

# WAYLAND TOWN CENTER RETAIL & RESTAURANT OPPORTUNITIES





# PROJECT ORIENTATION

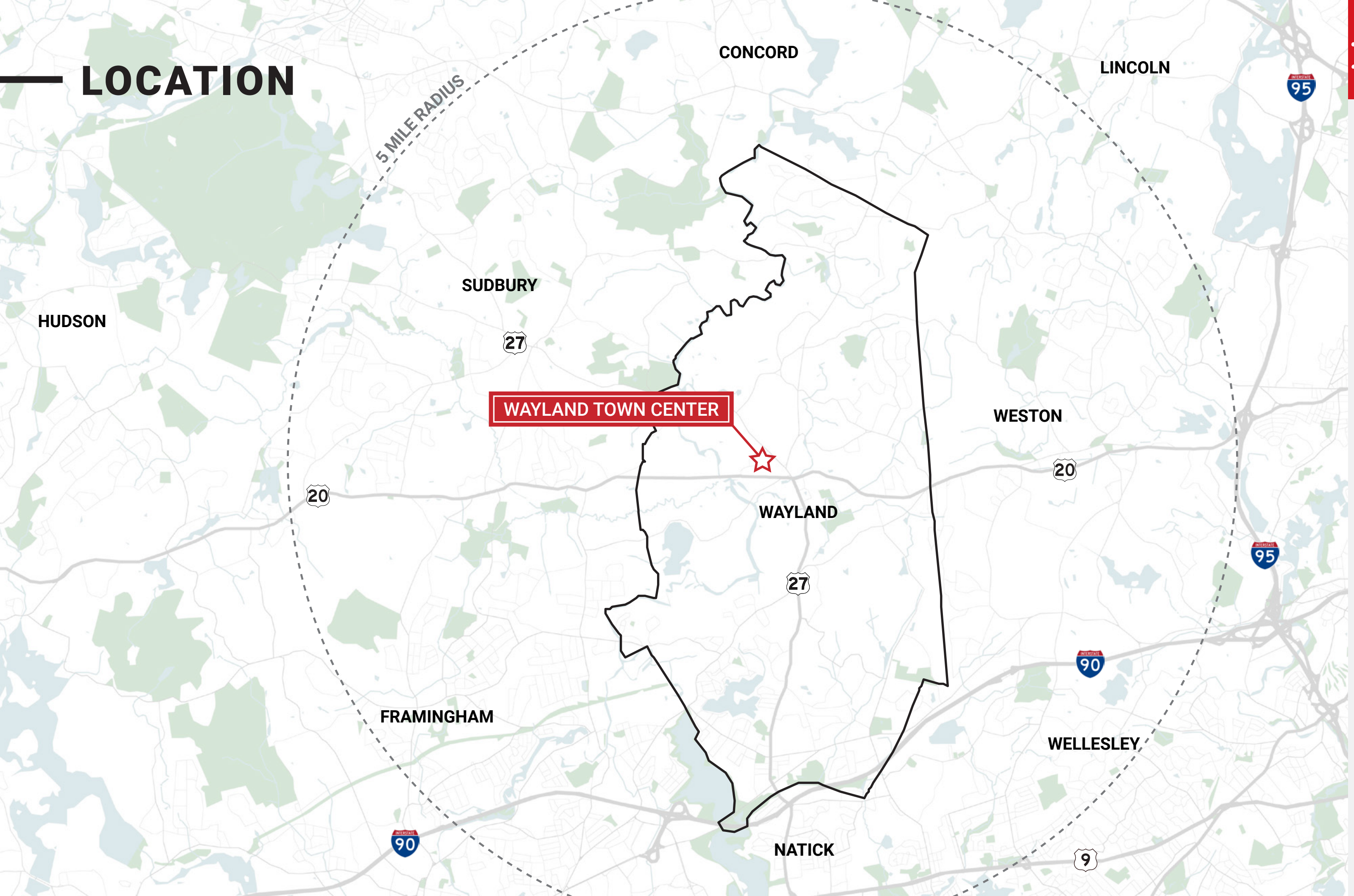
Wayland Town Center sits at the intersection of US 20 and MA Route 27, in one of the most desirable trade areas in Greater Boston, located at the cross-roads of Wayland, Sudbury, and Weston. Under new ownership for the first time in over a decade, Wayland Town Center is being reimagined as a modernized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

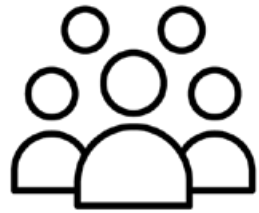




# LOCATION



## BY THE NUMBERS



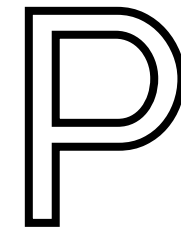
**87,400**

population within  
five-mile radius



**\$243,900**

average house income  
within five-mile radius



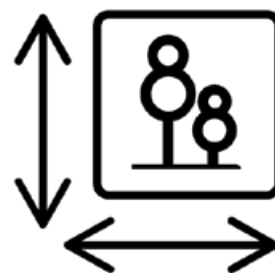
**1,000**

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



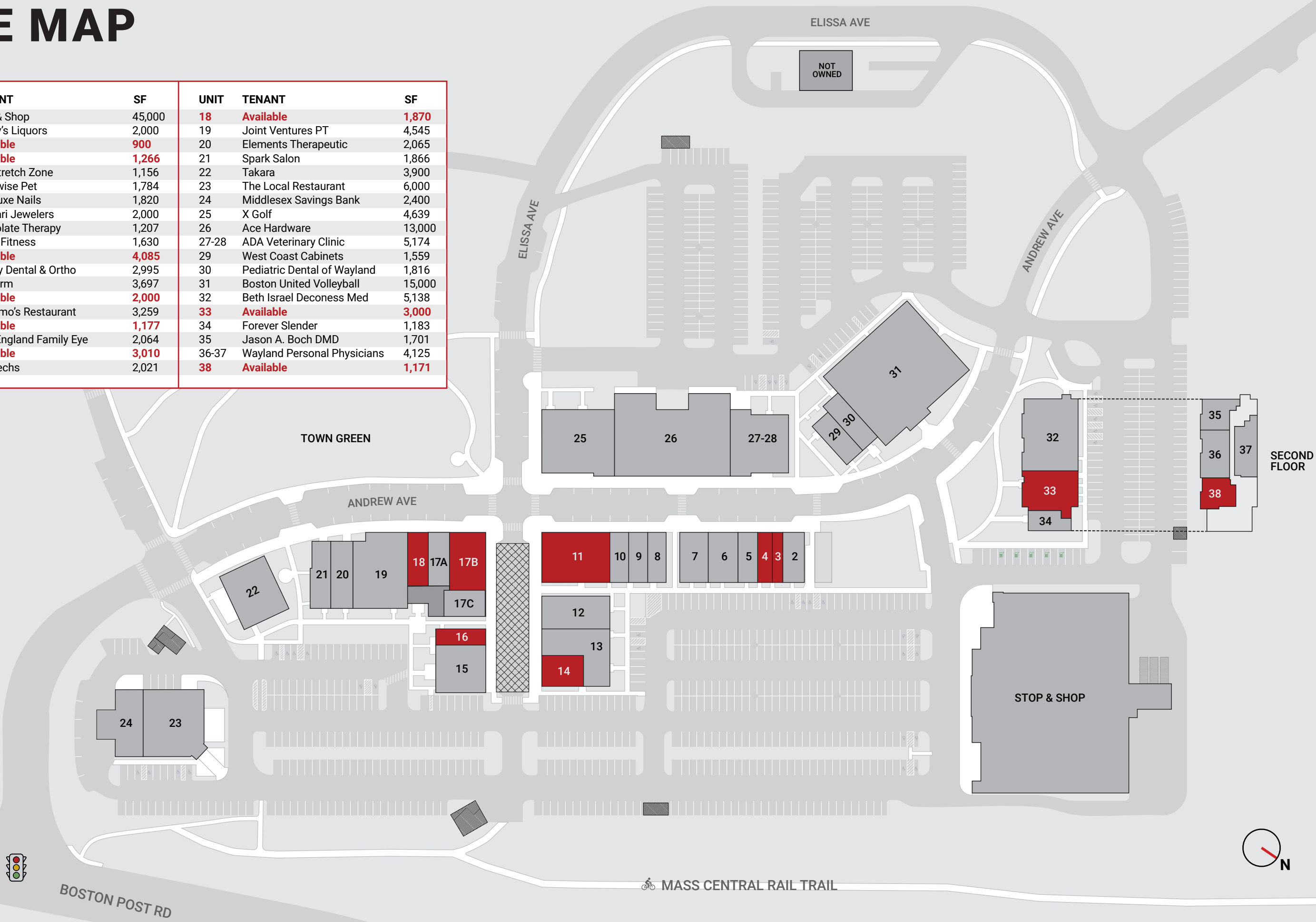
**63**

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





# RETAIL OPPORTUNITIES





# SITE CONTEXT





View of retail spaces 3 and 4  
from Andrew Avenue







View of retail space 11 from  
Andrew Avenue





View of retail space 14  
off of Elissa Ave



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.



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