

BAY STATE COMMONS

WESTBOROUGH, MA



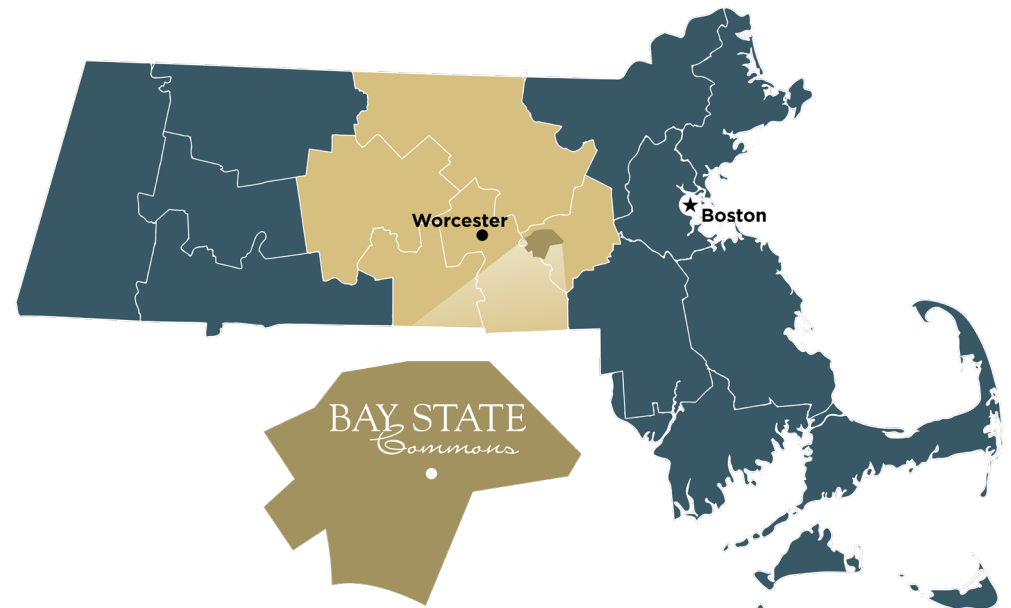


PROPERTY

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 an anchor furniture tenant, medical and a thoughtful mix of dining options, Bay State Commons offers its consumers a unique downtown experience.





STRATEGIC LOCATION

Shrewsbury 6 miles

135

Traffic Volume
15,600

Downtown
Westborough

9

BAY STATE
Commons

30

Traffic Volume
24,700

Hopkinton 6 miles



YEAR BUILT:

2007



AREA

53.5 acres



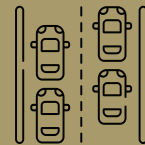
SQUARE FOOTAGE

261,672



PARKING

1,050 spaces
(4 per 1,000)



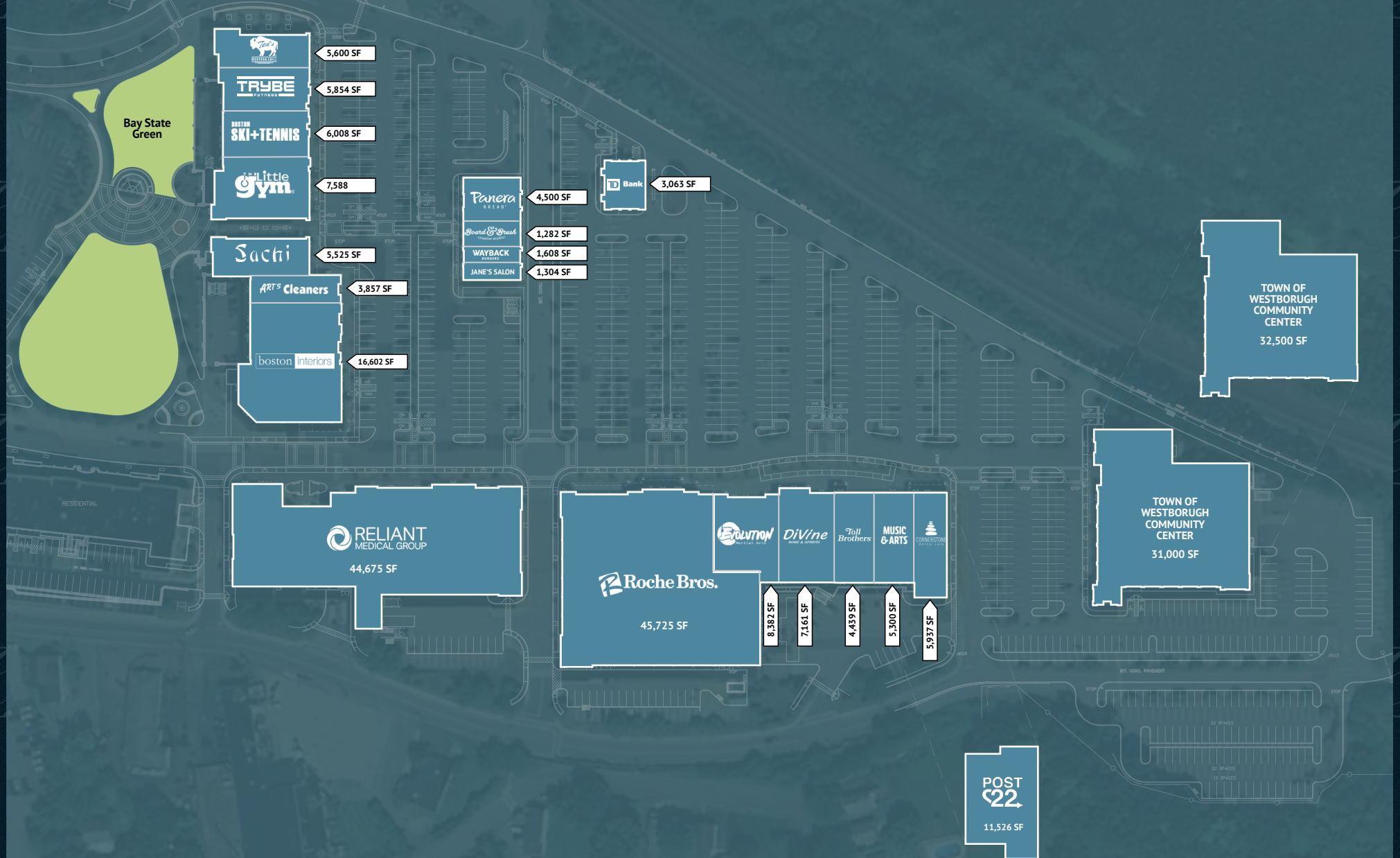
TRAFFIC

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



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