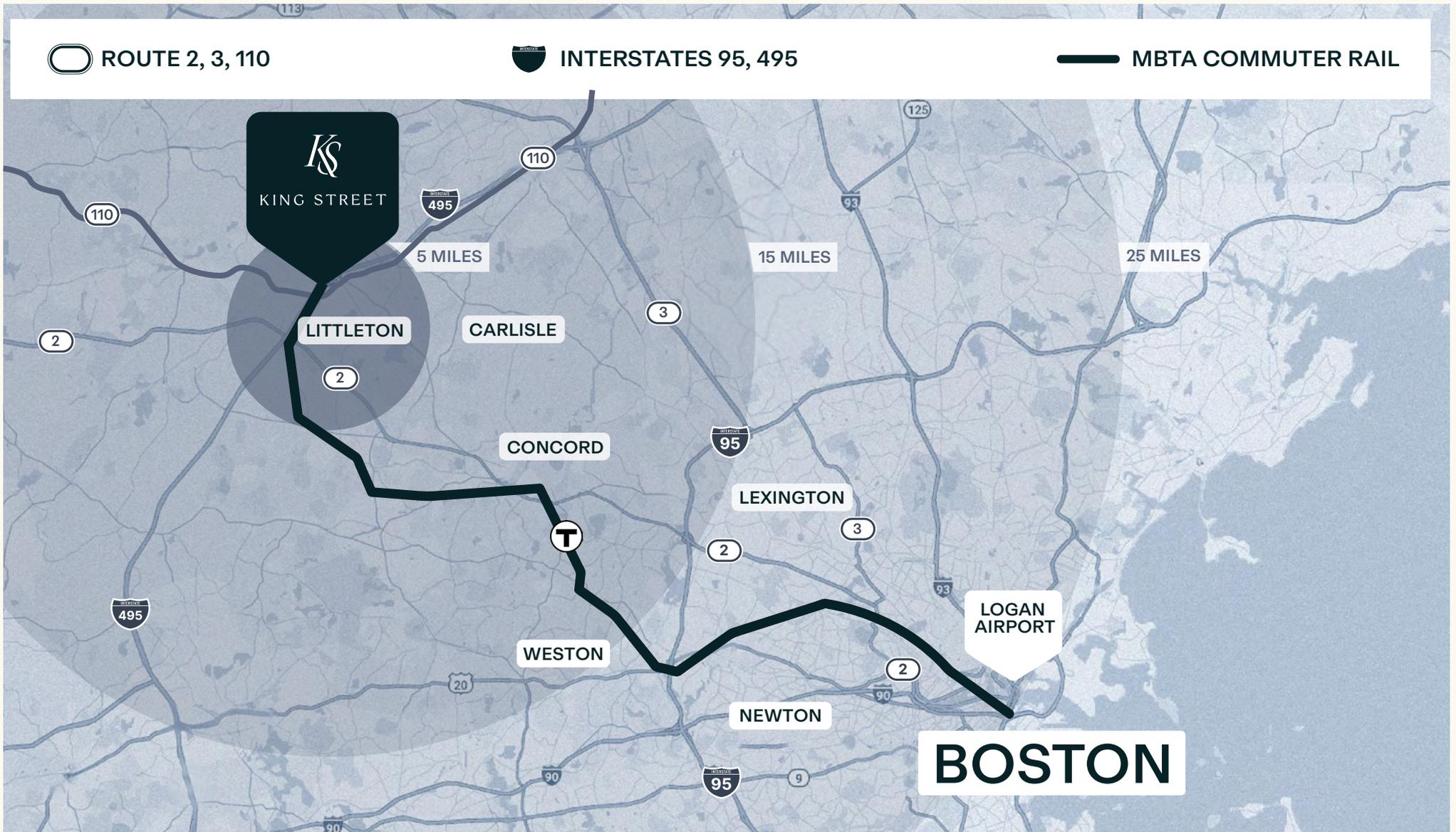


<p><b>145K</b></p> <p>SF RETAIL/COMMERCIAL /RESTAURANT</p>	<p><b>53</b> ACRE MIXED-USE DEVELOPMENT</p>	<p><b>2.3M</b> SQUARE FEET</p>	<p><b>1,089</b> RESIDENTIAL UNITS</p>
	<p><b>500K</b> SF OF EXISTING OFFICE /LIFE SCIENCE</p>	<p><b>150</b> BOUTIQUE HOTEL ROOMS</p>	<p><b>&gt;18</b> ACRES OF OPEN SPACE</p>



15 MIN DRIVE	→	<b>135K</b> Total population	<b>225K</b> Total household income (58% > avg.)	<b>100K</b> Employee population	<b>150K</b> Car trips per day bypass the I-495 & Route 110 Exit
20 MIN DRIVE	→	<b>260K</b> Total population	<b>195K</b> Total household income (40% > avg.)	<b>160K</b> Employee population	





I-495 sees ~150K car trips per day	RTE 2 sees ~50K car trips per day	RTE 110 sees ~10K car trips per day	Affluent submarket	Drive to Boston 42 minutes	Public transit to Boston 1 Hour	Drive to seacoast 55 minutes	Proximity to thriving businesses

## Attracting Growing Numbers of Young Professionals



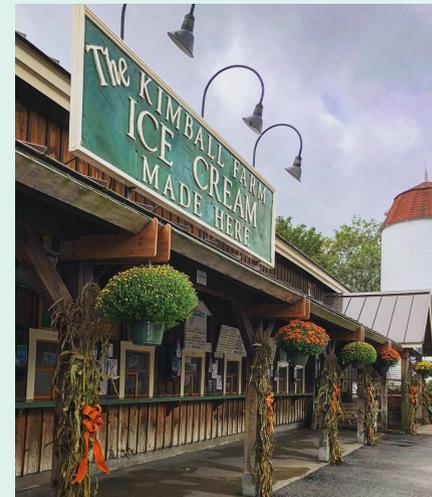
### **INFLUX OF YOUNG PROFESSIONALS**

The surrounding area is home to a growing number of young professionals, working across several notable large employers including Boston Scientific, Welch's, Abbott, Redhat and Oracle. Included in the draw is Littleton's inclusion in the Top 10% Best Public School Systems in America and Top 15% Best Places to Raise a Family.



### **TRANSIT-ORIENTED**

King Street is conveniently located on I-495 and minutes from I-93. Littleton's MBTA station will take commuters to Boston in an hour, with an MBTA bus shuttle located directly on our campus.



### **RECREATION/HOSPITALITY**

The immediate local area is notable for its many family-friendly destinations and recreation spots including the full-service Nashoba Valley Ski area and Kimball Farms, a classic 50-acre summer fun destination, perfect for young families and professionals.



### **RETAIL STRATEGY**

King Street will be anchored with an incredible assortment of dining, specialty retail, and hospitality options that don't currently exist within the trade area, offering a lively and convenient spot for gathering with friends, family and co-workers.

# Residents Can Benefit From Many Large Employers Within 15 Miles of Littleton, MA.



WITHIN 15 MINUTES	→	100K Employees	10M SF of office space	5M SF of flex space
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WITHIN 20 MINUTES	→	160K Employees	18.5M SF of office space	11.6M SF of flex space
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# Project Renderings of Retail Spaces





Founded in 1990, Lupoli Companies is an award-winning, vertically integrated developer and manager of mixed-use real estate throughout New England. Their portfolio includes more than 6 million square feet of commercial, residential, and retail real estate, as well as operations in construction, property management, hospitality and food service, representing more than **\$1 billion in local investments**. The firm is led by Salvatore Lupoli, a social impact entrepreneur who prioritizes small business initiatives, economic development, community revitalization, and job creation.



**RANKED #2 BEST DEVELOPER BY BOSTON BUSINESS JOURNAL**

TRANSFORMATIONAL MASTER PLAN APPROVED PROJECT

53 acre site

DE-RISKED PROJECT

- Strong interest from national residential partners to co-develop the high-end residential parcels.
- Property size allows for critical mass of retail anchoring the trade area with a specialty mixed-use development.
- High barriers to entry.

DYNAMIC MARKET FUNDAMENTALS

- Highly sought-after trade area considering significant retail void for most specialty retail.
- Attractive demographics where median household income is nearly 60% greater than regional average of \$140K.
- Site benefits from immediate access and visibility to interstate 495 (150,000 VPD).

RECENTLY COMPLETED PROJECTS



RIVERWALK INNOVATION DISTRICT



THORNDIKE EXCHANGE



THE PAVILION



RIVERWALK LOFTS





KING STREET

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