



SIZE

89,952 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	3,442	31,167	94,315
Households	1,229	11,402	35,554
Median HH Income (\$)	185,363	157,466	133,692

MAJOR TENANT(S)

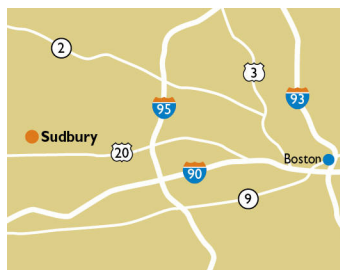
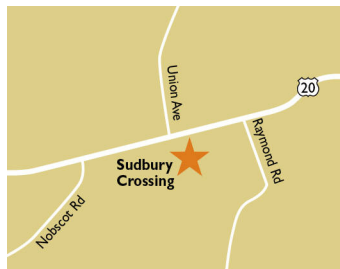
T.J.Maxx
The Goddard School
Dollar Tree

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

421-437 Boston Post Road | Sudbury, MA 01776

PROPERTY HIGHLIGHTS

- Anchored by T.J. Maxx
- Other national tenants include Dollar Tree, Pearl Vision, Domino's and Fitness Together
- Located at the intersection of Boston Post Road (18,200 VPD) and Union Avenue in Sudbury
- More than 31,100 residents in the three-mile radius with an average household income over \$195,400



SUDBURY CROSSING

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SPACE	TENANT	SQ. FT.
01	Pearle Vision	1,688 SF
02A	Pro Nails	1,050 SF
02B	Domino's Pizza	1,062 SF
03	El Basha Grill, Restaurant & Bar	2,125 SF
04	D & V Spa	2,125 SF
05	Sudbury Med Spa	4,275 SF
07	Selections Boutique	2,125 SF
08	T.J.Maxx	32,122 SF
09	AVAILABLE	5,350 SF
10	Fitness Together	3,500 SF
11	AVAILABLE	2,500 SF
12	AVAILABLE	4,615 SF
13	Dollar Tree	11,760 SF
15	The Goddard School	14,630 SF
16	Debby's Drive-Thru	
17	Big Picture Framing	1,025 SF
TOTAL SQ. FT.		89,952

SITE LEGEND	
 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

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Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Sudbury Crossing Sudbury, MA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	3,442	31,167	94,315
	2027 Projected Population	3,623	31,295	94,242
	2010 Census Population	2,681	28,826	89,068
	2000 Census Population	2,486	28,148	86,942
	1990 Census Population	2,191	26,740	81,403
	Historical Annual Growth 1990 to 2000	1.27%	0.51%	0.66%
	Historical Annual Growth 2000 to 2010	0.76%	0.24%	0.24%
	Estimated Annual Growth 2010 to 2022	1.98%	0.61%	0.45%
	Projected Annual Growth 2022 to 2027	1.03%	0.08%	-0.02%
	Median Age	48.1	47.6	45.4
Households	Q2 2022 Estimated Households	1,229	11,402	35,554
	2027 Projected Households	1,296	11,436	35,497
	2010 Census Households	947	10,543	33,581
	2000 Census Households	852	10,187	32,685
	1990 Census Households	775	9,281	29,858
	Historical Annual Growth 1990 to 2000	0.95%	0.94%	0.91%
	Historical Annual Growth 2000 to 2010	1.07%	0.34%	0.27%
	Estimated Annual Growth 2010 to 2022	2.06%	0.62%	0.45%
	Projected Annual Growth 2022 to 2027	1.07%	0.06%	-0.03%
	Population per Household	2.75	2.70	2.58
Population by Race	White	83.7%	82.6%	78.1%
	Black or African American	0.5%	1.8%	2.7%
	Asian & Pacific Islander	9.3%	7.8%	9.1%
	Other Races	3.9%	4.0%	4.8%
	Hispanic Population	2.6%	3.8%	5.4%
Income	Average Household Income	\$235,041	\$195,409	\$175,643
	Median Household Income	\$185,363	\$157,466	\$133,692
	Per Capita Income	\$85,165	\$72,138	\$67,423
Education (Age 25+)	Elementary	0.2%	1.1%	1.9%
	Some High School	0.8%	1.3%	1.6%
	High School Graduate	8.1%	10.8%	14.0%
	Some College	7.7%	9.3%	11.3%
	Associates Degree Only	3.2%	4.9%	5.1%
	Bachelors Degree Only	32.4%	35.2%	33.2%
	Graduate Degree	47.5%	37.4%	33.0%
Business	Number of Businesses	248	804	3,251
	Total Number of Employees	3,169	13,415	60,160
	Employees per Business	12.78	16.69	18.50
	Residential Population per Business	13.87	38.78	29.01

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.