

South Bay

8 Allstate Road, Boston, MA



SOUTH BAY SITE PLAN

| NO. | RETAILERS | SF |
|-----|--------------------------|---------|
| 05 | Panera Bread | 4,383 |
| 10 | TJ Maxx | 31,608 |
| 20 | Market by Macy's | 33,815 |
| 30 | Total Wine | 23,400 |
| 40 | Marshalls | 30,000 |
| 50 | Best Buy | 33,255 |
| 50A | Bob's Discount Furniture | 11,495 |
| 60 | Target | 147,941 |
| 70 | Home Depot | 125,347 |
| 80 | Old Navy | 20,247 |
| 90 | Metro by T Mobile | 273 |
| 95 | Five Below | 9,866 |

| NO. | RETAILERS | SF |
|------|-------------------|--------|
| 2-20 | Super Stop & Shop | 74,872 |
| 2-30 | Famous Footwear | 6,893 |
| 2-40 | Applebee's | 5,800 |
| 2-50 | Olive Garden | 7,685 |
| 2-60 | Stop & Shop Fuel | 1,500 |
| 2-70 | Bank Of America | 3,000 |



SOUTH BAY SITE PLAN

| NO. | RETAILERS | SF |
|-----|------------------------------------|--------|
| 200 | Pearl's Oyster Bar | 1,355 |
| 210 | Totto Ramen | 1,370 |
| 220 | Activate | 11,140 |
| 240 | JP Licks | 2,206 |
| 250 | Carter's | 4,000 |
| 260 | Available | 5,890 |
| 275 | Ulta | 10,847 |
| 280 | Starbucks | 2,200 |
| 290 | Holistic Ink | 745 |
| 300 | Kura Sushi | 4,080 |
| 325 | Boston Medical Physical Therapy | 10,420 |
| 350 | Nike | 18,020 |
| 360 | Chipotle | 2,493 |
| 370 | AMC | 49,261 |
| 380 | Gyu Kaku | 4,620 |
| 390 | Crumbl | 1,825 |
| 400 | Sally's Apizza | 5,000 |
| 425 | Panda Express | 3,640 |
| 450 | 110 Grill | 6,000 |
| 500 | Red Wing Shoes | 2,185 |
| 525 | European Wax Center | 1,570 |
| 530 | The Nail Bar | 1,530 |
| 540 | Hanscom Federal Credit Union | 3,010 |
| 545 | Halal Guys | 1,000 |
| 550 | Dave's Hot Chicken | 3,045 |
| 600 | Carhartt | 5,165 |



SOUTH BAY CENTER PHOTOS

CENTER HIGHLIGHTS

1-minute walk from the Newmarket T Station and 2-minute bus ride from Andrew Square T Station, with a combined annual ridership of more than 4 million

Boston's most accessible center with proximity to all major roads, located at exit 18 off 93 – 204,335 vehicles per day

Population is expected to grow to 439,128 people within 3 miles of South Bay by 2028

758,061 day time population and 27,633 businesses within 3 miles

\$146,375 average household income within a 3 mile radius

10.6M annual trips with an average dwell time of 59 minutes



SOUTH BAY EXPANSION

1.6 million square feet of retail, restaurant, cinema, residential and hotel space, weekly trips 200,000 guests

Transit Oriented, combined annual ridership of 4 million people

475 residential units | **130** hotel rooms

12-screen IMAX® and AMC Prime theater, Boston's largest theater with **800,000 people** expected annually

SOUTH BAY TRADE AREA

241009

