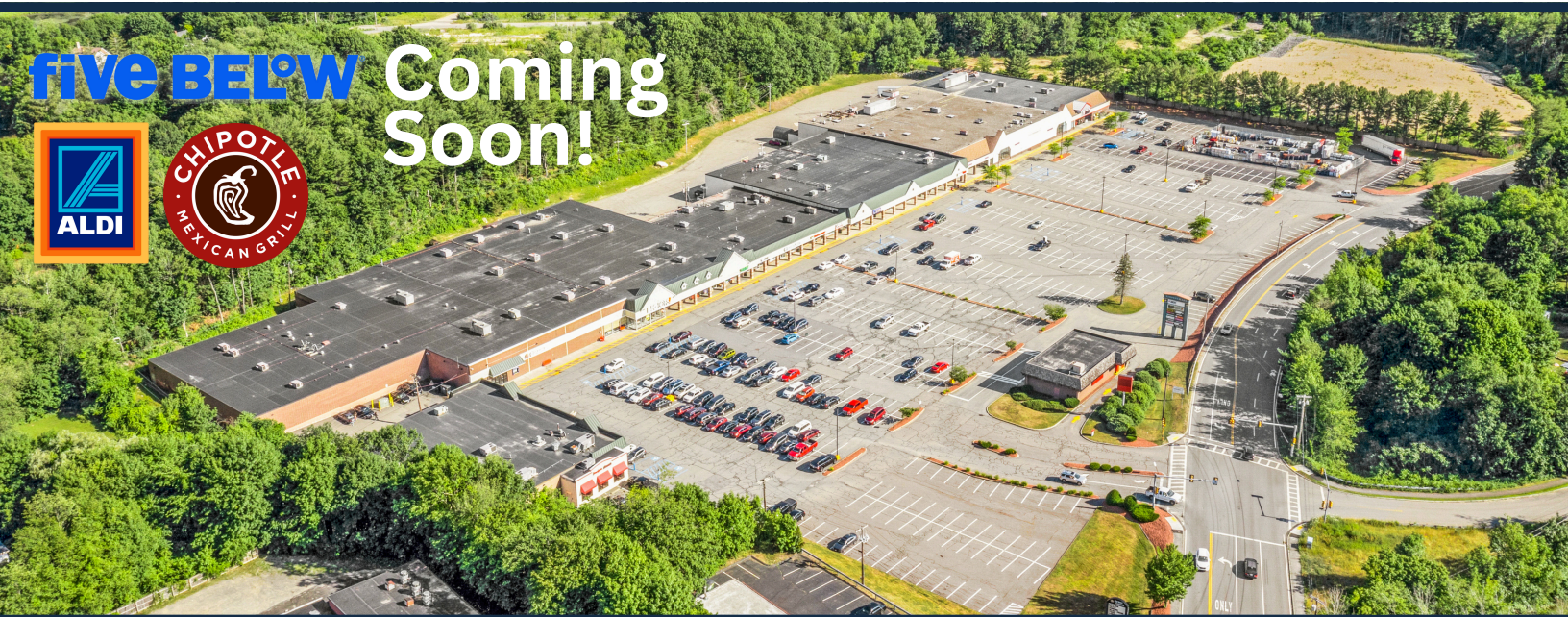


five BELOW Coming Soon!



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 Chipotle, Tractor Supply, Dollar Tree, and GameStop contribute to the dynamic mix.

OVERVIEW

360 Timpany Boulevard
Gardner, MA 01440

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

RETAILERS INCLUDE



five BELOW



LEASING ASSOCIATE



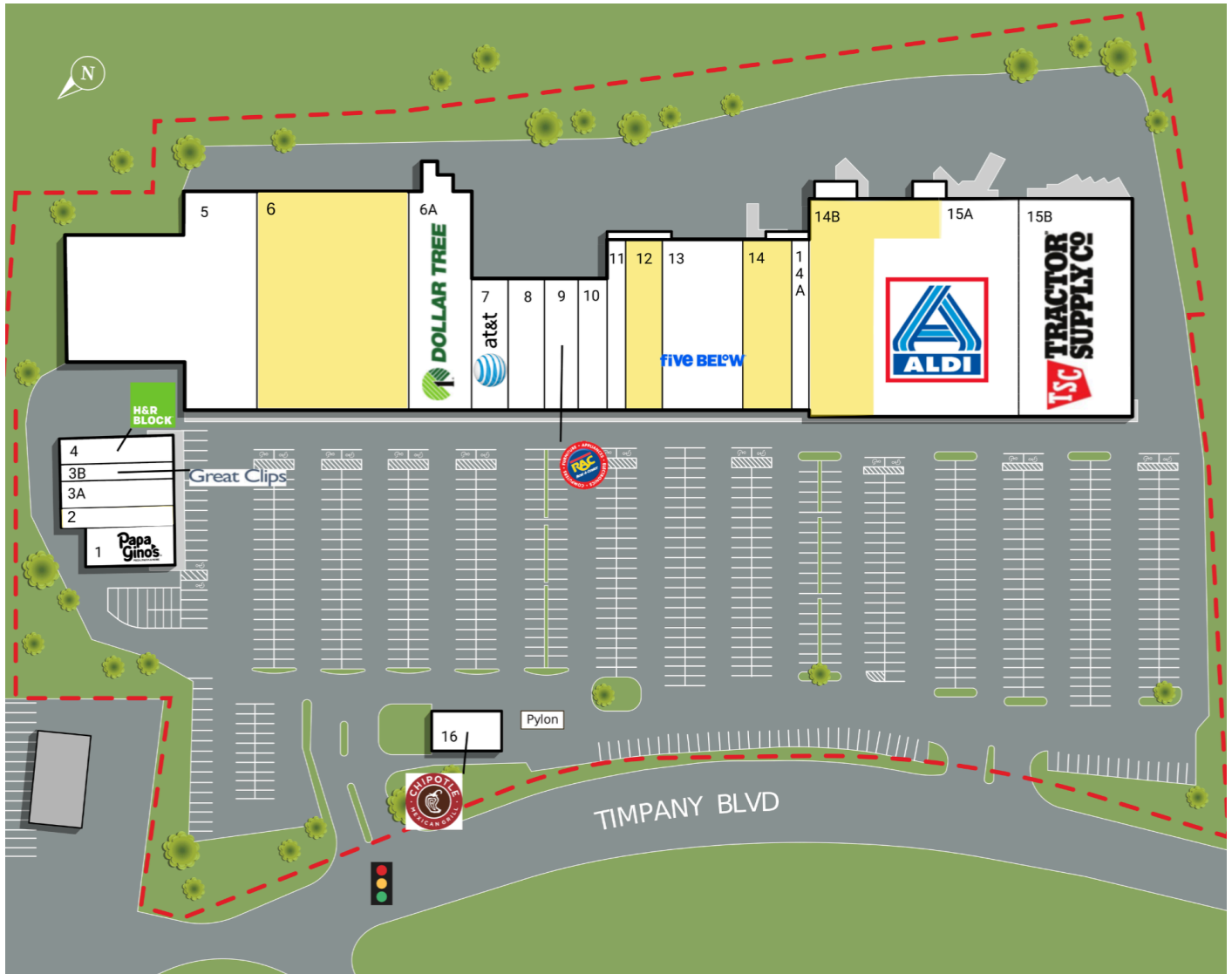
Kevin Conway
Sr. Leasing Manager
(757) 618-5932
kconway@whlr.us

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 |

Timpany Plaza

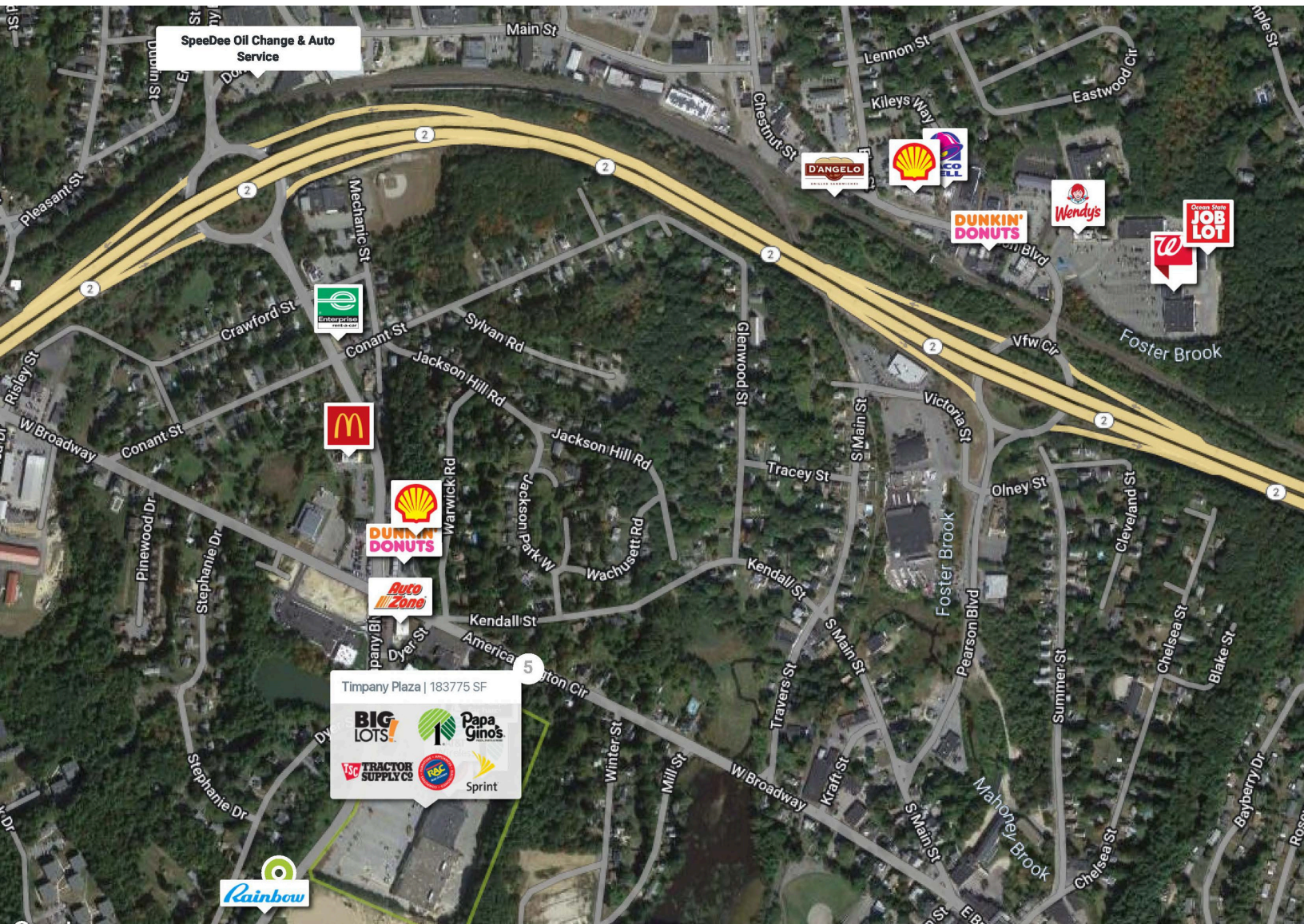
360 Timpany Boulevard
Gardner, MA 01440



| 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 | AVAILABLE | 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 |

Timpany Plaza

360 Timpany Boulevard
Gardner, MA 01440



AADT: 4,202 vehicles (Timpany Blvd.)

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

DISCLAIMER

The information contained herein has been obtained from sources we believe to be reliable; however, we have not investigated nor verified any information and make no guarantee, warranty or representation to the accuracy or completeness of information. By accepting this Marketing Brochure, you agree to release Wheeler Real Estate Company and WHLR and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or lease of this property. This Marketing Brochure and offering is subject to correction or errors and omissions, change of price, prior to sale/lease or withdrawal from the market, without notice.

WHLR

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a subsidiary of Wheeler Real Estate Investment Trust

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