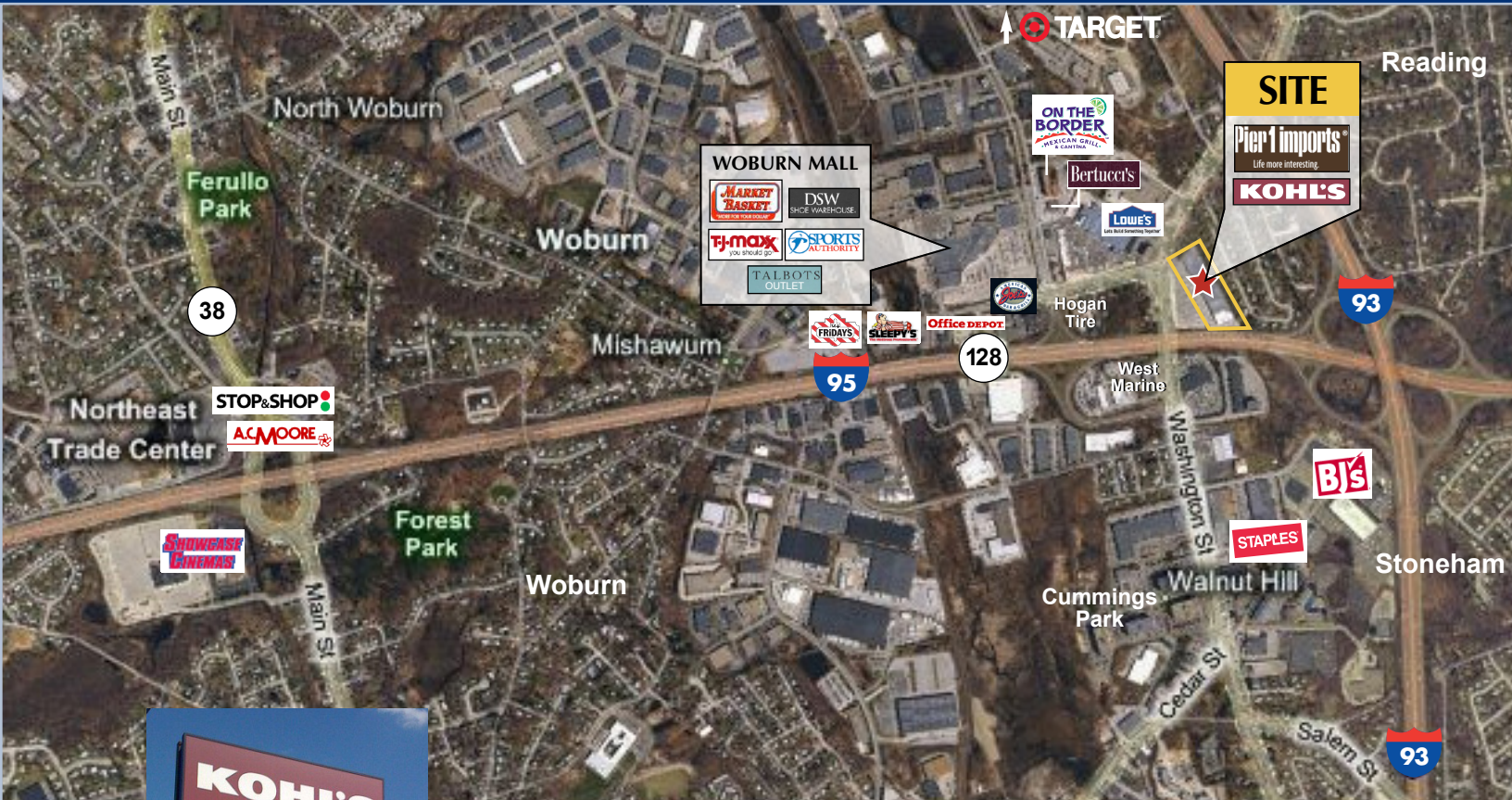


Woburn, Massachusetts

425 WASHINGTON STREET



**4,523 SF and 10,317 SF –
Can Be Combined for 14,840 SF**

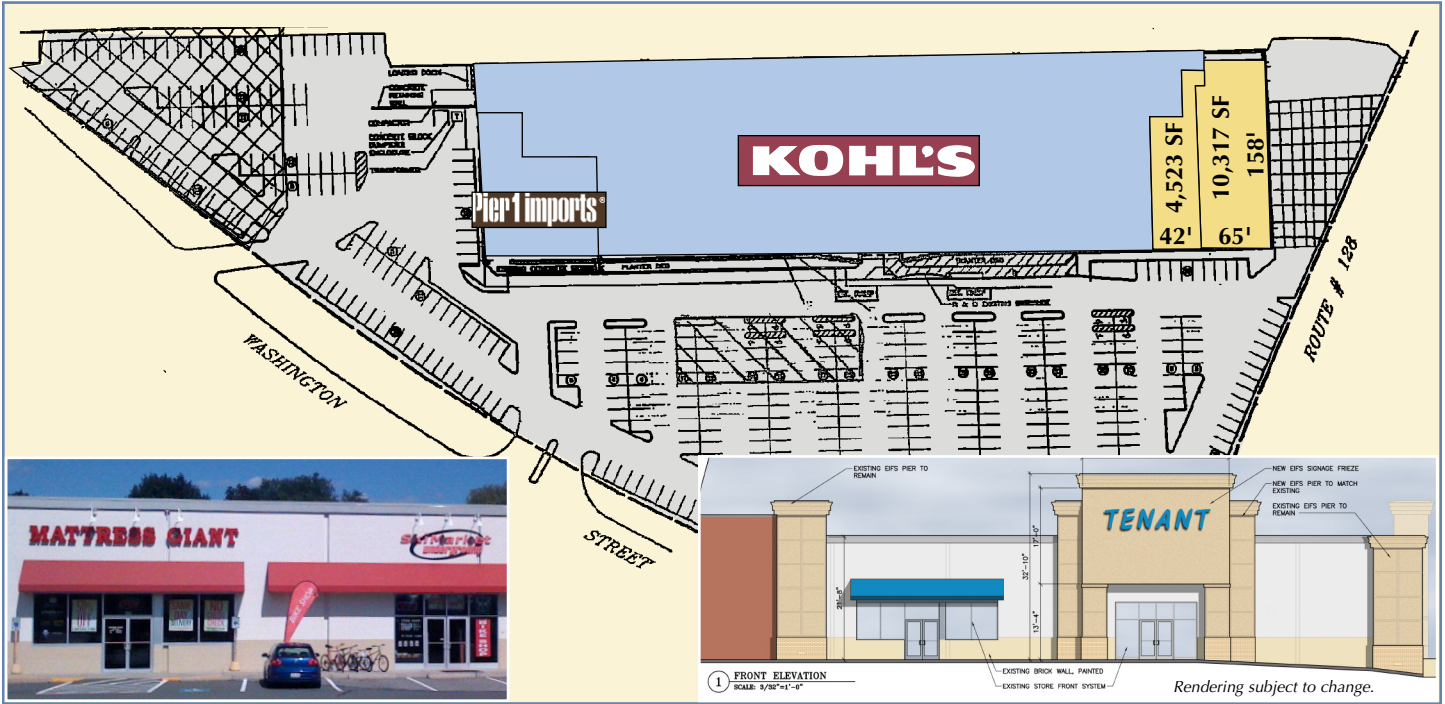
10,317 SF up to 14,840 SF available with Kohl's and Pier One Imports. The center has an oversized pylon sign visible to over 100,000 cars daily on Route 128/95 and over 197,980 people living within three miles. This highly visible, well established shopping center has a signalized entrance, easy access and an abundance of parking. It is located directly off of Route 128/95 and adjacent to Lowe's and the Woburn Mall.

**Powers &
Company**

Representing Retail Landlords Throughout New England

Woburn, Massachusetts

425 WASHINGTON STREET



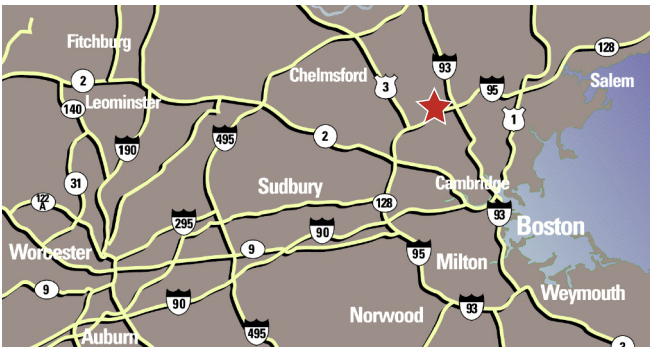
Specifications

Location	425 Washington Street, Woburn, MA
GLA	119,225 SF
Anchors	Kohl's, Pier One, Mattress Giant
Zoning	Business Neighborhood B-N
Parking	540 Spaces
ADT	Washington Street 38,800 cars 100,000+ for 128/95



Tenants	Square Footage
Pier One	10,000 SF
Kohl's	94,385 SF
Available (Mattress Giant): 42' of Frontage	4,523 SF
Available (Former Ski Market): 65'x158'	10,317 SF

Demographics	3 Miles	5 Miles	7 Miles
Population Estimate '09	86,297	197,988	448,177
Average HH Income	\$89,985	\$102,532	\$96,149



For more information or to schedule a tour, please call or e-mail Mary Powers at 781-334-4661, powers.co@verizon.net or Leslie Cotter at 781-883-8464, leslianncotter@yahoo.com

Powers & Company

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