

LAKEWAY COMMONS

SHREWSBURY, MA





PROPERTY

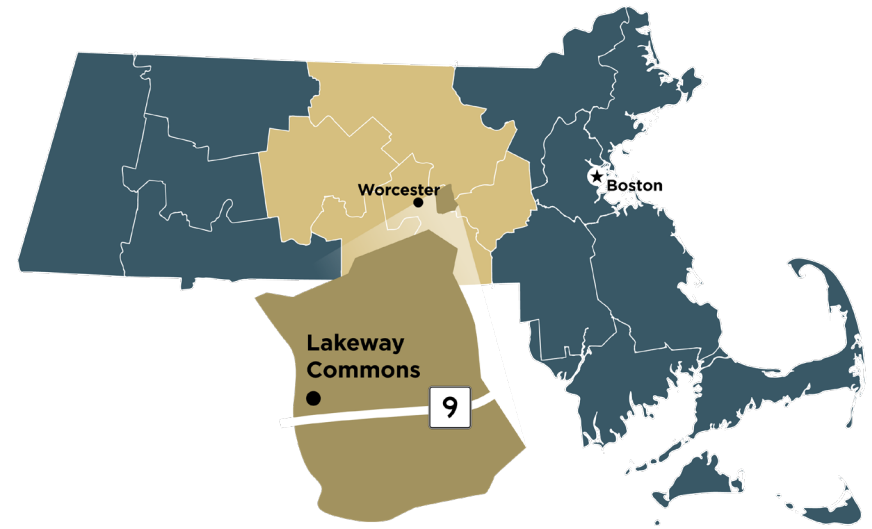
A premier destination for dining, shopping, lifestyle and amenities. Located in Shrewsbury, Massachusetts – Lakeway Commons is a mixed-use development comprised of 100,000 square feet of retail and anchored by a 50,000 square foot Whole Foods.

Shadow-anchored by 250 new, luxury apartments and 14 townhomes, Lakeway Commons has become the epicenter for necessity retail, services and unique dining. Tenants include Starbucks, Tavern in the Square, Burton's Grill, Orange Theory, Club Pilates, Dellaria Salon, and a new Nautical Bowls, opening Summer, 2023 (and so much more).

Lakeway Commons sits on the site of the former Spag's department store,

where for decades locals could find "Spag-tacular Values" and a nostalgic sense of community and place. Ideally located along Route 9 in Shrewsbury with more than 45,000 vehicles per day passing by the site, Lakeway Commons benefits from its immediate adjacency to the densely-populated City of Worcester and neighboring affluent bedroom communities of Westborough and Northborough. Within five miles, there are over 215,000 people with an average household income of \$73,800.

Small-shop leasing opportunities within the center range from 1,200 – 4,000 SF of space. Non-competitive services, retail and boutique dining concepts are targeted.



RETAIL MARKET





LAKEVIEW AVENUE

BOSTON-WORCESTER TURNPIKE

LAKEWAY COMMONS

WHOLE FOODS MARKET
50,000 SF
(INCLUDING 10,000 SF MEZZANINE)

CVS pharmacy

Tavern in the SQUARE
7,020 SF (UPPER LEVEL)
112 SPACES

the LASH LOUNGE
1,199 SF

NAUTICAL BOWLS
1,199 SF

RADIANT WAXING
1,199 SF

SHREWSBURY DENTISTRY
3,262 SF

CLUB PILATES
1,779 SF

DELLARIA
2,100 SF

ROCKLAND TRUST
3,000 SF

ATLANTIC POKE
1,199 SF

OrangeTheory FITNESS
3,189 SF

honeygrow
2,450 SF

AVAILABLE
1,430 SF

BURTONS
6,500 SF

VISIONWORKS
2,528 SF

UNIBANK
1,500 SF

ME
3,307 SF

SKINMD
1,711 SF

STARBUCKS
2,000 SF

207 SPACES

32 SPACES

34 SPACES

27 SPACES

4 GARAGES

CLUB

POOL/PATIO

TOWN OF SHREWSBURY FIRE STATION

PYLON

STOP

OUTDOOR SEATING AREA

OUTDOOR SEATING AREAS

LEASING PLAN





DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
POPULATION	87,292	219,748	302,392
HOUSEHOLD INCOME	\$80,730	\$81,898	\$90,149
DAYTIME POPULATION	125,420	252,633	324,633



LAKEWAY COMMONS

SHREWSBURY, MA



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