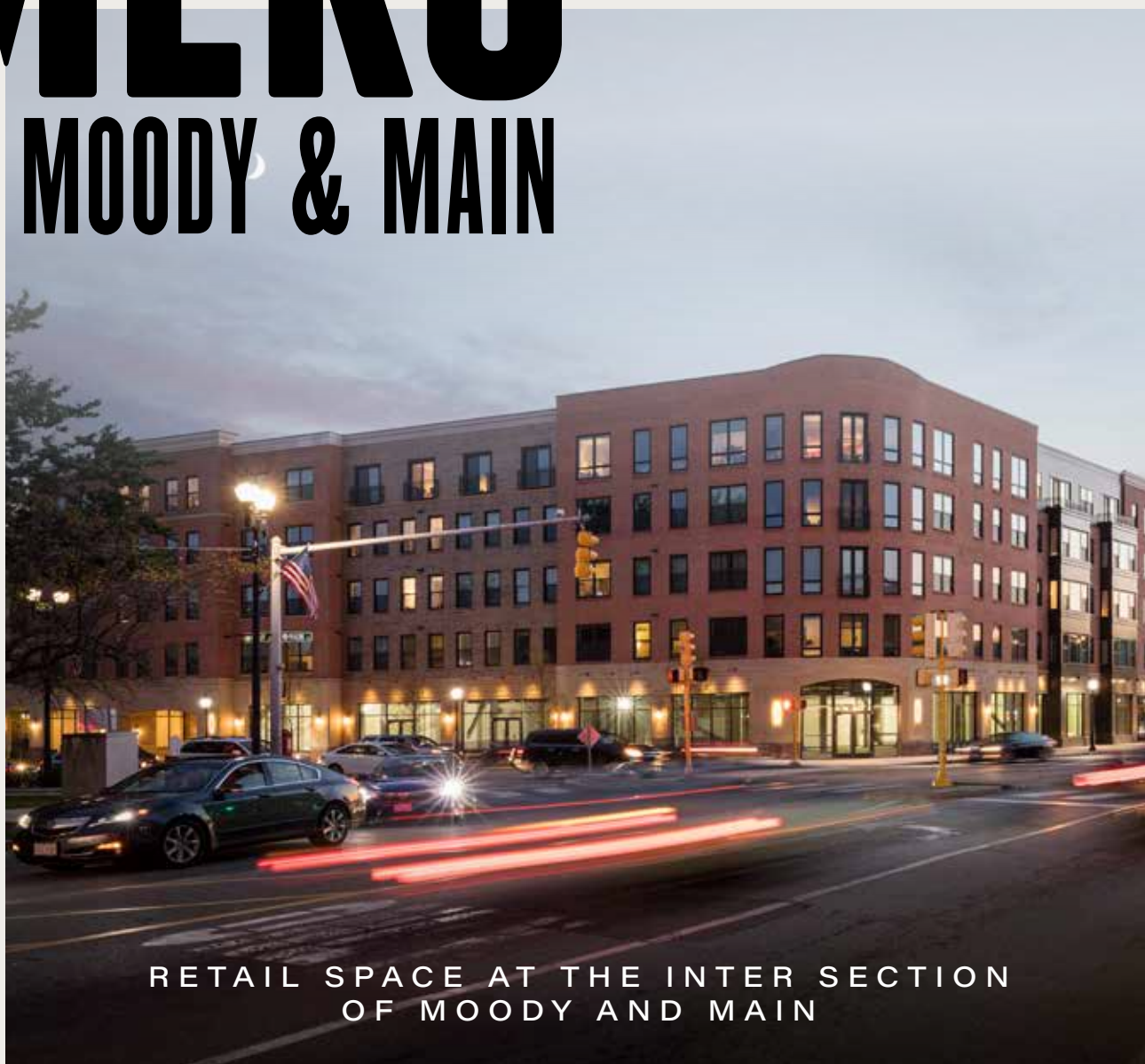


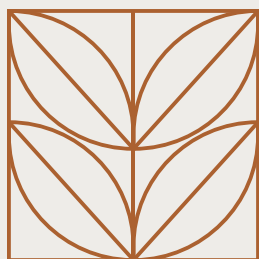
THE MERC AT MOODY & MAIN

CBRE

WALTHAM, MA



RETAIL SPACE AT THE INTER SECTION
OF MOODY AND MAIN



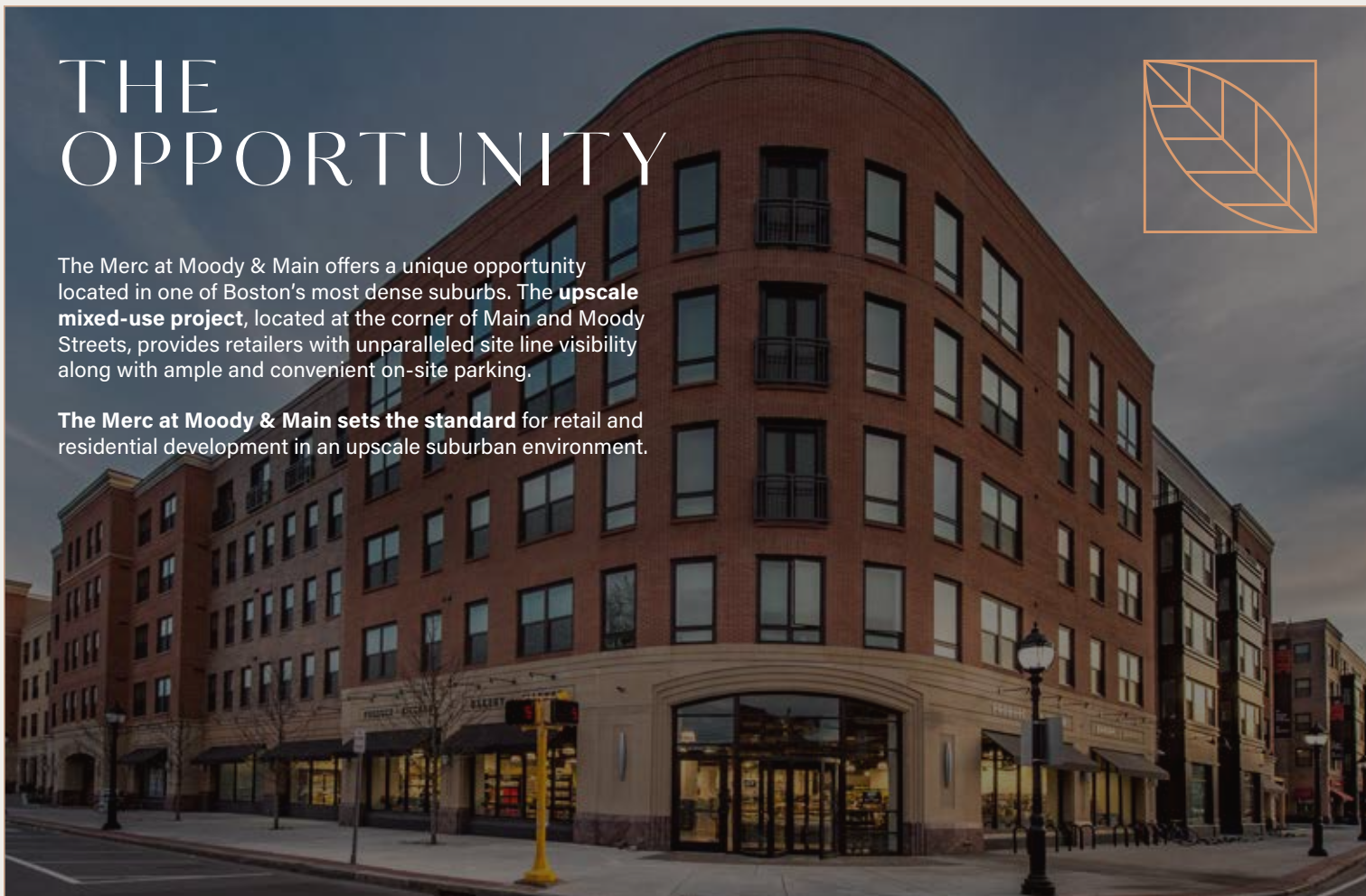
12,500 SF
OPPORTUNITY

THE OPPORTUNITY



The Merc at Moody & Main offers a unique opportunity located in one of Boston's most dense suburbs. The **upscale mixed-use project**, located at the corner of Main and Moody Streets, provides retailers with unparalleled site line visibility along with ample and convenient on-site parking.

The Merc at Moody & Main sets the standard for retail and residential development in an upscale suburban environment.



MARKET OVERVIEW



Waltham enjoys **strong demographics** offering population density, high average household incomes and a **vibrant commercial/office industrial base**. The city borders prominent Massachusetts towns including Weston, Lincoln, Lexington, Belmont, Newton, Arlington and Watertown, all boasting high average household incomes. In addition, Bentley and Brandeis universities are within one mile of The Merc.



Moody and Main Streets see an average daily traffic volume of **21,400 and 18,200 vehicles** respectively. The Merc at Moody & Main's proximity to I-90 (Massachusetts Turnpike), I-95/Route 128 and Route 2 offers convenient vehicular access all within a very short drive time from the project.



A **strong mix of national and local retailers are located in Waltham** including BJ's Wholesale Club, Costco, CVS, Hannaford Supermarkets, Home Depot, Market Basket, Marshalls, Petco, Shaw's, Staples, Stop & Shop, T.J. Maxx, Walgreen's, Bertucci's and many well-known local restaurants and pubs.



The project is **one block from the Waltham MBTA Commuter Rail Station** with service to North Station via the Fitchburg/South Acton Commuter Rail Lines in addition to multiple bus routes, making it **easily accessible to Cambridge, Boston** and the surrounding communities.



Btone Fitness is the latest retail amenity to join The Merc. Btone Fitness is a boutique fitness concept based around state-of-the-art equipment, offering 45-minute group classes. They have nine locations in the Greater Boston area.

2025 ESTIMATED DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	7 MILES
POPULATION	32,838	138,425	319,630	699,832
HOUSEHOLDS	13,517	55,087	124,289	279,496
AVG. HOUSEHOLD INCOME	\$162,386	\$217,879	\$234,194	\$224,465
DAYTIME POPULATION	33,771	170,103	359,813	725,976



AREA RETAIL MARKET

LEXINGTON

WALTHAM

WATERTOWN

WESTON

BRANDEIS
UNIVERSITY

BENTLEY
UNIVERSITY

TRAPELO ROAD

WALTHAM STREET

CONCORD AVENUE

TRAPELO ROAD

CHIPOTLE Panera star
MEXICAN GRILL BREAD market

128

INTERSTATE
95

COURTYARD
BY HILTON

H
HILTON
Express

Bertucci's
ITALIAN PIZZA & PASTA

EMBASSY
SUITES
by Hilton

COSTCO
WHOLESALE

THE HOME
DEPOT

COPPER HILL
Tavern

BW Best Western

Hilton
Garden Inn

RUTH'S
CHRISTIE'S
STEAK HOUSE

WESTIN
HOTELS & RESORTS

TOTTEN POND ROAD

LEXINGTON STREET

THE
MERC
AT MOODY & MAIN

MARKET BASKET

YOUR JOE'S

Marshall's

Starbucks

Jake & Joe's

CAVA

sweetgreen

Walgreens

IL CAPRICCIO

Citizens

SANTANDER

CFS

bto

FITNESS

CVS
pharmacy
petco

117

117

20

MAIN STREET

20

PET SUPPLIES PLUS
Minus the hassle.

CHIPOTLE Panera
MEXICAN GRILL BREAD

Ninety Nine
99

Hannaford

CVS
pharmacy

T

MOODY STREET

shaw's

RIVER STREET

BJ's

STOP & SHOP



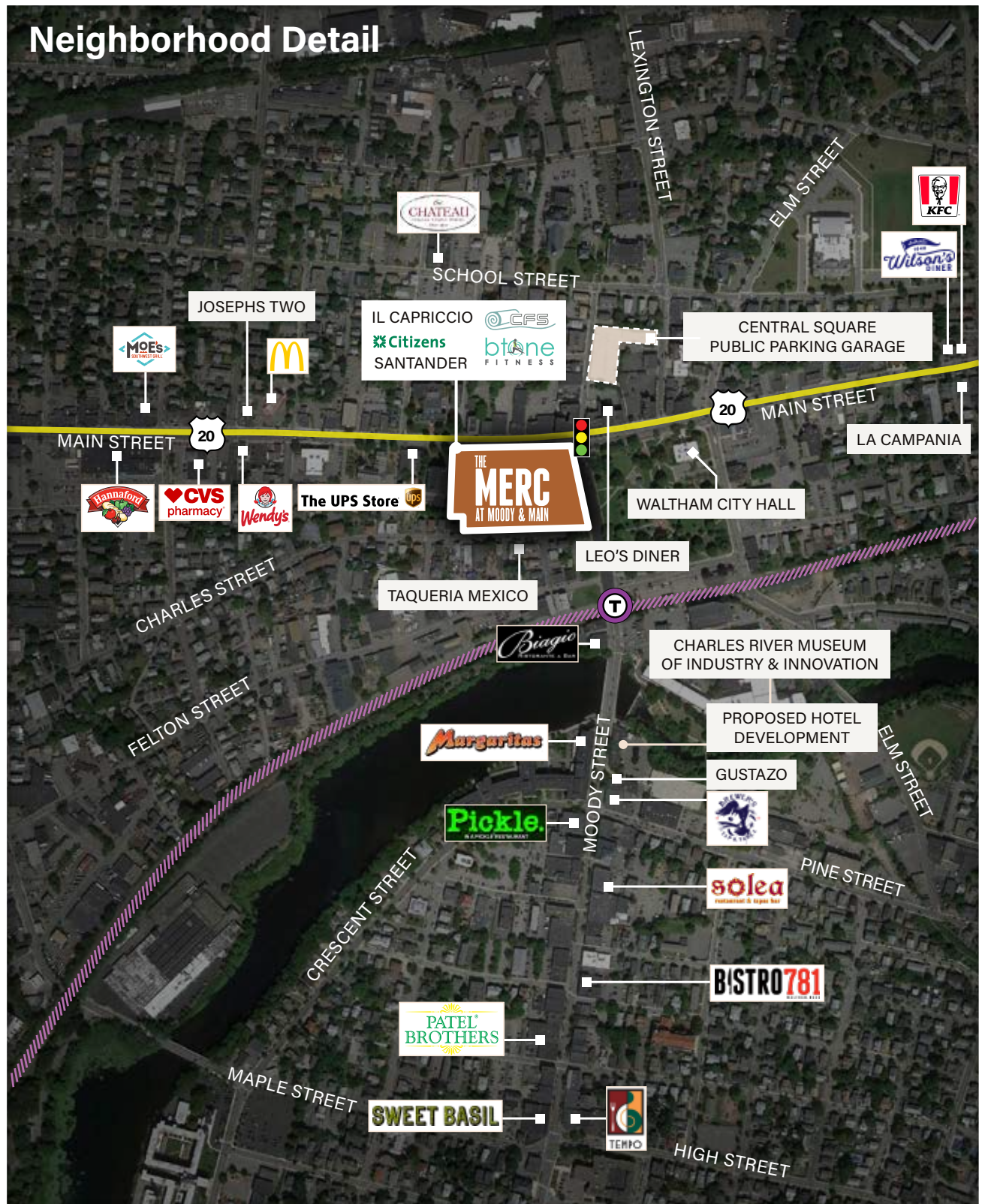
MASSACHUSETTS AVENUE

225

ARLINGTON



Neighborhood Detail

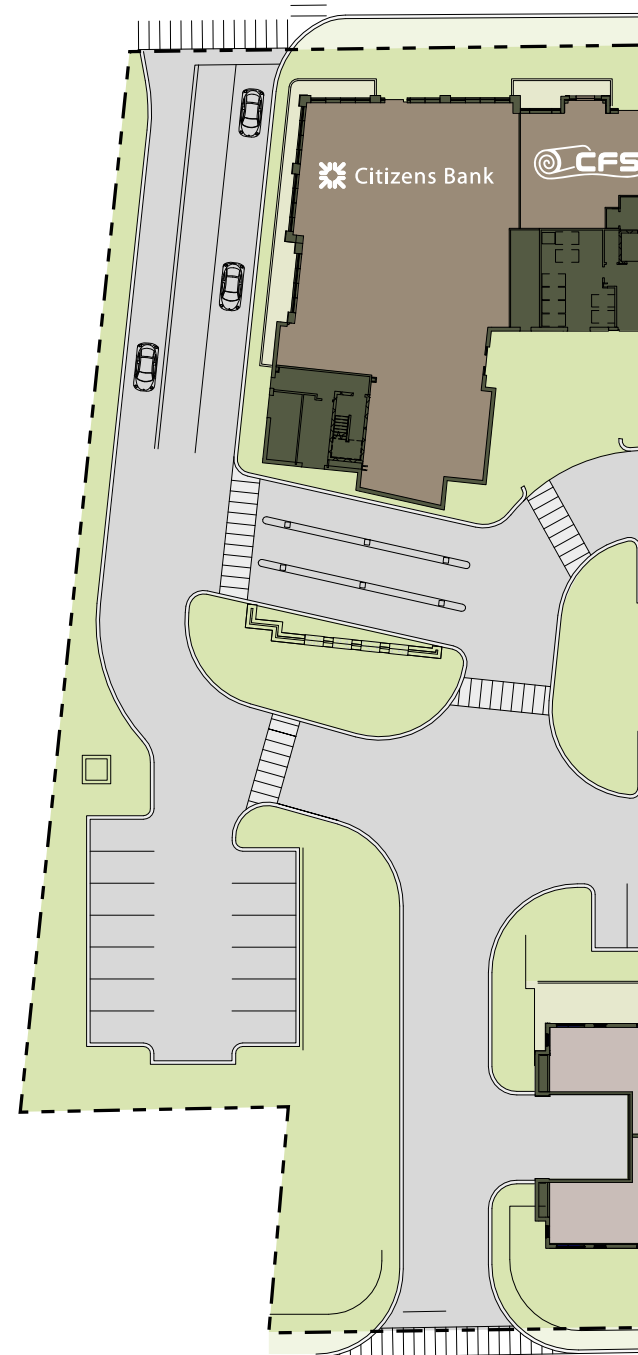


DEVELOPMENT HIGHLIGHTS



- + 12,500 SF available
- + 269 residential units, fully leased
- + Final retail availability remaining at the Merc. Join Il Capriccio, Btone and others in a community centric development
- + 92 surface parking spaces dedicated for retail customers of The Merc, and convenient access to additional public parking at the Central Square garage

- AVAILABLE RETAIL
- OPEN RETAIL
- RESIDENTIAL





ENTRANCE TO
THE MERC RESIDENTIAL

MAIN STREET



MOODY STREET

Available 12,500 SF
(Former Brothers Market)

b1one
FITNESS

IL CAPRICCIO

SANTANDER

2 BR

2 BR

2 BR

2 BR

2 BR

1 BR

2 BR

2 BR

2 BR

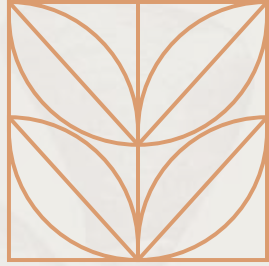
2 BR

2 BR

3 BR

CHARLES STREET

THE MERC AT MOODY & MAIN



12,500 SF
OPPORTUNITY

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CBRE

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