

WALLACE PLAZA SHOPPING CENTER

353-385 John Fitch Highway
Fitchburg, Massachusetts



REDUCED PRICE: \$6,450,000 (\$50.59/SF)

PROPERTY OVERVIEW

Wallace Plaza is an attractive 169,443SF grocery-anchored shopping center and self-storage facility. The center is anchored by a Market Basket Supermarket, Big Lots, Rent-way and Papa Gino's. Market Basket owns its building and land parcel, which are not part of the offering. Wallace Plaza is aligned parallel to the John Fitch Highway, affording all tenants excellent visibility to the 22,000+ cars per day that pass the center. The offering includes 65,800SF of retail space, an 18,553SF climate-controlled self-storage facility (153 Units) and 35,400SF of outdoor self-storage (368 Units). Wallace Plaza offers an investor the opportunity to acquire a well-located retail property & storage facility with solid "in-place" income and opportunities for enhancement at below replacement cost.

OFFERING HIGHLIGHTS

Strong Market Identity:	40+ year history with Market Basket as shadow-anchor of the center
Quality Tenancy:	58% of retail income from successful national retailers
Growing Area:	Area population 2009 - 42,161
23.1% Leasing Upside:	3 vacancies (6,500SF, 2,800SF, 2,900SF)
Below Replacement Cost:	Offering at \$50.59/SF—Price Reduced!

FOR INFORMATION CONTACT:

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