

# MAYNARD



# CROSSING

2-15 DIGITAL WAY MAYNARD, MA

**FOR LEASE**  
**1,000 – 20,000 SF**

  
**CAPITAL GROUP**  
PROPERTIES



# A NEIGHBORHOOD EXPERIENCE

Vibrant mixed-use grocery-anchored project featuring Market Basket, restaurants, retail shops, services, entertainment, fitness, medical/office, green spaces, dog park, water feature, walking paths and residential communities.



Retail | Services | Entertainment | Living



## CAMELLIA GARDENS Retirement Living

Senior Independent Living Facility | 143 Units



## Halstead Maynard Crossing

Multifamily Residential Apartment | 180 Units



# RETAIL TRADE AREA



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



# CONVENIENT LOCATION

Located at the intersection of Route 27 and Route 117 in Maynard, MA. Easily accessible by Route 128, I-495, Route 2 and Route 20.

## Demographics

	Maynard Crossing	Highland Commons	The Point
<b>POPULATION</b>			
5 miles	68,368	80,272	52,868
10 miles	294,902	250,656	259,410
15 miles	910,096	714,176	743,683
<b>DAYTIME POPULATION</b>			
5 miles	67,496	85,166	50,845
10 miles	374,923	259,100	248,152
15 miles	1,031,176	770,682	762,996
<b>HOUSEHOLDS</b>			
5 miles	24,405	31,138	19,128
10 miles	110,391	93,090	91,904
15 miles	339,267	268,398	274,589
<b>AVERAGE HH INCOME</b>			
5 miles	\$184,423	\$118,658	\$160,708
10 miles	\$156,964	\$141,828	\$141,258
15 miles	\$153,928	\$124,416	\$123,026
<b>MEDIAN HH INCOME</b>			
5 miles	\$137,067	\$93,547	\$125,373
10 miles	\$114,613	\$108,209	\$106,374
15 miles	\$111,651	\$91,951	\$92,667





# SITE OVERVIEW





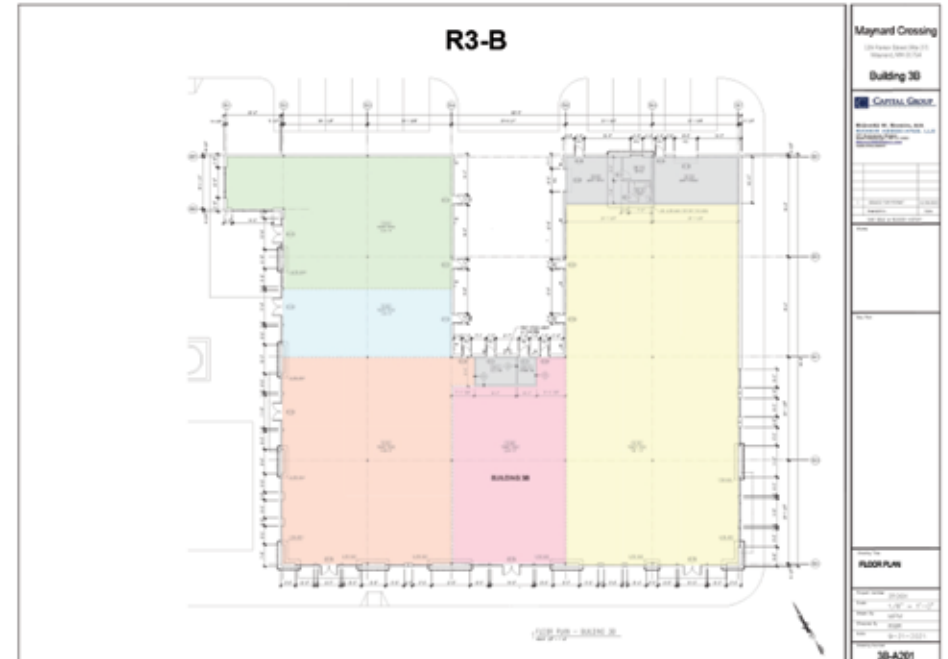
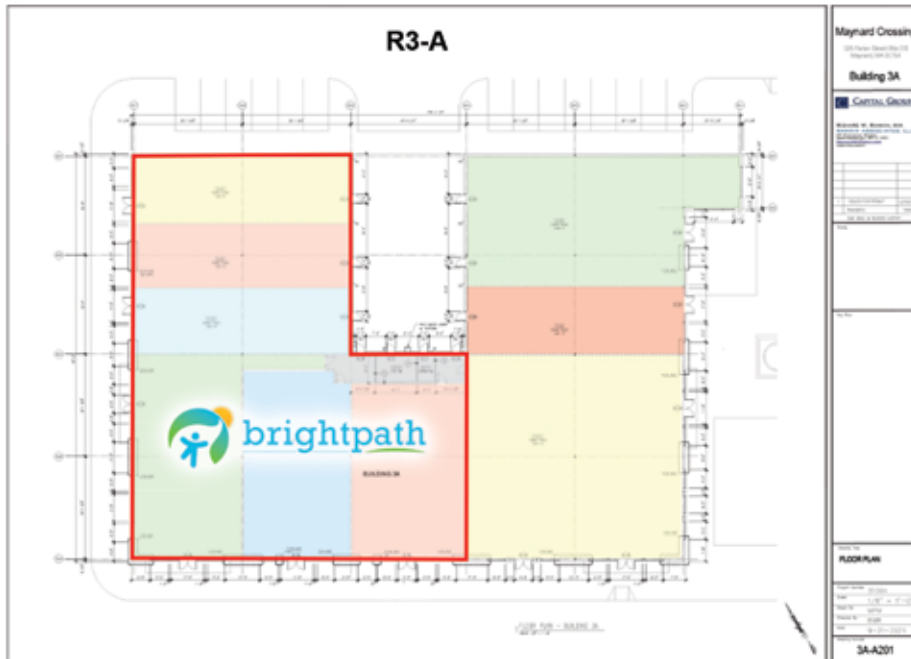
# SITE PLAN

## BUILDING SF

R1	68,951 SF
R2	51,048 SF
Suite:15-20	1,700 SF
Suite:15-6	7,000 SF
R3A	25,750 SF
R3B	20,780 SF
R4	13,872 SF
Suite:9-6	2,749 SF
R5	10,051 SF
Suite:5-8	1,000 SF
R6	4,000 SF
R7	11,200 SF
Suites:3-4, 3-6	1,300 SF up to 3,200 SF
R8	3,619 SF
R9	17,003 SF
R10	70,000 SF
	305,531 SF







## PHASE II

**Delivery:**  
Summer 2023

**Sizes:**  
1,000 SF and up

**Features:**  
Green Space  
and Courtyard

**Floor Plans:**  
Flexible



# MAYNARD CROSSING

## Current Tenants

DUNKIN'

the paper  store

**SUPERCUTS**



CHASE 

*110 Grill*



Condesa  
restaurant & tequila bar



**GYMJA WARRIOR**  
CONQUER THE WALL



MAYNARD WINE  
AND SPIRITS



ECO  
NAILS

 Emerson Hospital  
URGENT CARE



Semper



verizon✓



# THE DEVELOPERS



**Northborough Crossing**  
*Northborough, MA*



**GrandeVille at Jubilee Park | Multi-family**  
*6850 Merryvale Lane | Orlando, FL*



**The Highlands Gracious Retirement Living**  
*129 E Main Street | Westborough, MA*



Capital Group Properties is a full service real estate development company headquartered in Southborough, Massachusetts. Capital Group Properties specializes in the permitting, construction and property management of commercial, residential, retail, and industrial developments throughout Massachusetts. Retail projects currently completed include Northborough Crossing – Phase II, Sharon Marketplace, Oxford Crossing and Whites Crossing in Southborough, MA



LeCesse Development Corp. is a multi-state developer and owner of multifamily properties across the eastern United States, with over \$2.5 billion of completed income producing projects. As a well-respected real estate developer, LeCesse's award winning properties have maintained a reputation for quality in design and construction. Currently headquartered in Altamonte Springs, FL, LeCesse Development is focused on the ground-up development of multifamily communities, partnering with institutional equity partners from across the country.



Developing senior living options is not only about construction and design, but about bringing people together and establishing a real sense of community, connection, and friendship. In 2000, a group sharing these ideals formalized Hawthorn Retirement Group to pursue the development and operation of senior communities throughout the U.S. and abroad.







# MAYNARD CROSSING

[WWW.MAYNARDCROSSING.COM](http://WWW.MAYNARDCROSSING.COM)

BRENDAN CARROLL  
Capital Group Properties  
508.229.1813  
[leasing2@cgpllc.net](mailto:leasing2@cgpllc.net)

JAMES VAZZA  
Capital Group Properties  
508.229.1824  
[leasingmgr@cgpllc.net](mailto:leasingmgr@cgpllc.net)



259 Turnpike Road, Suite 100  
Southborough, MA 01772  
[CapitalGroupProperties.com](http://CapitalGroupProperties.com)