



PET SMART

CAMBRIDGE (FRESH POND MALL)

200 ALEWIFE BROOK PKWY., CAMBRIDGE, MA 02138



RETHINK. RECREATE. REDEVELOP.



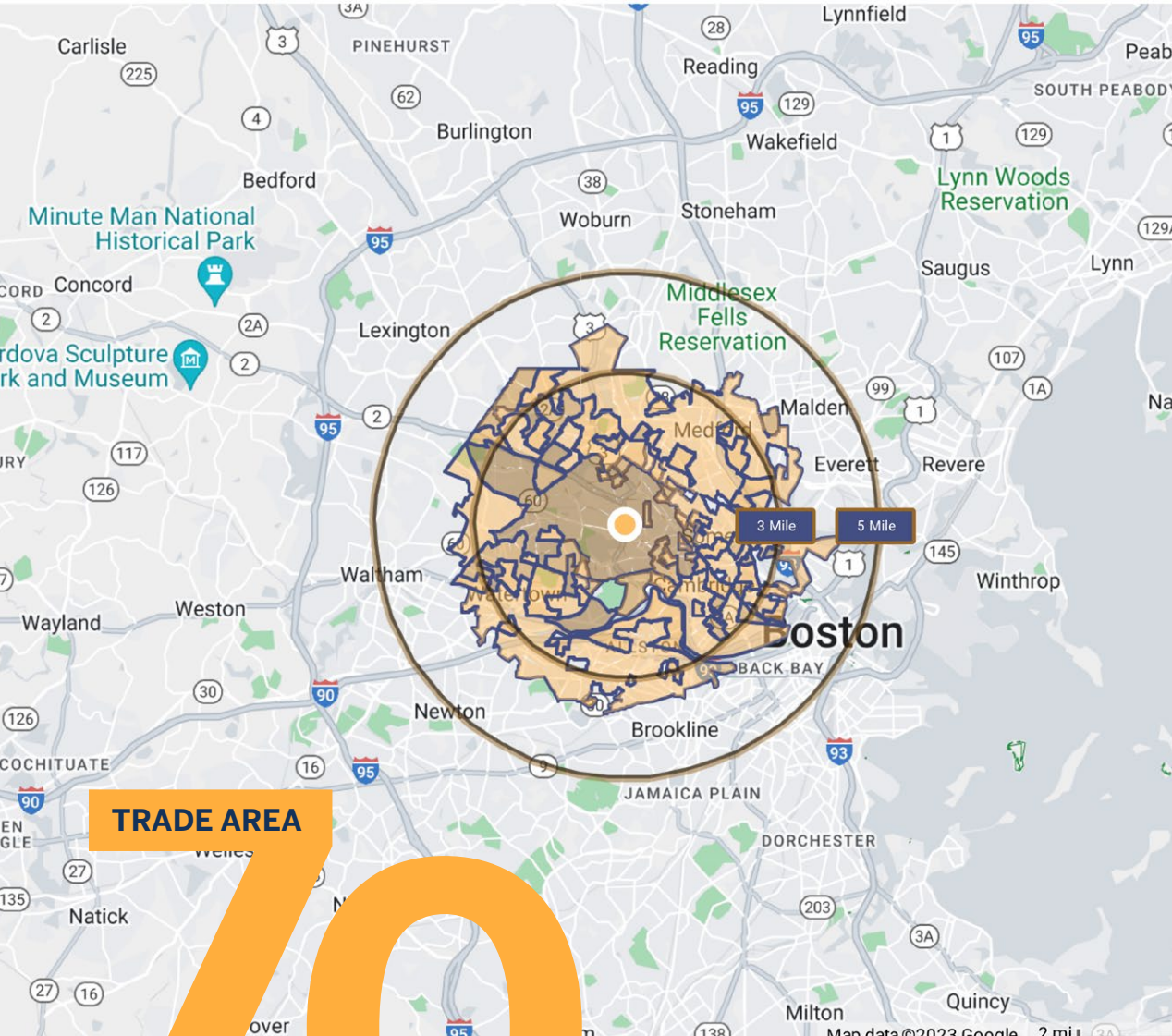
MIDDLESEX COUNTY'S DESTINATION FOR EVERYDAY SHOPPING

This community center is located on the north side of Cambridge, MA surrounded by dense residential uses. The property features Pet Smart and Central Rock Gym, and is adjacent to key essential retail, including Whole Foods, Trader Joe's and TJ Maxx. Route 2, a major thoroughfare from the north, feeds directly into the retail corridor. Serving the communities of Cambridge, Belmont, East Arlington and parts of Somerville, Fresh Pond Mall benefits from visitation by commuters, residents, and tourists.

Fresh Pond Mall

200 Alewife Brook Parkway, Cambridge, MA 02138





TRADE AREA

70%

DEMOGRAPHICS

Sources: ESRI and CreditnTell. CreditnTell's Tru Trade is based on geo-fenced data embedded in over 500 applications on tens of millions of mobile devices nationwide.

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POPULATION

382,467	360,167	865,761
Tru Trade*	3 Mile	5 Mile

FAMILY HOUSEHOLDS

161,152	151,279	359,848
Tru Trade*	3 Mile	5 Mile

AVERAGE HH INCOME

\$130,207	\$157,838	\$159,738
Tru Trade*	3 Mile	5 Mile

COLLEGE EDUCATION

68.2%	72.8%	69.9%
Tru Trade*	3 Mile	5 Mile

*Tru Trade Area; 3.2 Miles

URBAN EDGE PROPERTIES

AERIAL



Harvard University is located 1.5 miles to the southeast and Tufts University is located 1.5 miles to the northeast. Harvard Square in Cambridge attracts many tourists throughout the year making Cambridge a destination location.

SITE PLAN

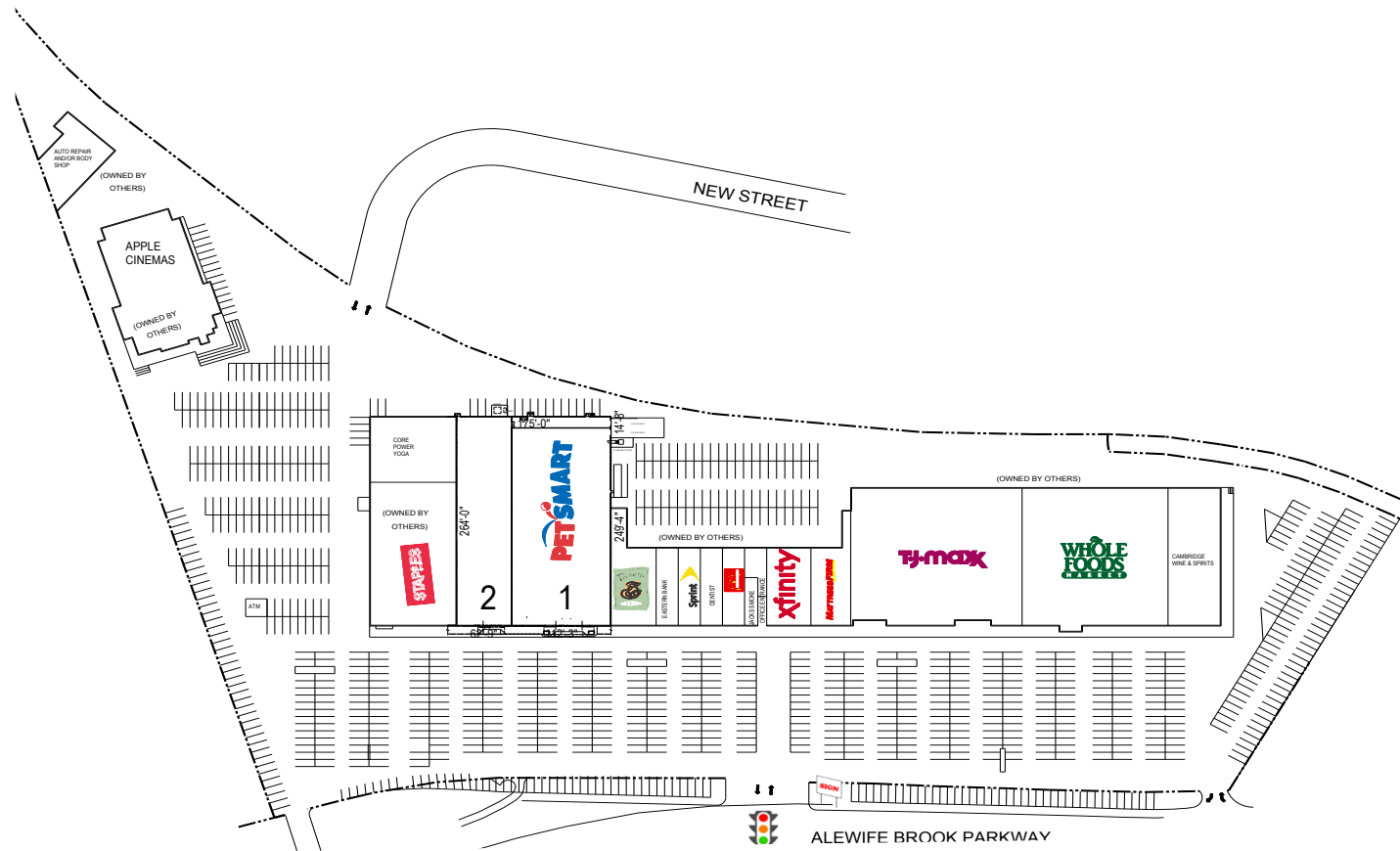
TENANTS

SQFT

1	PetSmart	29,635
2	Central Rock Gym	18,109

HIGHLIGHTS

Total SF 47,744



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