

Cochituate Commons, Wayland MA



Former Cochituate Motors property redeveloped into a first class 10,181 square foot neighborhood retail center. The site offers excellent visibility and is strategically positioned at the intersection of Routes 27 and 30. The property offers many convenient amenities to potential customers and has been welcomed as a positive addition to the Cochituate community.



LOCATION

44 Main Street
Wayland, MA 01778

100% OCCUPIED

ASSET CLASS

Retail

TOTAL GLA

10,189 SF

DETAILS

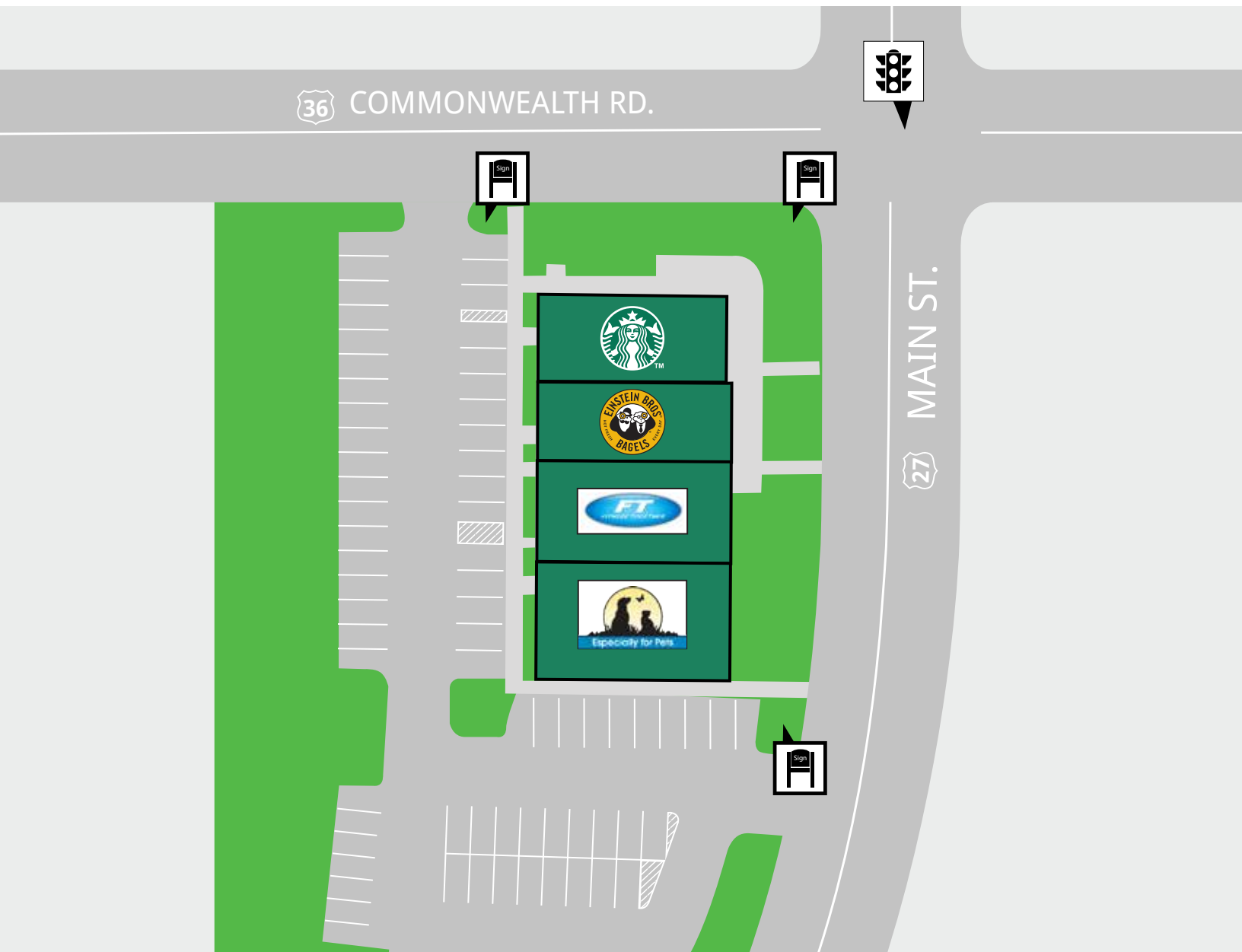
- 83 spaces
- Traffic Count: 37,000 ADT

Tenants



TENANT ROSTER

1. Starbucks	1,633 SF
2. Einstein Bagels	2,323 SF
3. Especially for Pets	4,693 SF
4. Fitness Together	1,540 SF



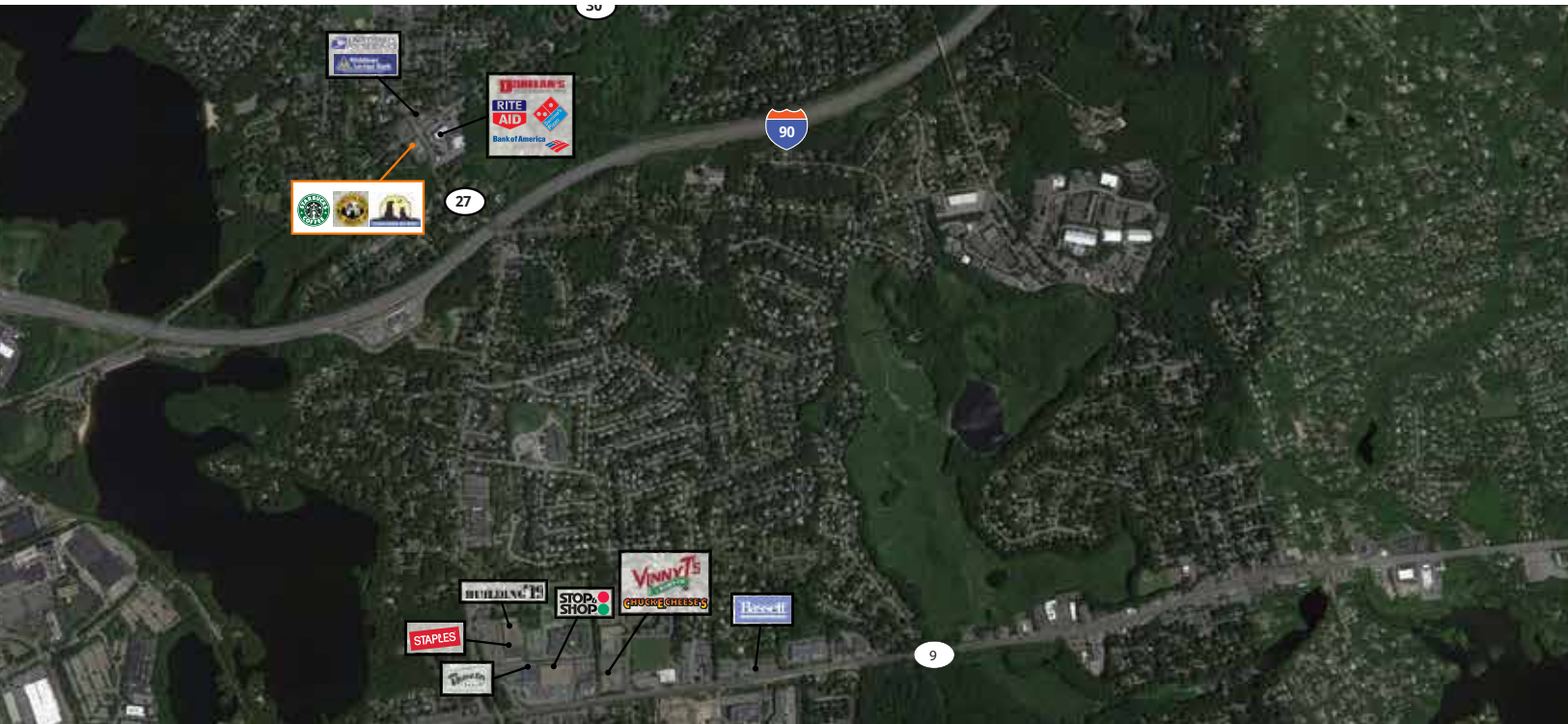
Location

44 Main St, Wayland, MA, 01778



NEARBY BUSINESSES

1. Donelan's
2. TD Bank
3. Bank of America
4. Middlesex Savings Bank
5. USPS



Demographics

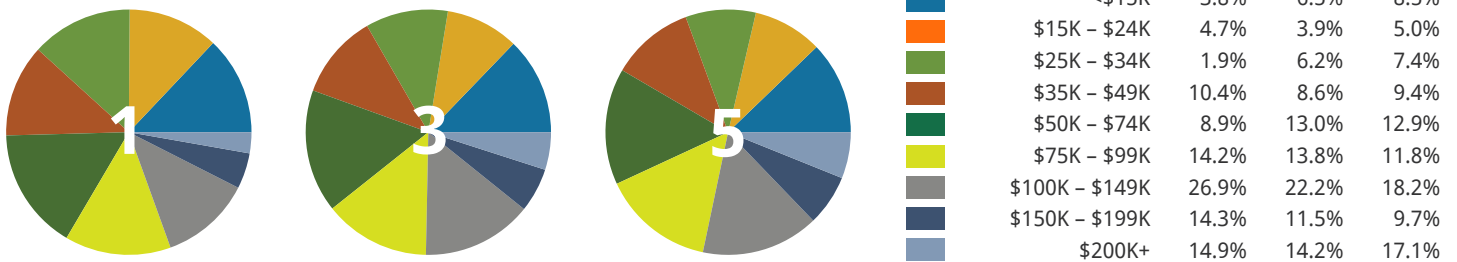
JONATHAN HUEBER, Director of Acquisitions
 main: (508) 655-0505 • direct: (781) 916-8683 • fax: (781) 890-6600
jwhueber@crosspointassociates.com



SUMMARY

	1 MILE			3 MILE			5 MILE		
	2010	2013	2018	2010	2013	2018	2010	2013	2018
Population	6,372	6,419	6,704	58,155	59,566	62,288	138,448	141,286	146,932
Households	2,389	2,420	2,536	22,737	23,381	24,504	51,499	52,678	54,904
Families	1,692	1,710	1,784	15,756	16,141	16,826	34,975	35,727	37,114
Average Household Size	2.64	2.62	2.61	2.54	2.53	2.52	2.54	2.54	2.54
Owner Occupied Housing Units	1,944	1,972	2,076	17,225	17,742	18,706	35,416	36,457	38,463
Renter Occupied Housing Units	445	448	459	5,512	5,638	5,798	16,082	16,222	16,441
Median Age	43.3	44.1	45.1	41.8	42.5	43.2	40.1	40.7	41.3

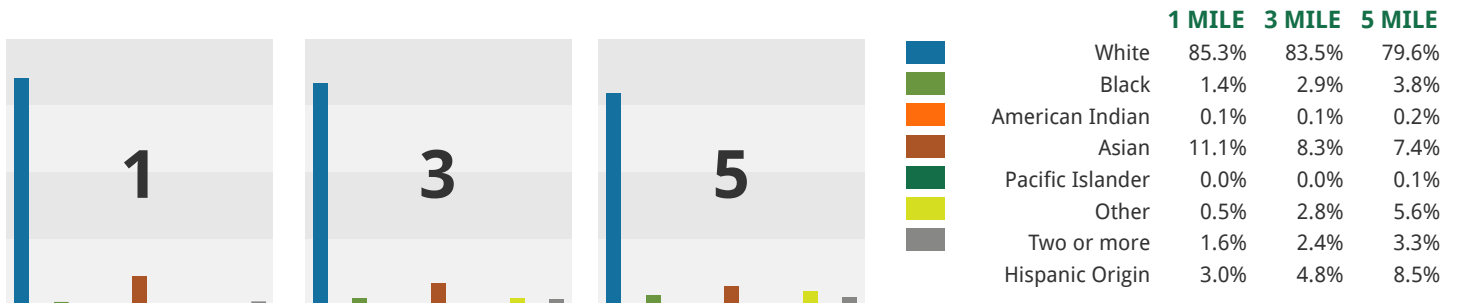
2013 HOUSEHOLD INCOME



POPULATION BY AGE

	1 MILE			3 MILE			5 MILE		
	2010	2013	2018	2010	2013	2018	2010	2013	2018
0 - 4 years	6.2%	5.7%	5.6%	6.6%	6.1%	5.9%	6.2%	5.8%	5.6%
5 - 9 years	7.3%	7.0%	6.7%	7.1%	7.1%	6.8%	6.7%	6.6%	6.5%
10 - 14 years	7.2%	7.7%	7.9%	6.9%	7.4%	7.7%	6.8%	7.1%	7.4%
15 - 19 years	6.1%	6.3%	6.5%	5.8%	6.0%	6.3%	7.3%	7.5%	7.5%
20 - 24 years	3.4%	4.1%	4.2%	3.7%	4.5%	4.5%	5.8%	6.3%	6.1%
25 - 34 years	7.9%	7.2%	7.3%	10.0%	9.2%	9.0%	10.6%	9.9%	9.6%
35 - 44 years	14.6%	13.3%	11.6%	15.0%	13.6%	12.1%	14.1%	12.9%	11.9%
45 - 54 years	17.6%	16.6%	15.6%	16.9%	16.5%	15.4%	16.0%	15.5%	14.4%
55 - 64 years	13.0%	14.3%	15.2%	12.9%	13.7%	14.5%	12.1%	12.9%	13.7%
65 - 74 years	7.2%	8.0%	10.1%	7.5%	8.3%	9.9%	7.0%	7.9%	9.4%
75 - 84 years	5.7%	5.6%	5.5%	5.3%	5.2%	5.2%	4.9%	4.8%	5.0%
85+ years	3.9%	4.1%	3.7%	2.3%	2.5%	2.6%	2.6%	2.7%	2.8%

2013 POPULATION BY RACE



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.