

THE EDGE DISTRICT

1,250 - 11,300 SF AVAILABLE FOR LEASE

The Edge District (formerly The 440) is conveniently positioned directly off Route 3 across from the Pheasant Lane Mall and will be Nashua/Tyngsborough's premier entertainment and dining destination. The site is an extension of Nashua's Daniel Webster Highway market, one of the strongest performing retail corridors in New England. With 178,550 SF of GLA, the property will feature classic New England architecture, finishes, and updates, including a new pylon sign, newly created gathering spaces, beautifully updated landscaping and convenient parking. The tenant mix will feature leading restaurants, exciting entertainment, and coveted services and is anchored by the existing AMC Theaters 12-plex, the dominant movie theater in the market.



KEY TENANTS

PLAYER
O N E

AMC
THEATRES
TAVERN
IN THE SQUARE

Taka

CHOICE
INDIAN
RESTAURANT

metroROCK
ROCK CLIMBING CENTERS

Wonder



GROSS LEASABLE AREA
178,550 SF



PROPERTY STATUS
1,250 - 11,350 SF AVAILABLE



AVERAGE DAILY TRAFFIC
Middlesex Rd: 22,000 ADT

Tyngsborough, MA

440 Middlesex Road
Tyngsborough, MA 01879



the EDGE DISCOUNT

PLAYER ONE
AMC THEATRES
TAVERN IN THE SQUARE
Taka CHOICE INDIAN RESTAURANT
metroROCK ROCK CLIMBING CENTERS
Wonder



DEMOGRAPHICS	3 Miles	5 Miles	7 Miles
Total Population	32,034	108,785	216,967
Total Households	13,369	44,639	85,245
Avg. Household Income	\$157,518	\$137,860	\$141,973
Daytime Population	35,343	106,254	194,418

SOUTHGATE PLAZA
MARKET BASKET
Burlington
SKECHERS

ROYAL RIDGE CENTER
shaws
SIERRA rack
HomeGoods
PET SMART
Marshalls paper store

DANIEL WEBSTER PLAZA
LABOY
CHIPOTLE
Starbucks
VUCC Veterinary Urgent Care Center
PANDA EXPRESS

WEBSTER SQUARE
TJ-MAXX
TRADER JOE'S
BOOT BARN
five BELOW
DSW ULTA
Michael's
WHOLE FOODS MARKET
crumbl cookies

WILLOW SPRINGS PLAZA
WORKING GEAR
SALLY BEAUTY SUPPLY
petco
THE MOVIE DEPOT
NEW HAMPSHIRE OUTLET

PHEASANT LANE MALL
TARGET
BUFFALO WILDWINGS
EXPRESS
LOVESAC
SEPHORA
DICK'S SPORTING GOODS.
lululemon
BANANA REPUBLIC
BURTONS GRILL & BAR

Other Retailers: Costco Wholesale, Jordan's Furniture, Bob's Discount Furniture, DXL Big + Tall, Citizens Bank, Barnes & Noble, Panera, McDonald's, Bernie & Phyllis, Walgreens, Dunkin' Donuts, Staples, Old Navy, Saver's, Best Buy, The Nash Casino.

Roads: MIDDLESEX RD (90,100 ADT), DANIEL WEBSTER HWY (22,000 ADT)

the
EDGE DISTRICT



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FOR LEASING INFORMATION: [blacklinere.com](https://www.blacklinere.com)

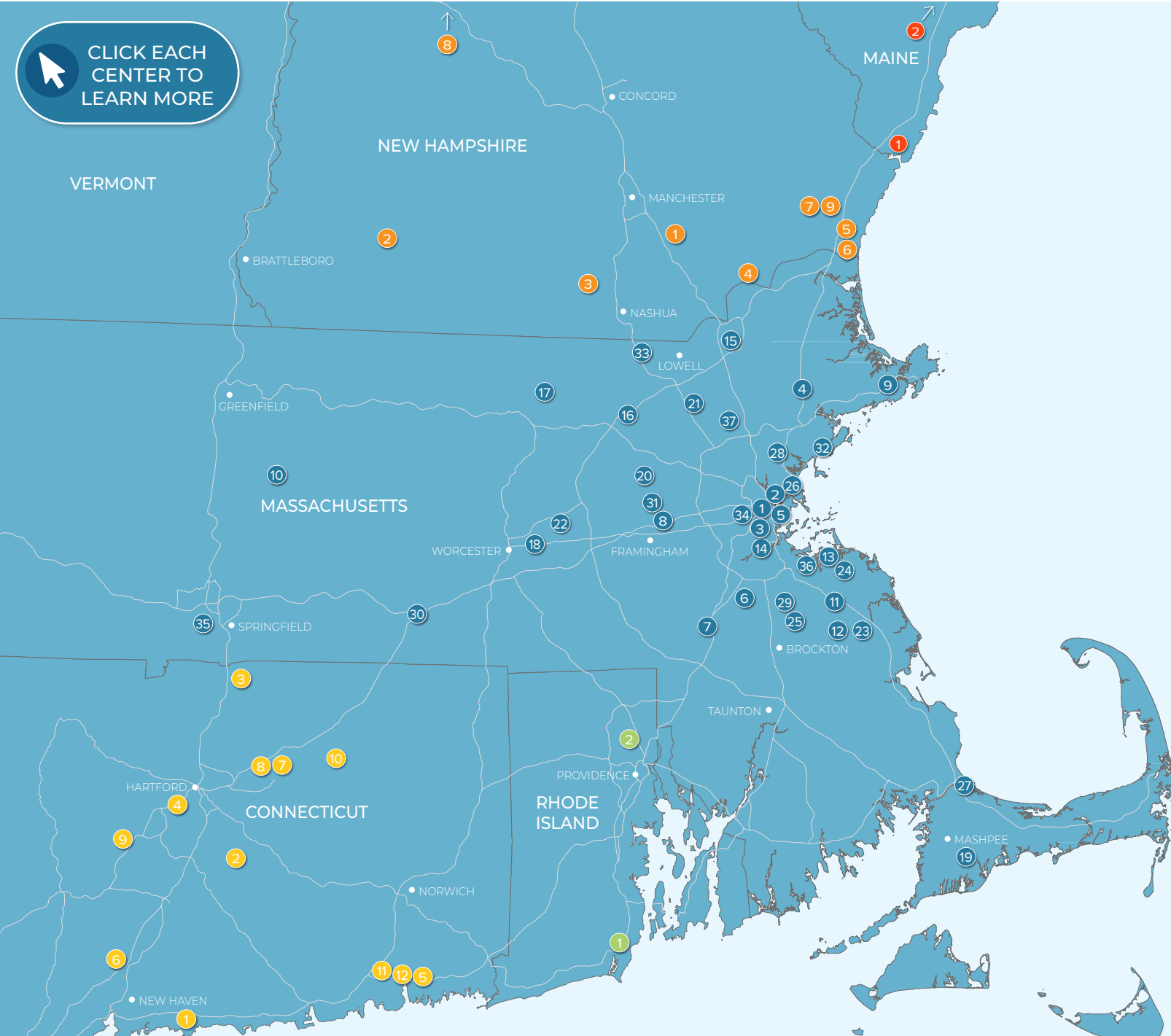
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CLICK EACH CENTER TO LEARN MORE



ME/NH/CT/RI

- 1 2 Gorges Road, Kittery, ME
- 2 300 Gallery Blvd, Scarborough, ME
- 1 Hood Commons, Derry, NH
- 2 Keene Plaza, Keene, NH
- 3 Lordens Plaza, Milford, NH
- 4 Stateline Plaza, Plaistow, NH
- 5 Seabrook Commons, Seabrook, NH
- 6 Seacoast Shopping Center, Seabrook, NH
- 7 Stratham Crossing, Stratham, NH
- 8 Powerhouse Plaza, West Lebanon, NH
- 9 Parkman Brook Shopping Center, Stratham, NH
- 1 Branhaven Plaza, Branhaven, CT
- 2 East Hampton Plaza, East Hampton, CT
- 3 Freshwater Commons, Enfield, CT
- 4 West Farm Shopping Center, Farmington, CT
- 5 Groton Square, Groton, CT
- 6 Hamden Mart, Hamden, CT
- 7 Big Y Plaza, Manchester, CT
- 8 Plaza at Burr Corners, Manchester, CT
- 9 Shop Rite Plaza, Southington, CT
- 10 Storrs Center, Storrs, CT
- 11 Cross Roads Shopping Center, Waterford, CT
- 12 Waterford Plaza, Waterford, CT
- 1 Salt Pond Shopping Center, Narragansett, RI
- 2 Mineral Springs Ave, North Providence, RI

MASSACHUSETTS

- 1 Continuum, Allston, MA
- 2 Avalon North Station, Boston, MA
- 3 Brigham Circle, Boston, MA
- 4 Danvers Crossing, Danvers, MA
- 5 Flats on D, Boston, MA
- 6 Village Shoppes of Canton, Canton, MA
- 7 Patriot Place, Foxborough, MA
- 8 Nobscot Village, Framingham, MA
- 9 Gloucester Crossing, Gloucester, MA
- 10 Russell Street Pad Site, Hadley, MA
- 11 Hanover Crossing, Hanover, MA
- 12 Shaw's Plaza, Hanson, MA
- 13 Launch at Hingham Shipyard, Hingham, MA
- 14 Hyde Park Plaza, Hyde Park, MA
- 15 Plaza 114, Lawrence, MA
- 16 The Point, Littleton, MA
- 17 Lunenburg Crossing, Lunenburg, MA
- 18 57 Main Street, Marlborough, MA
- 19 South Cape Village, Mashpee, MA
- 20 Victory Plaza, Maynard, MA
- 21 Pad Site, North Billerica, MA
- 22 Free Standing Restaurant, Northborough, MA
- 23 Pembroke Center Plaza, Pembroke, MA
- 24 The Grove at Plymouth, Plymouth, MA
- 25 Randolph Shopping Center, Randolph, MA
- 26 Beachmont Square at Suffolk Downs, Revere, MA
- 27 Stop & Shop Plaza, Sandwich, MA
- 28 Hilltop Avalon Saugus, Saugus, MA
- 29 Walgreens Plaza, Stoughton, MA
- 30 The Center at Hobbs Brook, Sturbridge, MA
- 31 Meadow Walk, Sudbury, MA
- 32 The Shops at Vinnin Square, Swampscott, MA
- 33 The Edge District, Tyngsborough, MA
- 34 Stop & Shop Plaza, Watertown, MA
- 35 Westfield Shops, Westfield, MA
- 36 1515 Commercial Street, Weymouth, MA
- 37 Wilmington Crossing, Wilmington, MA