

BAY STATE COMMONS

WESTBOROUGH, MA



Grossman Development Group, LLC

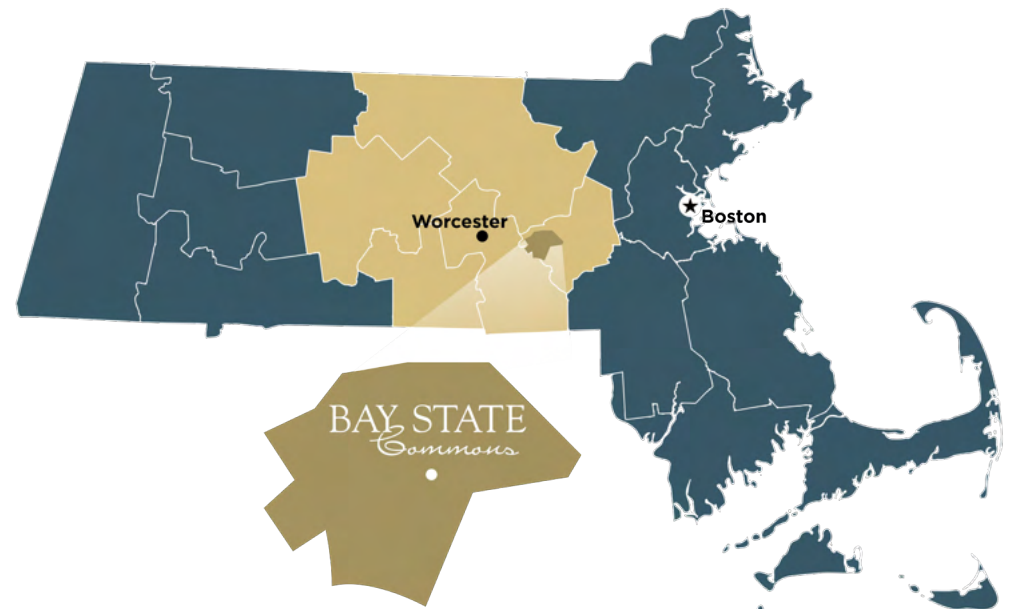


PROPERTY

Bay State Commons is in the heart of downtown Westborough, MA, a town at the intersection of the Mass Pike (I-90), I-495 and Route 9.

The 261,672 square foot property is strategically positioned at the intersection of heavily traveled Rt. 30 (24,700 ADT) and Rt. 135 (15,600 ADT), well connected to neighboring, densely populated bedroom communities. Westborough is one of the most desirable regional communities to live and work and has emerged as an important hub for office development with 35% of its employment devoted to the service sector.

Bay State Commons is dominated by an e-commerce resistant and service-oriented tenancy therefore maximizing retail sustainability. Anchored by one of the region's most respected grocer, Roche Bros., as well as an anchor fitness, medical and a thoughtful mix of dining options, Bay State Commons offers its consumers a unique downtown experience.





STRATEGIC LOCATION

135

9

Downtown
Westborough

BAY STATE
Commons

30

Hopkinton
6.7 miles



YEAR BUILT:
2007



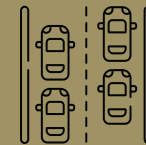
AREA
53.5 acres



SQUARE FOOTAGE
261,672



PARKING
1,050 spaces
(4 per 1,000)



TRAFFIC
rt 30: 24,700 ADT
rt 135: 15,600 ADT

KEY TENANTS



LEASING PLAN



DEMOGRAPHICS



**Trade Area
Population**

90,222



**Annual
Visitors**

1.3 million+



**Average Household
Income**

\$115,261



BAY STATE *Commons*

WESTBOROUGH, MA



CONTACT



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