

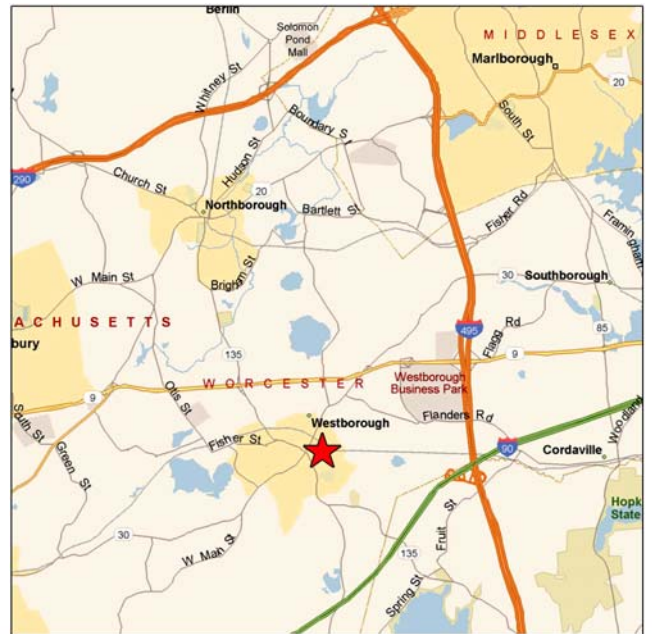
# Bay State Commons - Space Available

1100 Union Street, Westborough, MA 01581



**Bay State Commons is a mixed-use 260,000 SF development located in Westborough, MA. Conveniently positioned between Boston and Worcester and less than five minutes from I-495, the center is located at the intersection of, Routes 30 and 135, providing customers direct and convenient accessibility.**

**This development includes the first Stein Mart department store in New England, Roche Brothers supermarket, Panera Bread, The Paper Store, Linens N Things, Boston Sports Club and Ted's Montana Grill. Bay State Commons provides a unique shopping experience with pedestrian walkways, benches, colorful landscaping, outdoor cafes and a town park.**



**National  
Commercial  
Brokers, Inc.**

**Retail and Commercial Real Estate Services**

Phone: 781-453-0360 Fax: 781-453-0390

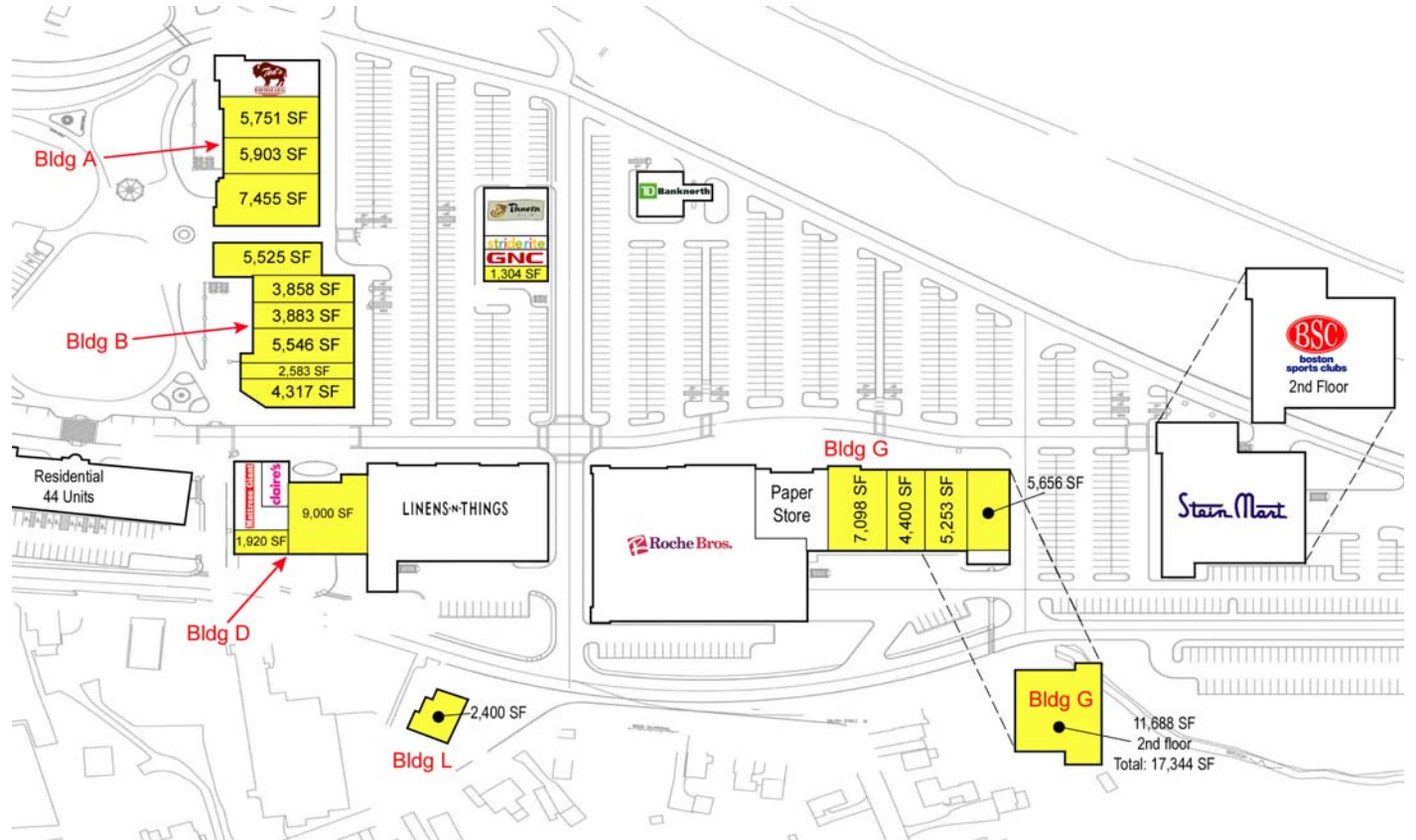
75 Second Avenue, Suite 315  
Needham, MA 02494

[www.nationalcommercial.com](http://www.nationalcommercial.com)

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1100 Union Street, Westborough, MA 01581



**Available Space:** (See highlighted areas)

**Traffic count:**  
 96,000 ADT - I-495  
 60,500 ADT - Route 9  
 24,700 ADT - Route 30  
 15,600 ADT - Route 135

**Availability:** Immediately

**Parking:** 1,050 spaces

## Trade Area Demographics

| Radius | Population | Med. HH Inc. |
|--------|------------|--------------|
| 1 mile | 5,143      | \$61,479     |
| 3 mile | 24,707     | \$75,885     |
| 5 mile | 59,680     | \$81,991     |

### For more information:

Harmon Lewis 781-453-0360  
 harmon@nationalcommercial.com



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