

KING STREET

LITTLETON, MA





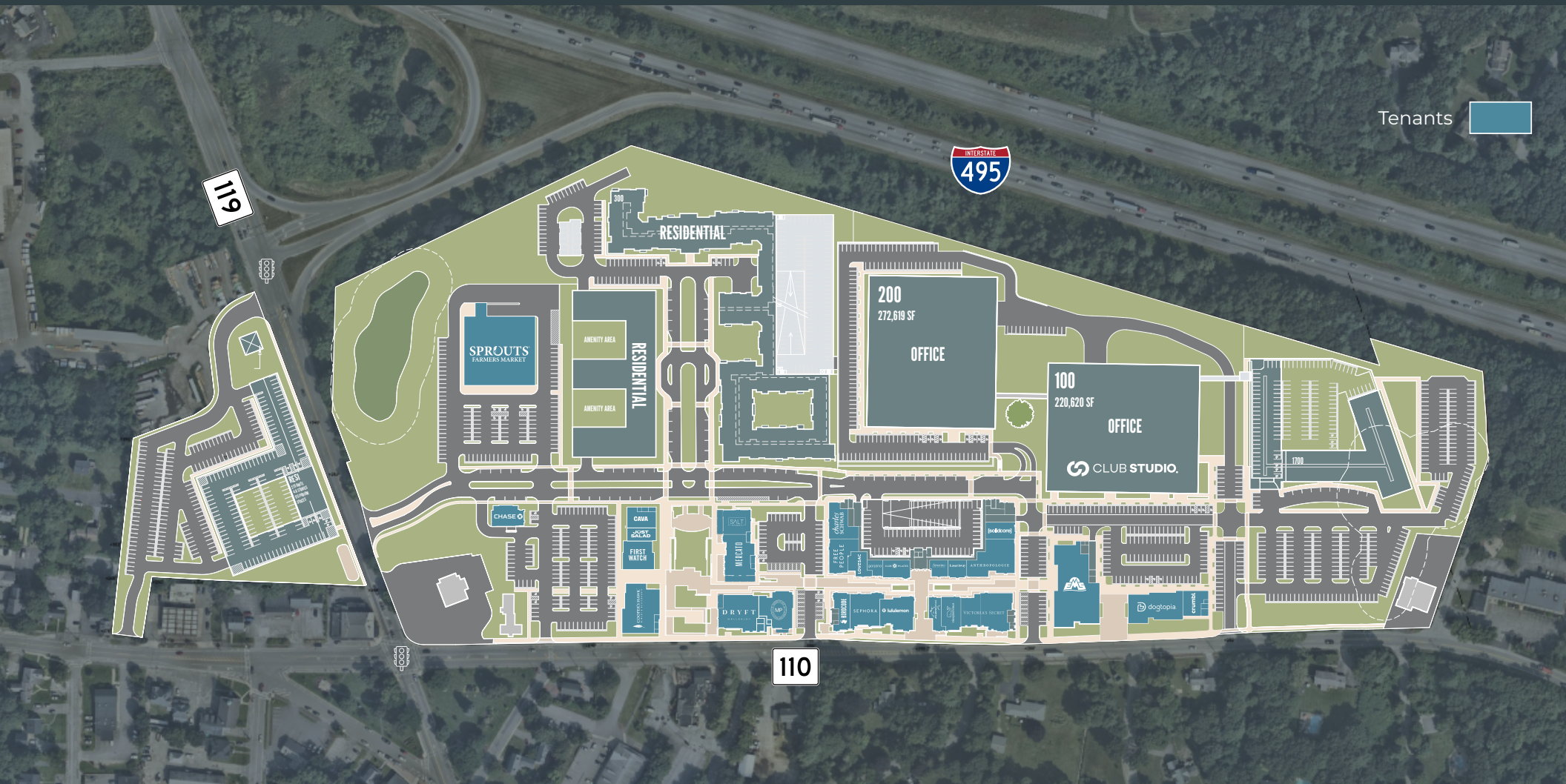
PROPERTY

King Street is a 2.3 million-square-foot, master-planned mixed-use development transforming 53 acres along a major north-south corridor west of Boston, MA.

Designed to become a premier regional destination, the project will address a significant retail gap with more than 115,000 square feet of specialty retail, restaurants, and lifestyle amenities, alongside multifamily residences, a flagship hotel, and expansive public gathering spaces. The development also repurposes the former IBM New England headquarters, creating new opportunities for commercial occupancy. Located minutes from commuter rail service to Boston and with convenient access to I-495 and Route 110, King Street is ideally positioned to serve surrounding suburban communities and travelers throughout New England. Its trade area includes approximately 200,000 residents, 150,000 daily employees, and a broad regional visitor base, making it a highly accessible destination for shopping, dining, entertainment, and community events.



LEASE PLAN



150K VPD ►

15 MIN DRIVE **135K** TOTAL POPULATION

Median House Income
\$225,000

Total Workforce
100,000

20 MIN DRIVE **260K** TOTAL POPULATION

Median House Income
\$195,000

Total Workforce
160,000

Chelmsford

KS
KING STREET

Littleton

Carlisle

Concord

Lexington

Maynard

Hudson

Boston

INTERSTATE 495

INTERSTATE 93

INTERSTATE 95

135K TOTAL POPULATION

Total Workforce
100,000

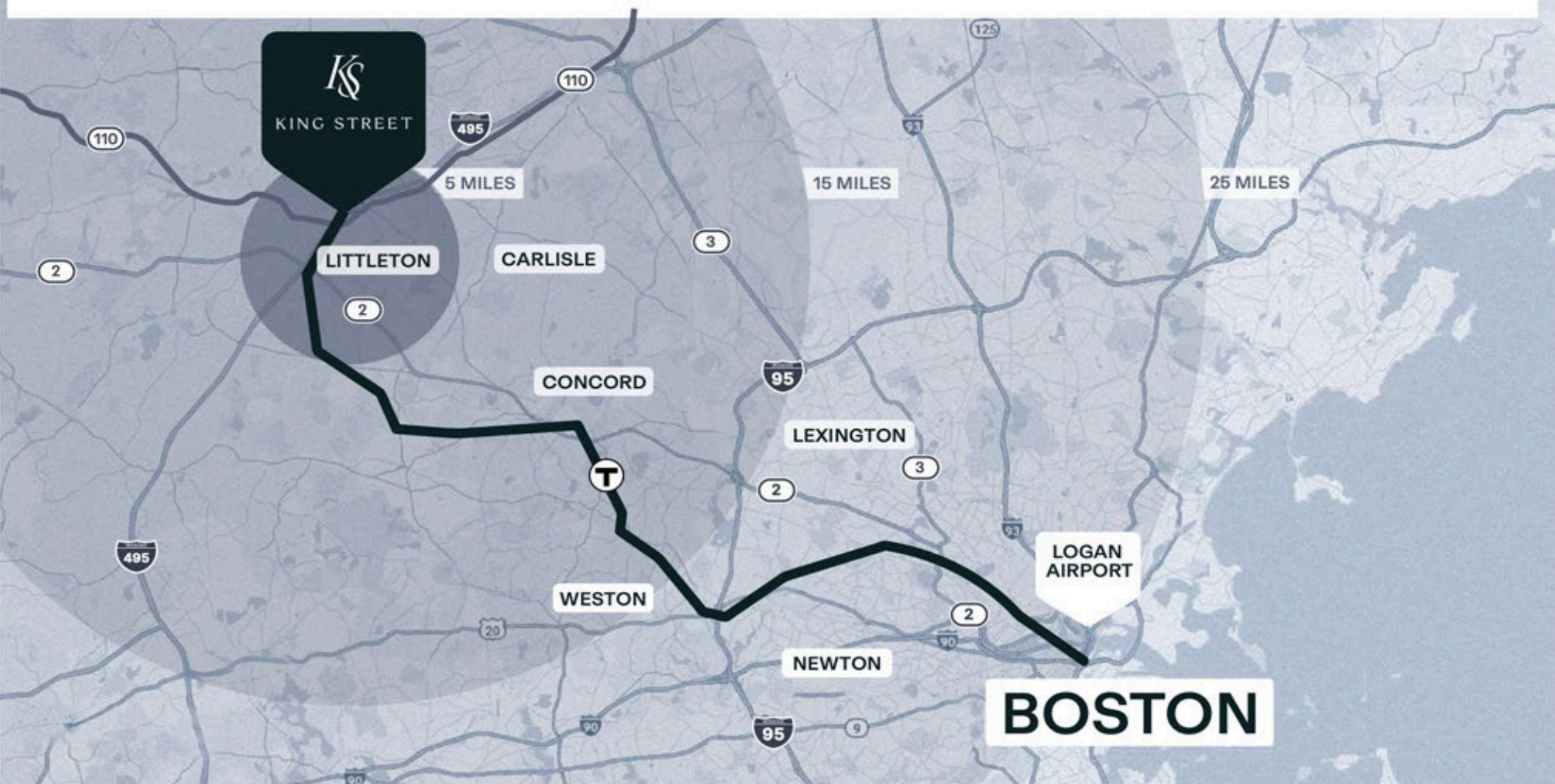
260K TOTAL POPULATION

Total Workforce
160,000

 ROUTE 2, 3, 110

 INTERSTATES 95, 495

 MBTA COMMUTER RAIL



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



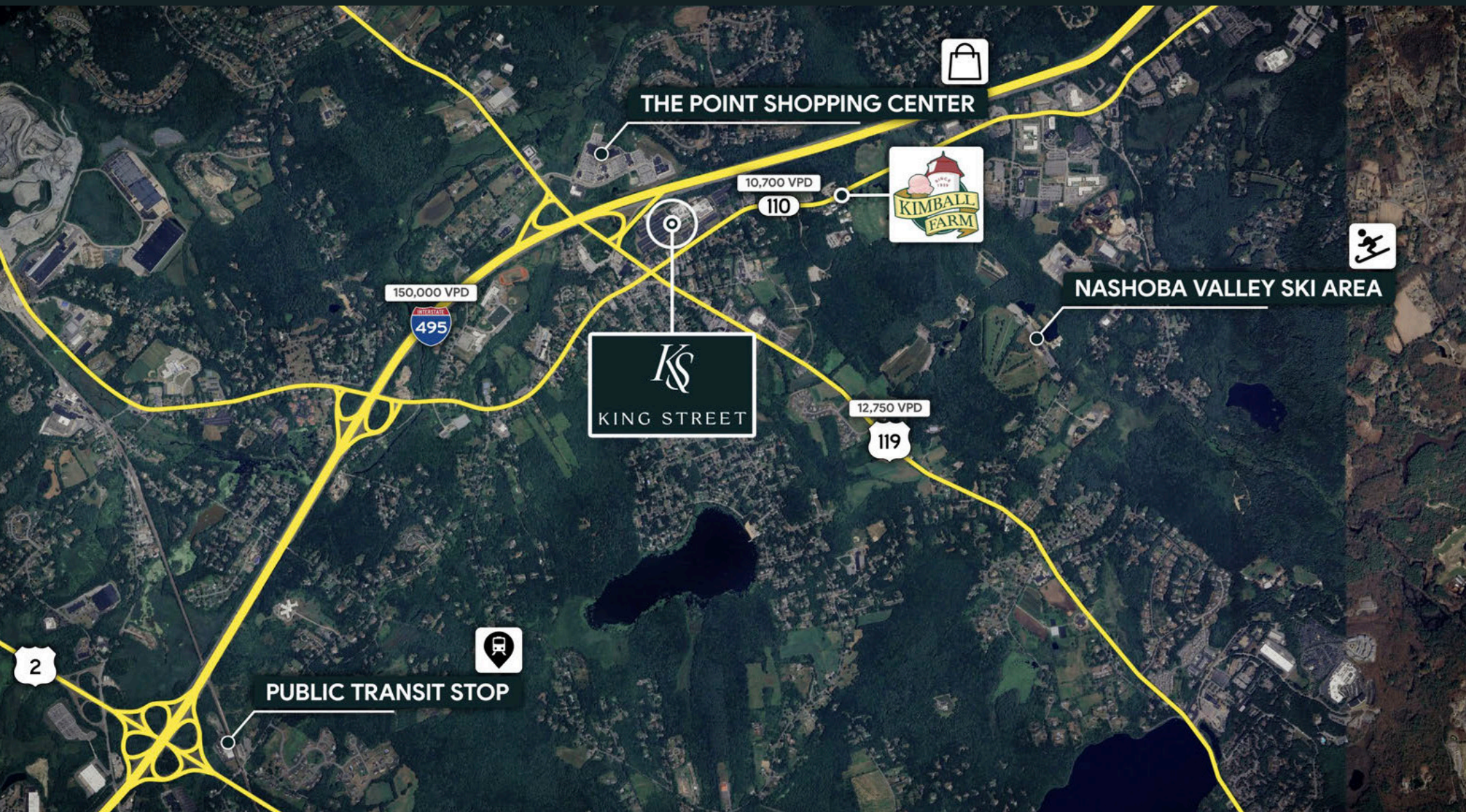
Public transit
to Boston
1 Hour



Drive
to seacoast
55 minutes



Proximity
to thriving
businesses



THE POINT SHOPPING CENTER



10,700 VPD

110



NASHOBA VALLEY SKI AREA

150,000 VPD



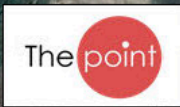
12,750 VPD

119



PUBLIC TRANSIT STOP

2



150,000 VPD



GREAT RD

12,750 VPD

KING ST (ROUTE 110)

10,700 VPD



KING STREET

LITTLETON, MA



Grossman Development Group, LLC

GROSSMAN DEVELOPMENT GROUP, LLC
405 COCHITUATE ROAD, SUITE 302
FRAMINGHAM, MA 01701
(508) 449-0600
WWW.GROSSMANRE.COM

LEASING CONTACT



JEREMY GROSSMAN
PRESIDENT
617-901-0857



PAUL GROSSMAN
VICE PRESIDENT
617-894-4313