



# BRAINTREE MARKETPLACE

250 GROSSMAN DRIVE BRAINTREE, MA

**86,000 SF SUPER REGIONAL  
RETAIL CONDO**





# UNIT 1

**NATIONAL  
GROCER CHAIN**

37,500 SF

NORDSTROM  
**rack**

36,588 SF

**ULTA**  
BEAUTY

11,046 SF

**EXPANSION PAD**  
Up to 6,400 SF

## PROPERTY HIGHLIGHTS



Direct highway visibility from  
Pilgrim Highway - Route 3  
10 miles to Boston



6,400 SF expansion  
opportunity



675k trade area population



Pylon sign at intersection of  
Grossman Drive and Union  
Street



659 Parking Spaces  
7.7 PER 1,000 SF

# MARKET DYNAMICS

**140,661 AVG. DAILY TRAFFIC**

Grossman Drive

Pilgrims Highway, Route 3 NB

Pilgrims Highway, Route 3 SB

Exit 40 Off Ramp, Pilgrims Highway

## VISITATION DATA

**716k** | Unique Visitors

**3.01** | Avg. # Visits Per Customer

**49 min** | Dwell Time

## DEMOGRAPHICS

**\$128k**

Avg. Income

**985k**

Population  
(10 mile radius)

**4.1mm**

Population  
(30 mile radius)

**\$765k**

Median House  
Value

**386k**

Households within  
10 miles

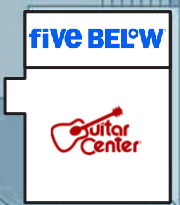
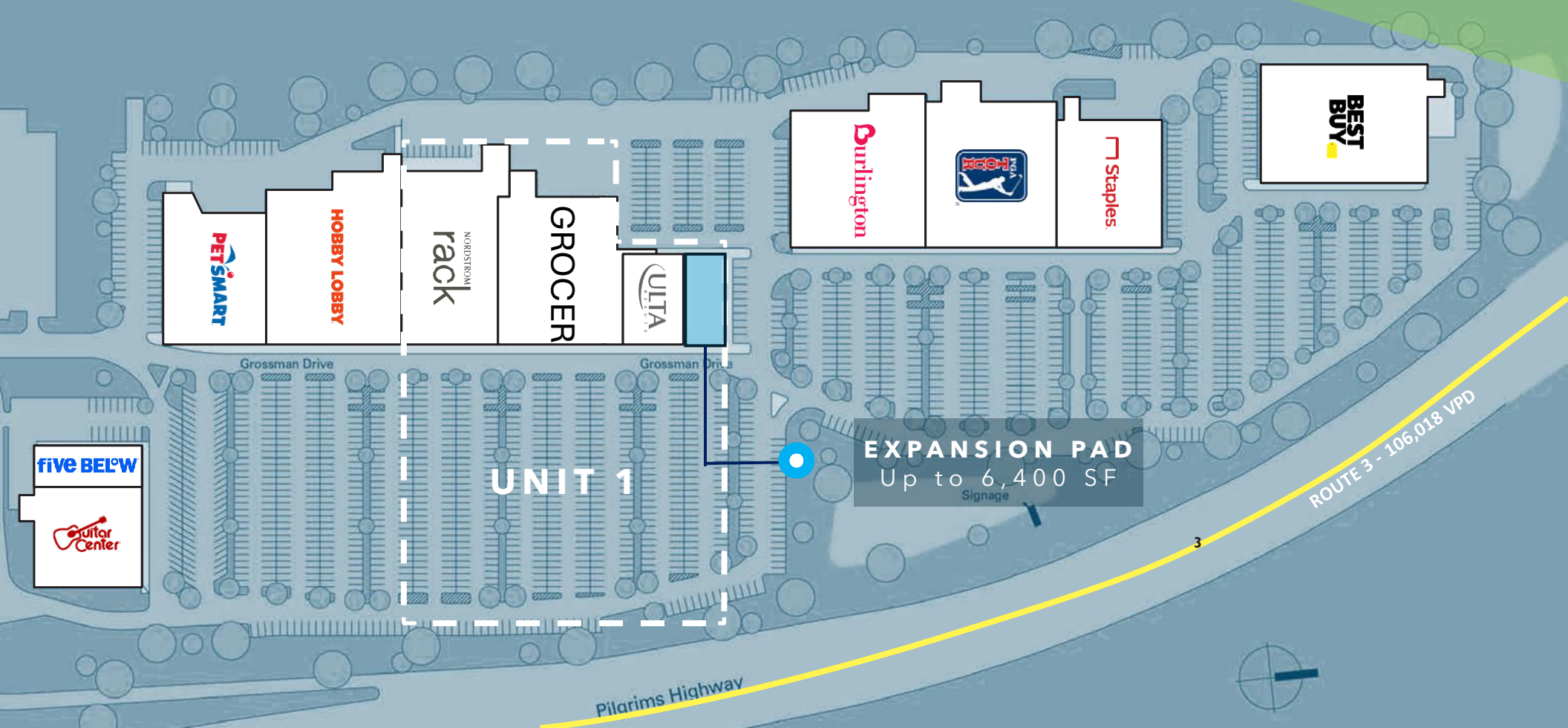
**1.6mm**

Households within  
30 miles





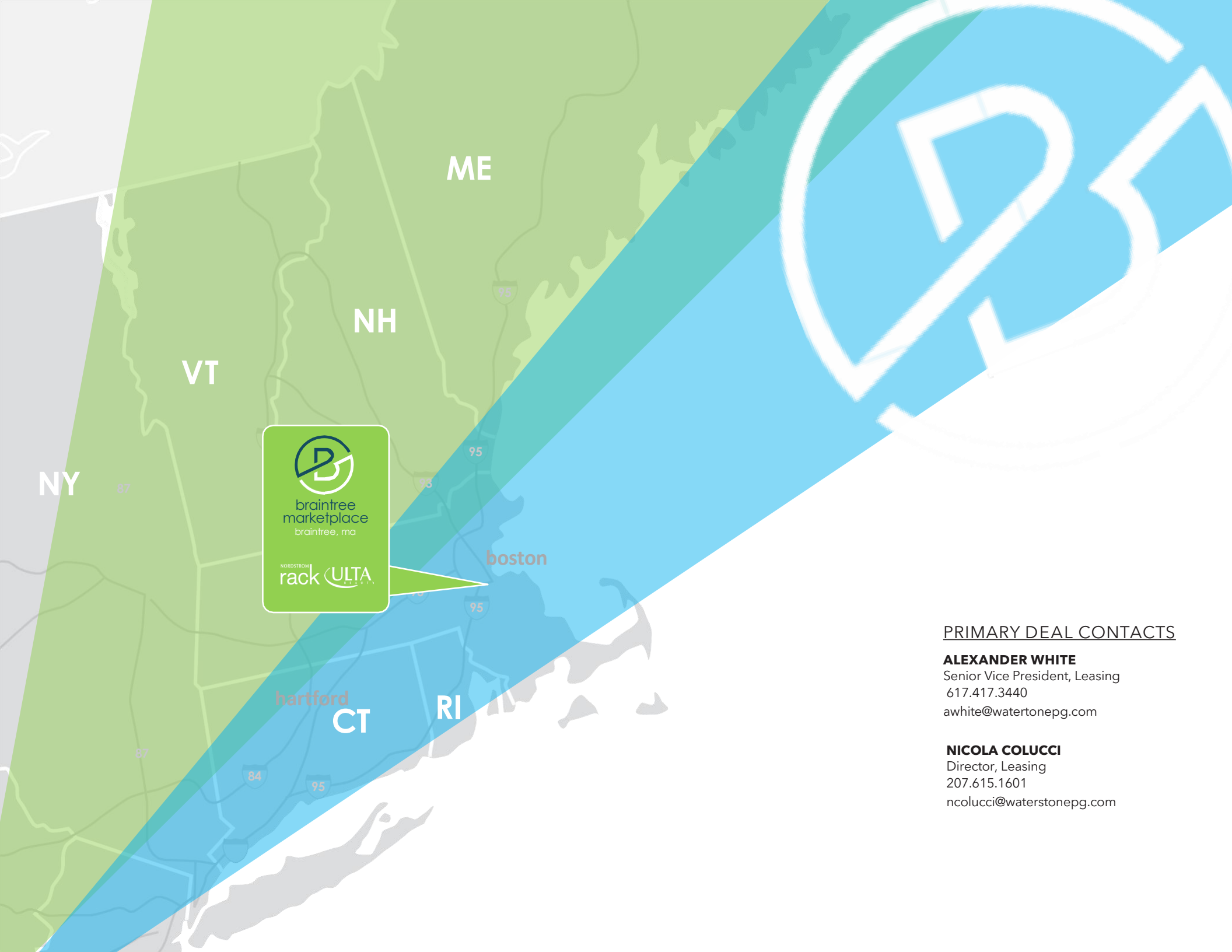
# UNIT 1 LEASE PLAN



**EXPANSION PAD**  
Up to 6,400 SF  
Signage

Pilgrims Highway

ROUTE 3 - 106,018 VPD



  
 braintree  
 marketplace  
 braintree, ma  
  



PRIMARY DEAL CONTACTS

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