

WAYLAND TOWN CENTER RETAIL & RESTAURANT OPPORTUNITIES



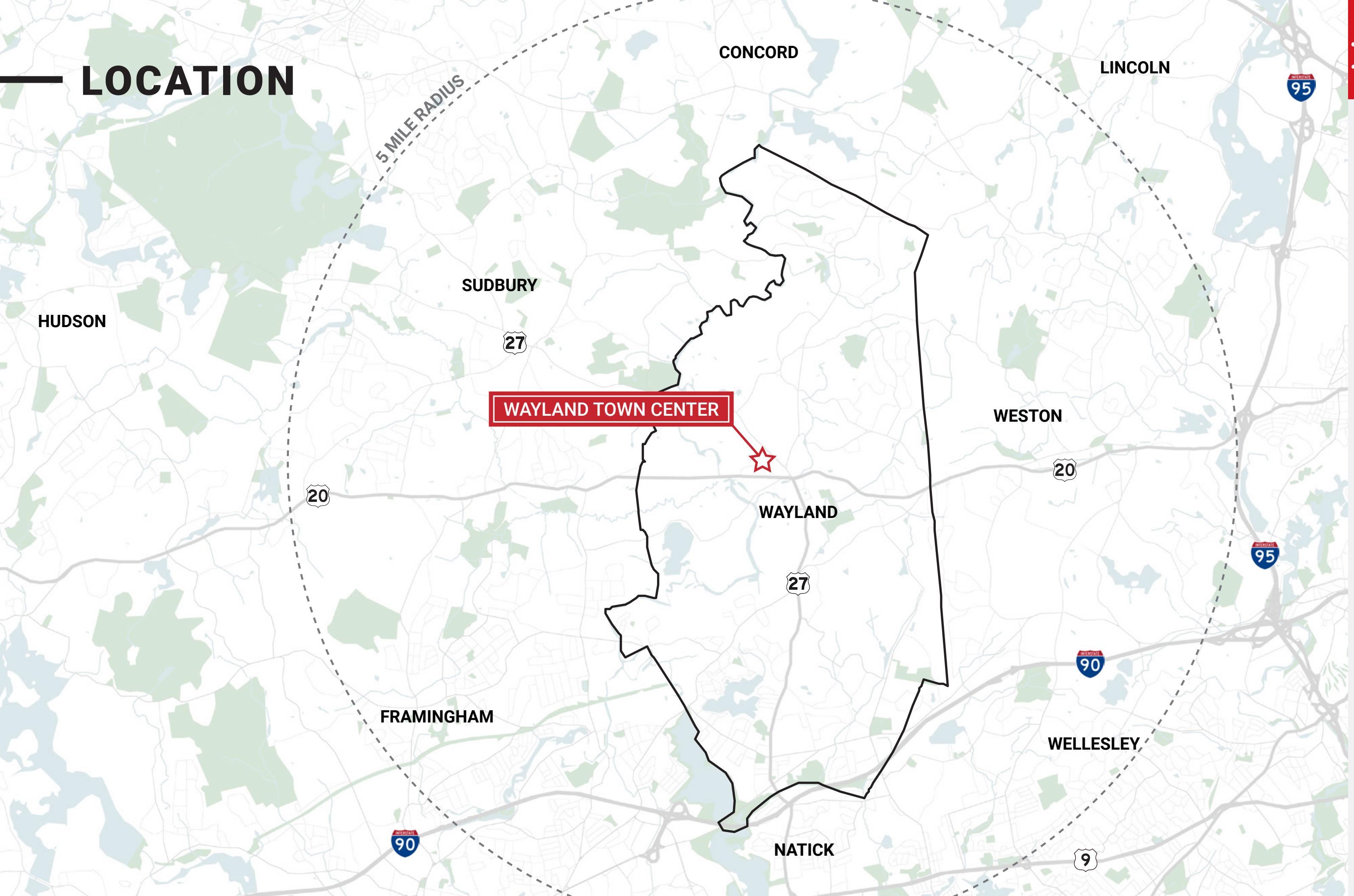
— PROJECT ORIENTATION

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



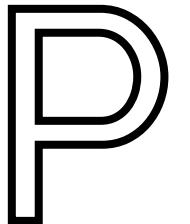
87,400

population within
five-mile radius



\$243,900

average house income
within five-mile radius



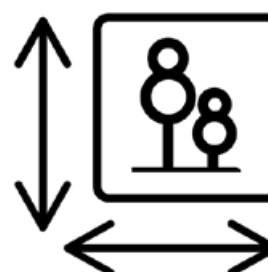
1,000

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

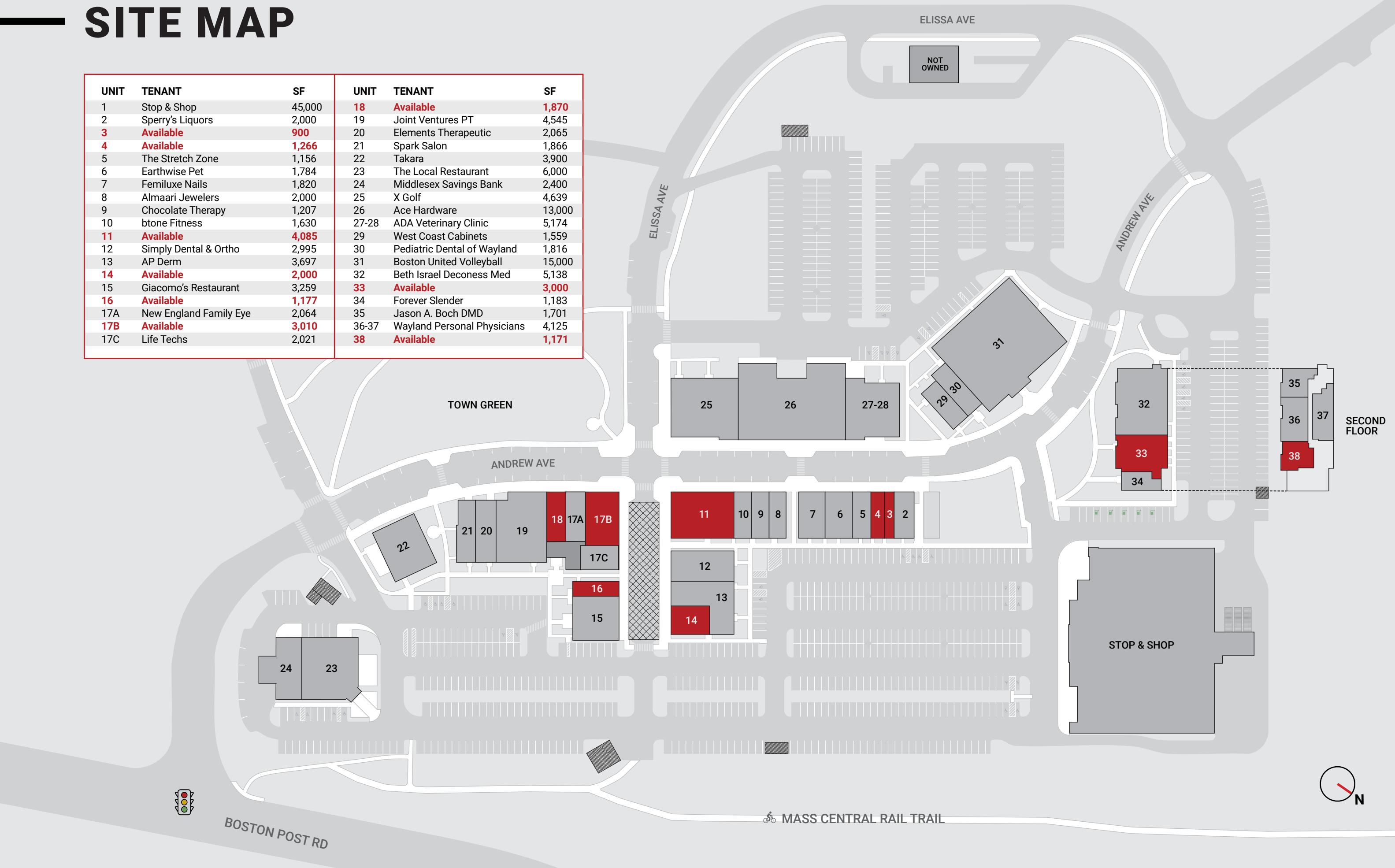


63

miles of multi-purpose
rail trail access

SITE MAP

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

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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