

Levy
Legacy
Group.

Broadway Crossing

Methuen, Massachusetts
Operating Neighborhood Shopping Center

55,600 SF

Total GLA

2015

Built



Property Overview

2—6 Broadway (Route 28) | Methuen, MA

55,600 SF Total GLA	Caribbean Supermarket Anchor Tenant	5.68 Acres Land Area
225 (+/- spaces) Parking	2015 Year Built	Operating Status

PROPERTY HIGHLIGHTS

- Developed by Levy Legacy Group, built 2015
- Anchored by Caribbean Supermarket; tenants include Family Dollar, O'Reilly Auto Parts, DCU, Perfect Dental, Starbucks, and The Spot
- 143,000+ people within 3 miles — one of the densest trade areas in the Merrimack Valley
- Adjacent to Loft 550, a fully leased 137-unit residential complex
- One mile from Route 213 and Interstate 93
- 13,277 +/- VPD via Broadway Street

About Broadway Crossing

Broadway Crossing sits on Broadway (Route 28) at the Methuen—Lawrence town line, drawing from both the Methuen and Lawrence markets. Its 640 feet of frontage on Broadway keeps it visible to a steady flow of local traffic.

Tenants

2—6 Broadway (Route 28) | Methuen, MA

TENANTS	
Caribbean Supermarket (Anchor)	Family Dollar
O'Reilly Auto Parts	DCU
Perfect Dental	Starbucks
The Spot	



Demographics & Market

2—6 Broadway (Route 28) | Methuen, MA

DEMOGRAPHICS (ACS 2020—24 EST.)

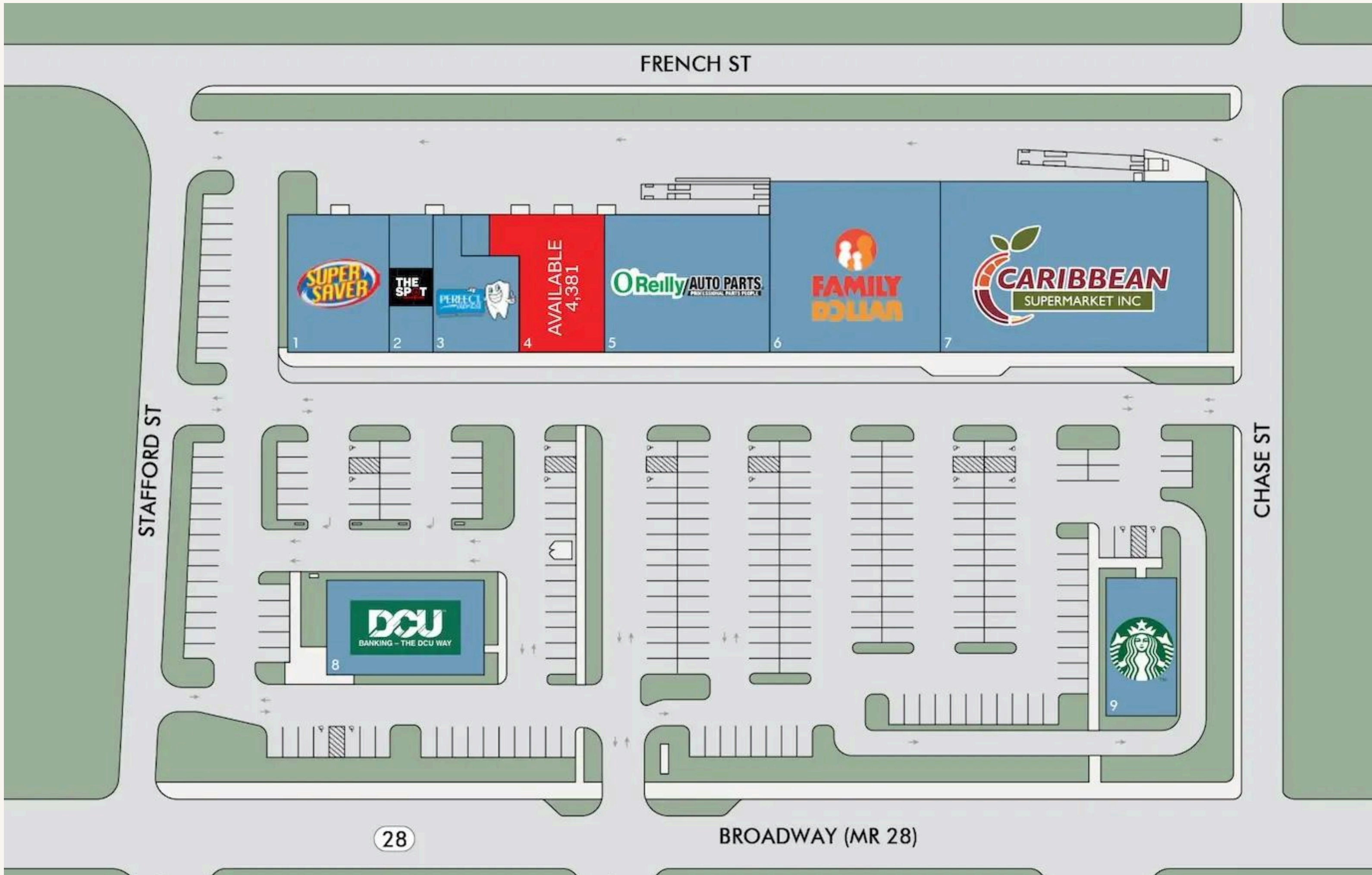
	1 MILE	3 MILE	5 MILE
Total Population	39,255	143,575	208,782
Total Households	13,182	50,752	75,828

MARKET STORY

- Avg. Household Income: \$80,710 (1mi) • \$98,092 (3mi) • \$117,997 (5mi)

Site Plan

2-6 Broadway (Route 28) | Methuen, MA



Tenant	SF / Notes
Caribbean Supermarket (Anchor)	15,500 SF
Family Dollar	10,000 SF
O'Reilly Auto Parts	7,600 SF
DCU	4,989 SF
Perfect Dental	3,210 SF
Starbucks	2,200 SF
The Spot	Occupied
Broadway St. Traffic	13,277 VPD

Levy Legacy Group.

Let's Build Something Together.

levylegacygroup.com

For questions or to request investor documents:

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