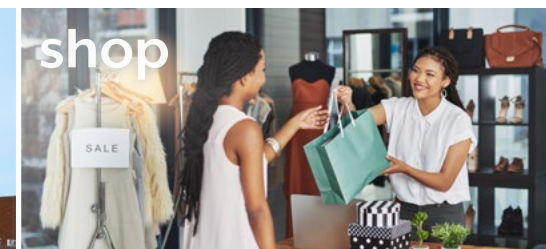


MAYNARD CROSSING



A GROCERY ANCHORED MIXED-USE DEVELOPMENT

SITE FEATURES



Total Retail GLA:
296,000 SF

Total Residential:
323 units

Land Size:
58 Acres

Parking:
5.1/1,000 SF

DESIGN AND CONVENIENCE MERGE TO BENEFIT SURROUNDING NEIGHBORHOODS

Vibrant mixed-use development featuring supermarket
and retail space, multifamily residential apartments, senior
independent living, commercial, medical, and health club space



MERCHANDISING PLAN

LEASING PLAN

- Total Retail GLA 296,000 SF
- Flexible footprints available
- Multiple restaurant opportunities with outside seating and ample parking
- Pedestrian friendly retail environment with walking paths to nearby schools
- Extremely visible signage directly on Route 27 and Route 117

BUILDING SF

R1:	68,951 SF
R2:	51,876 SF
R3:	55,787 SF
R4:	13,751 SF
R5:	10,051 SF
R6:	5,343 SF
R7:	5,987 SF
R8:	4,111 SF
R9:	12,143 SF
R10:	68,000 SF

HAWTHORN
RETIREMENT GROUP
143 Senior Independent
Living Units

LeCesse
DEVELOPMENT CORP
180 Multi-Family
Residential Units



MIXED-USE OVERVIEW



Conveniently located at the intersection of Route 27 and Route 117 in Maynard, MA; easily accessible by Route 128, Interstate 495, Route 2 and Route 20



3.4 miles from South Acton Commuter Rail



Over 300,000 employees and 18,000 companies within a 10 mile radius. Local population is growing over 4% per year.



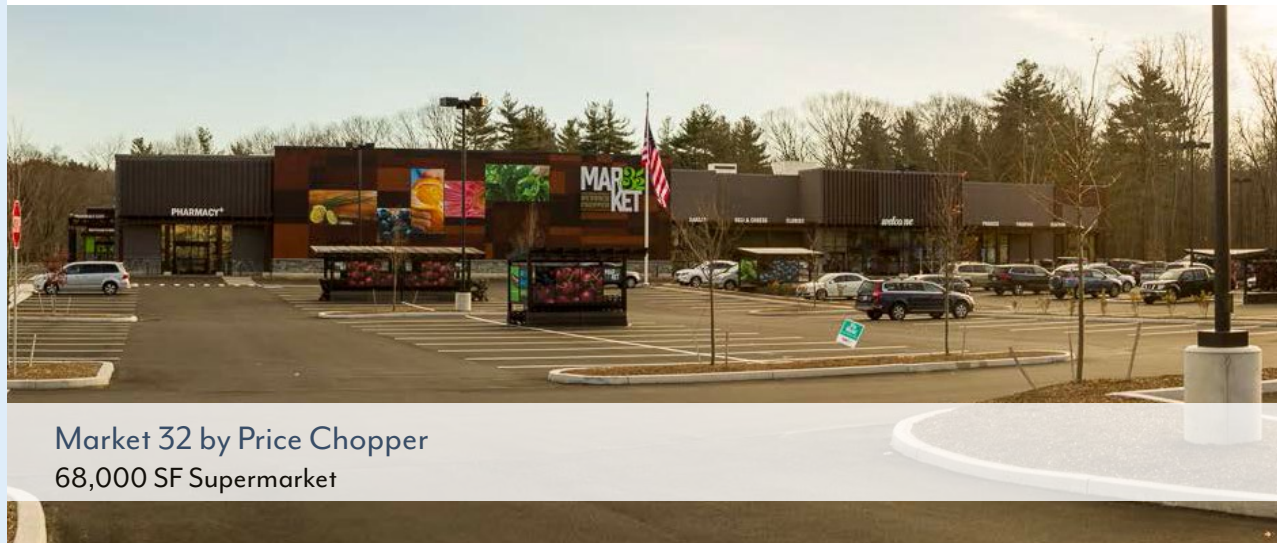
Grocery anchored by Market 32 and Starbucks with high daytime traffic



Site is adjacent and will be connected via footpath to all three Maynard public schools with approximately 1,500+ students and faculty



Grandville at Maynard by LeCesse Development Multifamily Residential Apartments
180 units

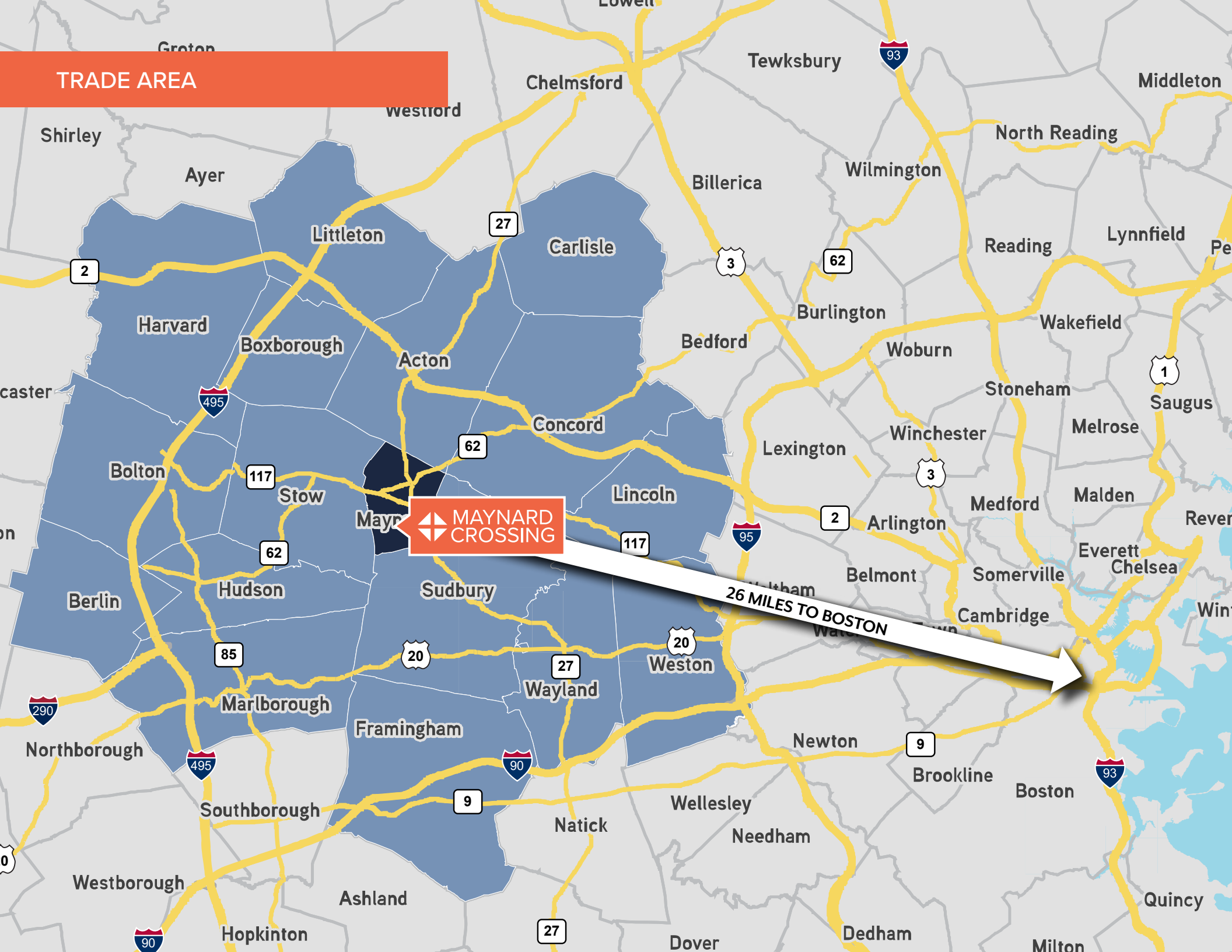


Market 32 by Price Chopper
68,000 SF Supermarket



Hawthorn Senior Independent Living Facility
143 units

TRADE AREA



DEMOGRAPHICS

DEMOGRAPHICS



	3-mile	5-mile	10-mile
Population	26,921	63,788	281,293
Daytime Population	7,801	25,907	180,136
Households	10,051	23,018	106,581
Median Household Income	\$108,755	\$117,614	\$100,339

HIGH INCOME SURROUNDINGS



Town	Median HH Income	Driving Distance
Weston	\$199,519	15 mins
Wayland	\$145,266	12 mins
Concord	\$134,036	12 mins
Sudbury	\$165,745	8 mins
Acton	\$125,635	10 mins

The median household income in Maynard is 29% higher than the Massachusetts average and 64% higher than National average. The income per capita in Maynard is 21% greater than the Massachusetts average and 54% greater than the national average. Maynard is surrounded by some of the Commonwealth's most affluent towns per capita, including Weston, Wayland, Concord, Sudbury and Lincoln.

CONSUMER SPENDING



	3-mile	5-mile	10-mile
Food away from home	\$34,141,291	\$75,049,432	\$331,424,983
Alcoholic beverages	\$5,882,420	\$12,943,515	\$56,829,167
Household furnishings and equipment	\$19,503,665	\$42,889,825	\$188,869,522
Plumbing supplies and equipment	\$116,420	\$256,998	\$1,130,382
Maintenance and repair services	\$19,159,047	\$83,406,472	\$83,406,472
Apparel and services	\$22,091,086	\$48,532,666	\$214,116,899
Footwear	\$4,417,775	\$9,698,757	\$42,932,899
Entertainment	\$33,870,648	\$74,516,620	\$327,852,394
Pets, toys, hobbies, and playground equipment	\$7,721,649	\$16,986,981	\$74,936,081

LOCATION & ACCESS



Mill & Main



South Acton Station

Green Meadow
Elementary School

Fowler School

Maynard High
School

117

10,619 ADT

▲▲ MAYNARD
▼▼ CROSSING

27

16,970 ADT

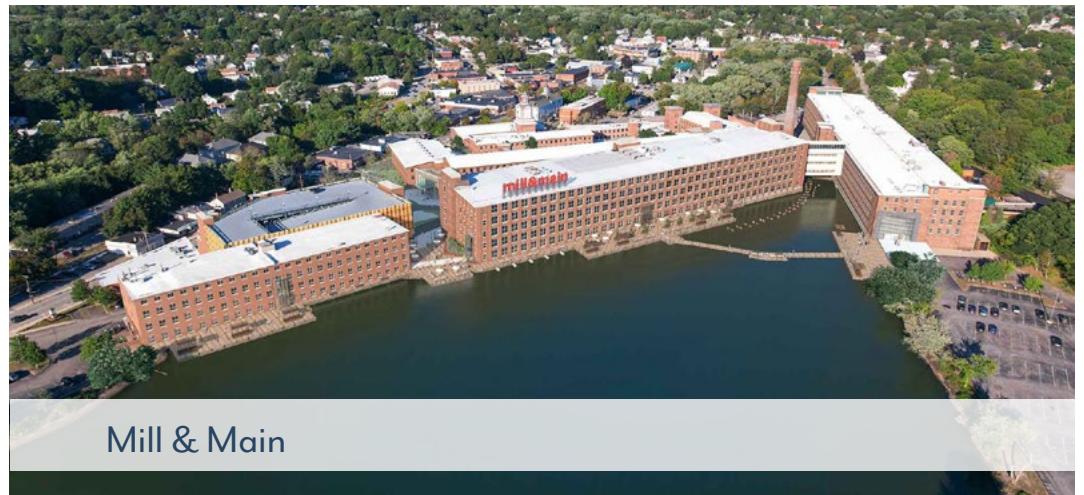


Fully
signalized
intersection

ABOUT MAYNARD



Maynard is located 26 miles west of Boston at the convergence of three Massachusetts routes: 27, 117, and 62. It's located nearly equidistant from Interstate 495 (exit 27, 7 miles) to the west and Interstate 95 to the east (12 miles, exit 26 to route 117). Located 3.5 miles south of Massachusetts Route 2 (exit 42/43). Maynard is home to 70+ technology, service and manufacturing companies.



Mill & Main

Mill & Main is a dynamic venture envisioned to foster entrepreneurial drive, creative pursuits and community ties. 1.1 million square feet of office space features sprawling, flexible layouts with 16' ceilings. Brick and beam office spaces and eclectic common areas are complemented by the mill pond and landscaped gardens throughout the campus. A 50-acre campus just 25 miles west of Boston, Mill & Main is a collaborative catalyst for growth destined to resonate for generations to come.

RETAIL TRADE AREA



MAJOR EMPLOYERS

Raytheon

Emerson Hospital

STARMET
Metallurgical Excellence

Stratus
Technologies

**BYTE STREAM
DATA SYSTEMS**

SeaChange

**Methods
Machine
Tools Inc**

Welch's
FAMILY FARMER OWNED

**HAMILTON
BROOK SMITH
REYNOLDS**
Intellectual Property Law

**Caring
Companion**
Home Care



**US Army Corps
of Engineers®**



HAARTZ®

HOLOGIC®
The Science of Sure

**MARKET
ON.**

BOSE®

**Boston
Scientific**

genzyme
A SANOFI COMPANY



THE DEVELOPERS



Capital Group Properties is a full service real estate development company headquartered in Southborough, Massachusetts. Capital Group Properties specializes in the permitting, construction and property management of commercial, residential, retail, and industrial developments throughout Massachusetts. Retail projects currently completed include Northborough Crossing – Phase II, Oxford Crossing and Whites Crossing in Southborough, MA



Oxford Crossing
Oxford, MA



LeCesse Development Corp. is a multi-state developer and owner of multifamily properties across the eastern United States, with over \$2.5 billion of completed income producing projects. As a well-respected real estate developer, LeCesse's award winning properties have maintained a reputation for quality in design and construction. Currently headquartered in Altamonte Springs, FL, LeCesse Development is focused on the ground-up development of multifamily communities, partnering with institutional equity partners from across the country.

LeCesse's main focus is delivering a high quality product with sensitivity to the lifestyles, needs, and comfort of residents, accompanied by high quality returns to investment partners. LeCesse's historical consistency of quality, service, and integrity continues to benefit investors, employees, residents, and shareholders.



GrandeVille at Jubilee Park | Multifamily
6850 Merryvale Lane, Orlando, FL



Developing senior living options is not only about construction and design, but about bringing people together and establishing a real sense of community, connection, and friendship. In 2000, a group sharing these ideals formalized Hawthorn Retirement Group to pursue the development and operation of senior communities throughout the U.S. and abroad.

The present group of Hawthorn owners and operators are continuing a legacy of quality while providing housing and health support services to seniors around the world. As Hawthorn continues to develop and manage senior communities, its members continue to draw from its roots while building new concepts and designs for the future in senior living.



The Highlands Gracious Retirement Living
129 E Main Street, Westborough, MA



MAYNARD CROSSING

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