

**five BELOW** Coming Soon!



# Timpany Plaza

**TOTAL VISITORS**  
151.1K  
(12 MONTHS)

Timpany Plaza, soon to be home to Aldi, offers a delightful selection of stores, including the much-loved local eatery Papa Gino's and the popular Gardner Cinema. With two convenient access points on its main road, one of which is fully signalized, the center guarantees effortless accessibility for everyone. Exciting retailers like Big Lots, Dollar Tree, and GameStop contribute to the dynamic mix. With an impressive visit frequency of 5.22, Timpany Plaza is dedicated to delivering an exceptional experience for its devoted customers.

## OVERVIEW

**360 Timpany Boulevard**  
**Gardner, MA 01440**

**For Lease**  
**County:** Worcester  
**Type:** Retail  
**Total SF:** 182,820

## RETAILERS INCLUDE



## LEASING ASSOCIATE



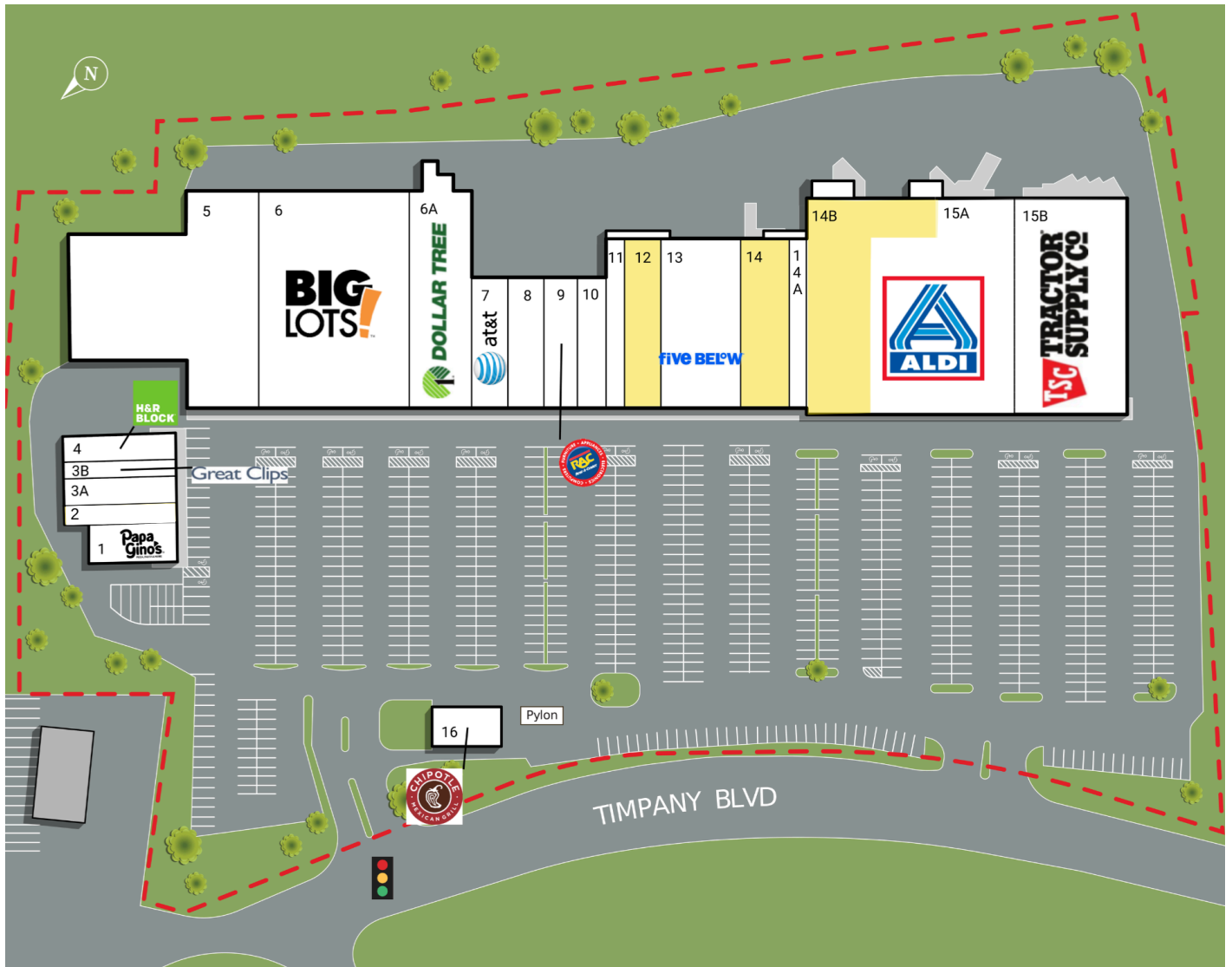
**Kevin Conway**  
**Sr. Leasing Manager**  
(757) 618-5932  
kconway@whlr.us

### DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
POPULATION	22,768	34,147	84,032
HOUSEHOLDS	9,013	13,348	32,055
AVG. HH INCOME (\$)	\$66,743	\$75,185	\$79,129
MEDIAN AGE	40	40	41

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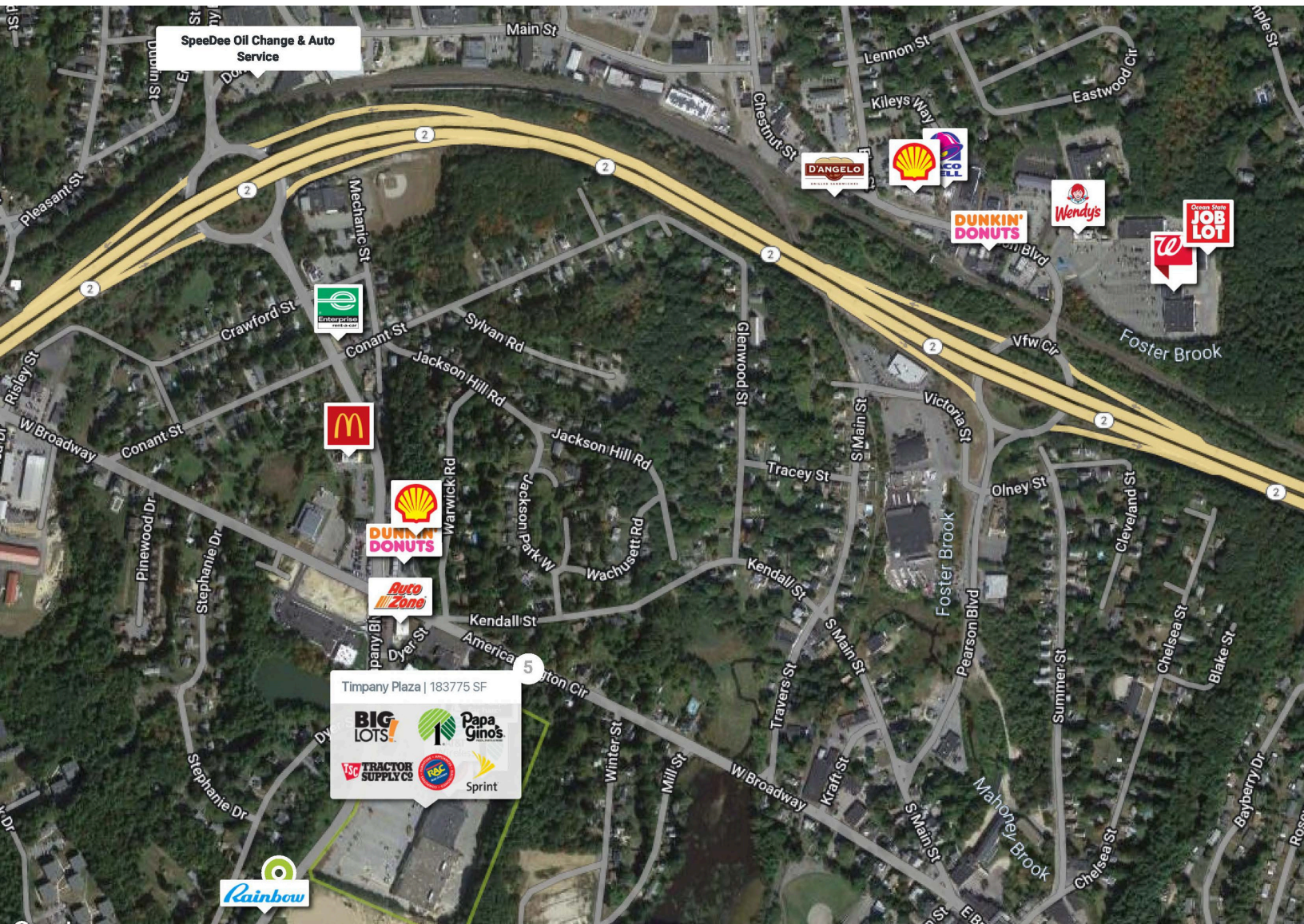


SUITE	TENANTS	S.F.	SUITE	TENANTS	S.F.
1	Papa Gino's	3,293	9	Rent-A-Center	3,579
2	Studio Sculpt	2,000	10	Sawa Asian Bistro	3,181
3A	Sprint Premier	2,480	11	Love Well Beauty Supply	2,000
3B	Great Clips	1,600	12	AVAILABLE	5,140
4	H&R Block	2,244	13	Five Below	11,400
5	Gardner Theater	27,576	14	AVAILABLE	7,080
6	Big Lots	28,027	14A	GameStop	2,200
6A	Dollar Tree	12,000	14B	AVAILABLE	18,371
7	AT&T Wireless	3,579	15A	Aldi	20,769
8	Gardner Smiles	4,145	15B	Tractor Supply Co.	19,831
			16	Chipotle	2,325



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AADT: 4,202 vehicles (Timpany Blvd.)

Avg. Hourly Traffic: 175 vehicles (Timpany Blvd.)

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# WHLR

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2529 VIRGINIA BEACH BLVD., VIRGINIA BEACH, VA 23452 | P: (757) 627-9088 | WHLR.US