

NOBSCOT SHOPPING CENTER



AVAILABILITY	
PAD	2,400 sf
1	24,000—37,000 sf
2	1,500—13,500 sf
3	3,400 sf End Cap w/drive-thru

The information contained herewith has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs. 10-21-2011

NOBSCOT SHOPPING CENTER  
770 Water Street - Framingham, MA 01701



Nobscot Shopping Center is a well-positioned community shopping center located in north Framingham, near Sudbury, and approximately 2 miles from both Route 9 and Route 20. The surrounding community average household income exceeds \$128,000.

Plans call for a complete renovation already in process and re-tenanting of the property.

Leasing opportunities exist for tenants ranging from 1,500—37,000 square feet as well as a free-standing pad site that can accommodate up to 2,400 square feet.

- Strategically situated at the intersection of Water Street and Edgell Road
- Three distinct access points
- Excellent visibility
- Total GLA — 50,000 square feet
- Combined ADT — 25,300



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Conceptual renderings



AVERAGE DAILY TRAFFIC	
Route	Count
Water Street	15,200
Edgell Road	10,050

DEMOGRAPHICS			
Miles	Population	Avg. HH Income	Med HH Income
1	6,939	\$128,677	\$ 96,659
3	47,503	114,974	88,430
5	123,067	113,465	85,219

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