

WAYLAND TOWN CENTER RETAIL & RESTAURANT OPPORTUNITIES



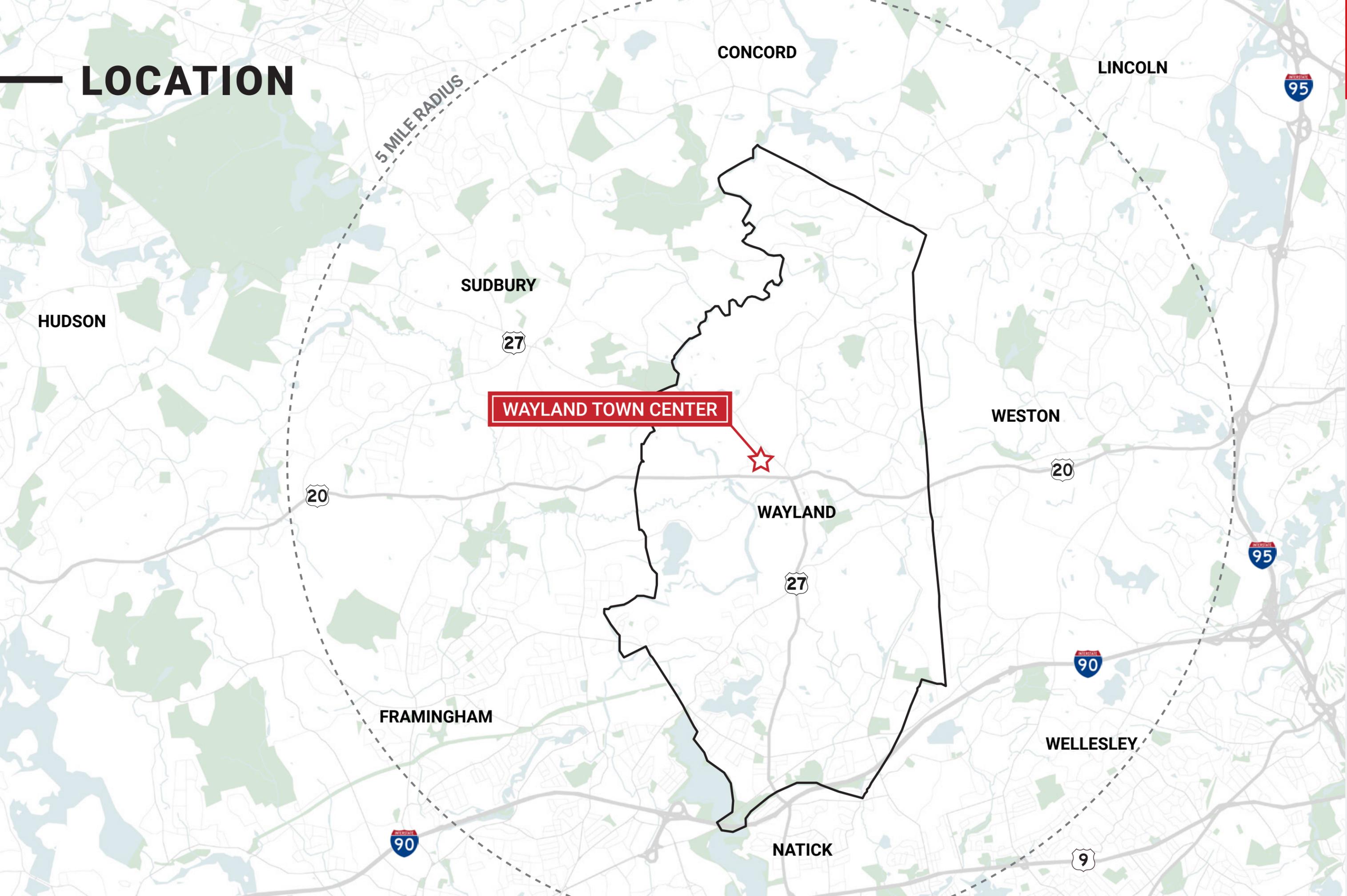
PROJECT ORIENTATION

Wayland Town Center sits at the intersection of US 20 and MA Route 27, in one of the most desirable trade areas in Greater Boston, located at the cross-roads of Wayland, Sudbury, and Weston. Under new ownership for the first time in over a decade, Wayland Town Center is being reimaged as a modernized retail and community destination.

Already boasting a unique range of recreation, service, and neighborhood retail uses, Graffito is seeking best-in-class restaurants and retailers to fill current vacancies. These new tenancies will complement planned upgrades to the project's open spaces, new branding, signage, and wayfinding systems, as well as the extension of the adjacent Mass Central Rail Trail.



LOCATION



BY THE NUMBERS



87,400

population within
five-mile radius



\$243,900

average house income
within five-mile radius



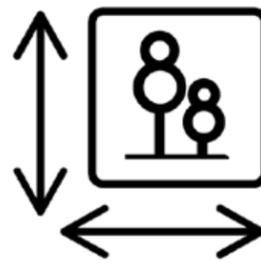
1,000

parking spaces at
Wayland Town Center



31,400

vehicles per day at junction
of routes 20 and 27



5

acres of open
green space at WTC



63

miles of multi-purpose
rail trail access

SITE MAP

| UNIT | TENANT | SF | UNIT | TENANT | SF |
|------|------------------------|--------|-------|-----------------------------|--------|
| 1 | Stop & Shop | 45,000 | 18 | Available | 1,870 |
| 2 | Sperry's Liquors | 2,000 | 19 | Joint Ventures PT | 4,545 |
| 3 | Available | 900 | 20 | Elements Therapeutic | 2,065 |
| 4 | Available | 1,266 | 21 | Spark Salon | 1,866 |
| 5 | The Stretch Zone | 1,156 | 22 | Takara | 3,900 |
| 6 | Earthwise Pet | 1,784 | 23 | The Local Restaurant | 6,000 |
| 7 | Femiluxe Nails | 1,820 | 24 | Middlesex Savings Bank | 2,400 |
| 8 | Almaari Jewelers | 2,000 | 25 | X Golf | 4,639 |
| 9 | Chocolate Therapy | 1,207 | 26 | Ace Hardware | 13,000 |
| 10 | btone Fitness | 1,630 | 27-28 | ADA Veterinary Clinic | 5,174 |
| 11 | Available | 4,085 | 29 | West Coast Cabinets | 1,559 |
| 12 | Simply Dental & Ortho | 2,995 | 30 | Pediatric Dental of Wayland | 1,816 |
| 13 | AP Derm | 3,697 | 31 | Boston United Volleyball | 15,000 |
| 14 | Available | 2,000 | 32 | Beth Israel Deconess Med | 5,138 |
| 15 | Giacomo's Restaurant | 3,259 | 33 | Available | 3,000 |
| 16 | Available | 1,177 | 34 | Forever Slender | 1,183 |
| 17A | New England Family Eye | 2,064 | 35 | Jason A. Boch DMD | 1,701 |
| 17B | Available | 3,010 | 36-37 | Wayland Personal Physicians | 4,125 |
| 17C | Life Techs | 2,021 | 38 | Available | 1,171 |



SECOND FLOOR



RETAIL OPPORTUNITIES



SITE CONTEXT



WAYLAND COMMUNITY CENTER

WAYLAND TOWN CENTER

STOP & SHOP

WAYLAND PUBLIC LIBRARY

US POSTAL SERVICE

TERRAIN

CVS

RUSSELL'S GARDEN CENTER

27 OLD SUDBURY ROAD

20 BOSTON POST ROAD

MASS CENTRAL RAIL TRAIL

View of retail spaces 3 and 4
from Andrew Avenue





View of retail space 11 from
Andrew Avenue

Interior of fully built-out retail space 14



View of retail space 17B
from Andrew Avenue





Interior of retail space 17B

LET'S TALK

This is a rare opportunity to join one of Greater Boston's best located retail clusters, where new ownership will soon deliver updated signage on Routes 20 and 27, a slew of public realm improvements across the site, and a range of new retail, food, and beverage uses.



GRAFFITO

Jesse Baerkahn
jesse@graffito.com
617.669.6171

Angela VanArsdale
angela@graffito.com
978.766.5142

Dave Downing
dave@graffito.com
617.401.2872