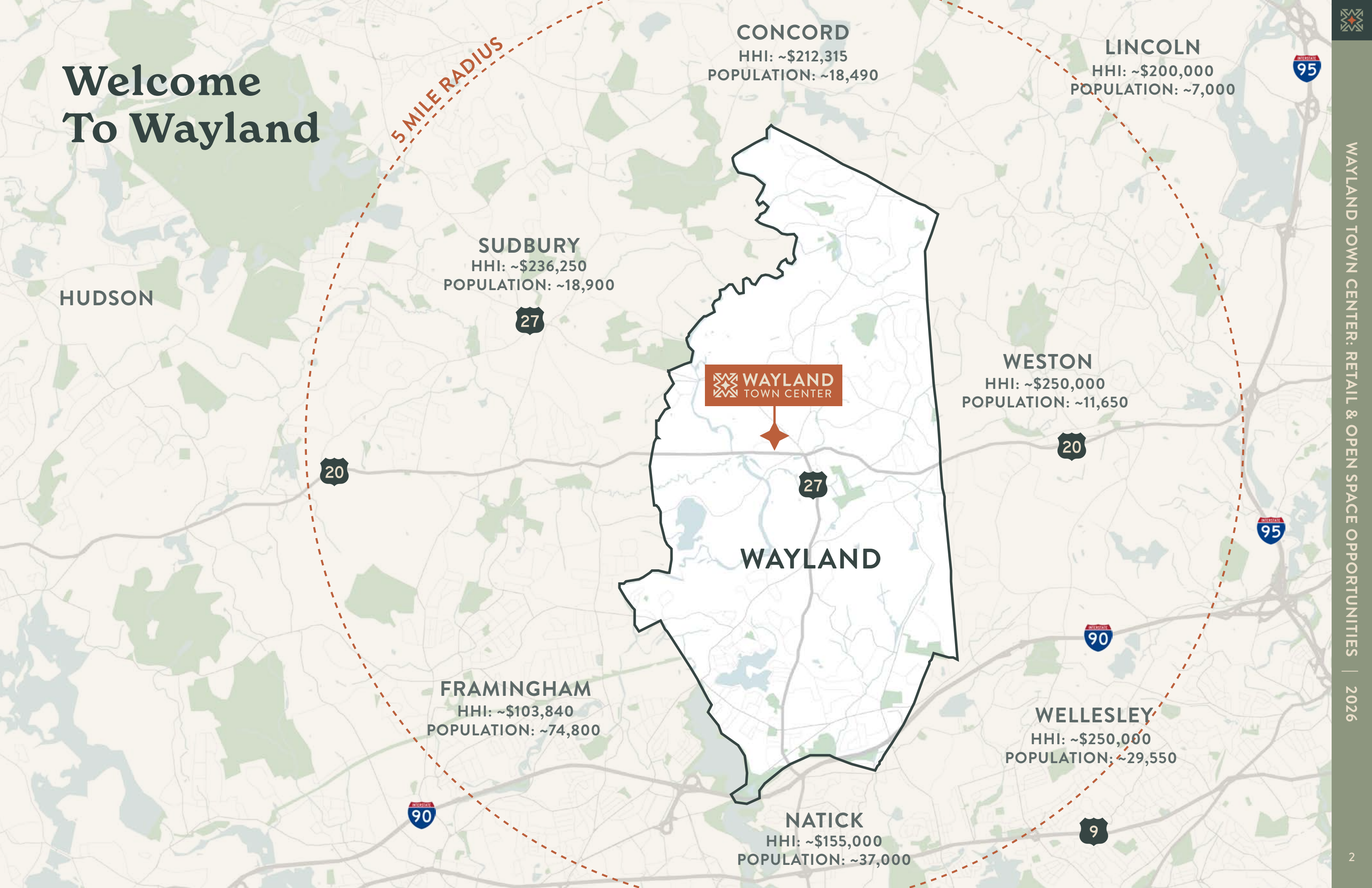




Retail & Open Space Opportunities

Welcome To Wayland



Project Orientation

Wayland Town Center sits at the intersection of US 20 and MA Route 27, in one of the most desirable trade areas in Greater Boston, located at the cross-roads of Wayland, Sudbury, and Weston.

Under new ownership for the first time in over a decade, Wayland Town Center is being reimagined as a modernized retail and community destination.

Already boasting a unique range of recreation, service, and neighborhood retail uses, Graffito is seeking best-in-class restaurants and retailers to fill current vacancies. These new tenancies will complement planned upgrades to the project's open spaces, new branding, signage, and wayfinding systems, as well as the extension of the adjacent Mass Central Rail Trail.



By The Numbers



87,400

population within
five-mile radius



\$243,900

average household income
within five-mile radius



1,000

parking spaces at
Wayland Town Center



31,400

vehicles daily at junction
of routes 20 and 27



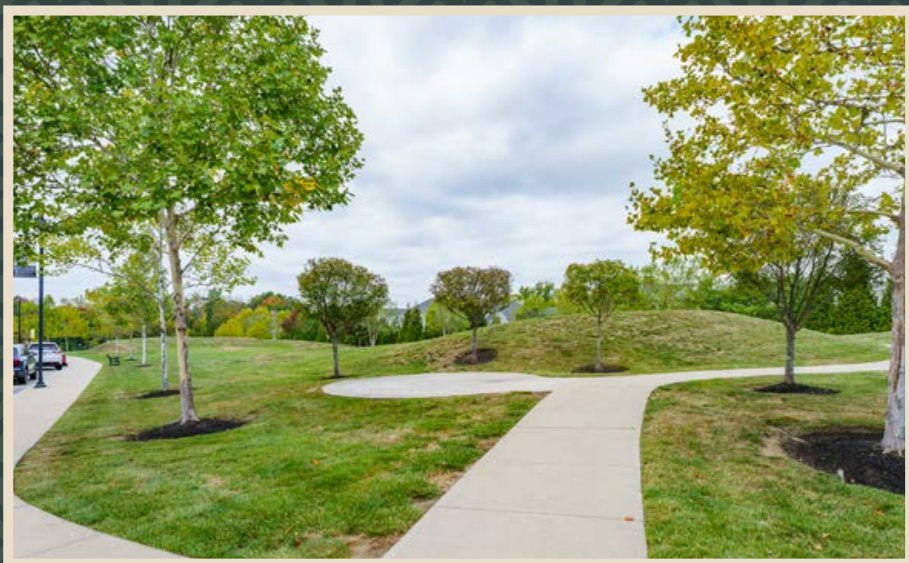
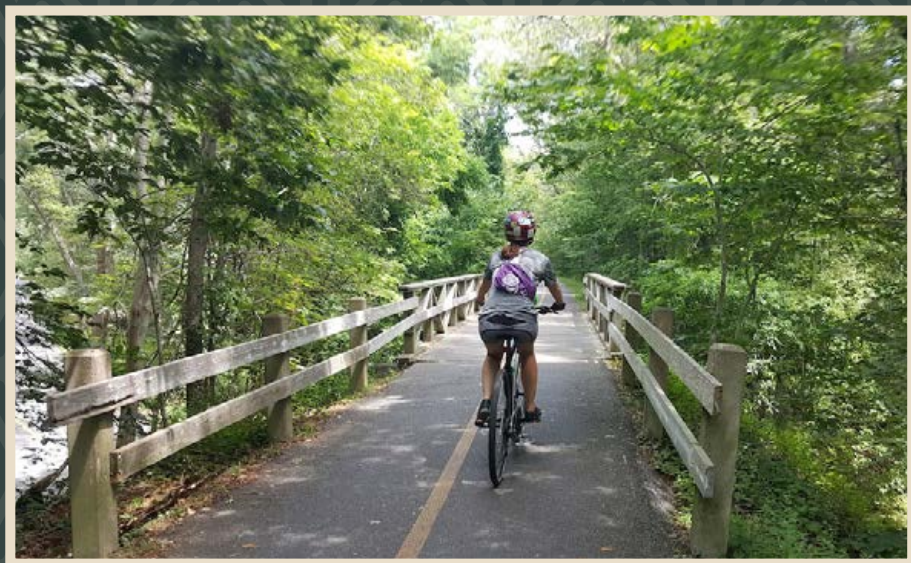
5

acres of open green space
at Wayland Town Center



63

miles of multi-purpose
rail trail access



Site Context

**WAYLAND**
TOWN CENTER

WAYLAND PUBLIC LIBRARY

STOP & SHOP

US POSTAL SERVICE

WAYLAND COMMUNITY CENTER

MASS CENTRAL RAIL TRAIL

20 BOSTON POST ROAD

TERRAIN

CVS

RUSSELL'S GARDEN CENTER

Retail Opportunities

Retail 3
900 SF

Retail 4
1,266 SF

Retail 5
1,156 SF

Retail 11
4,085 SF

Retail 14
2,000 SF – 2nd Generation Restaurant

Retail 16
1,177 SF

Retail 17B
3,010 SF

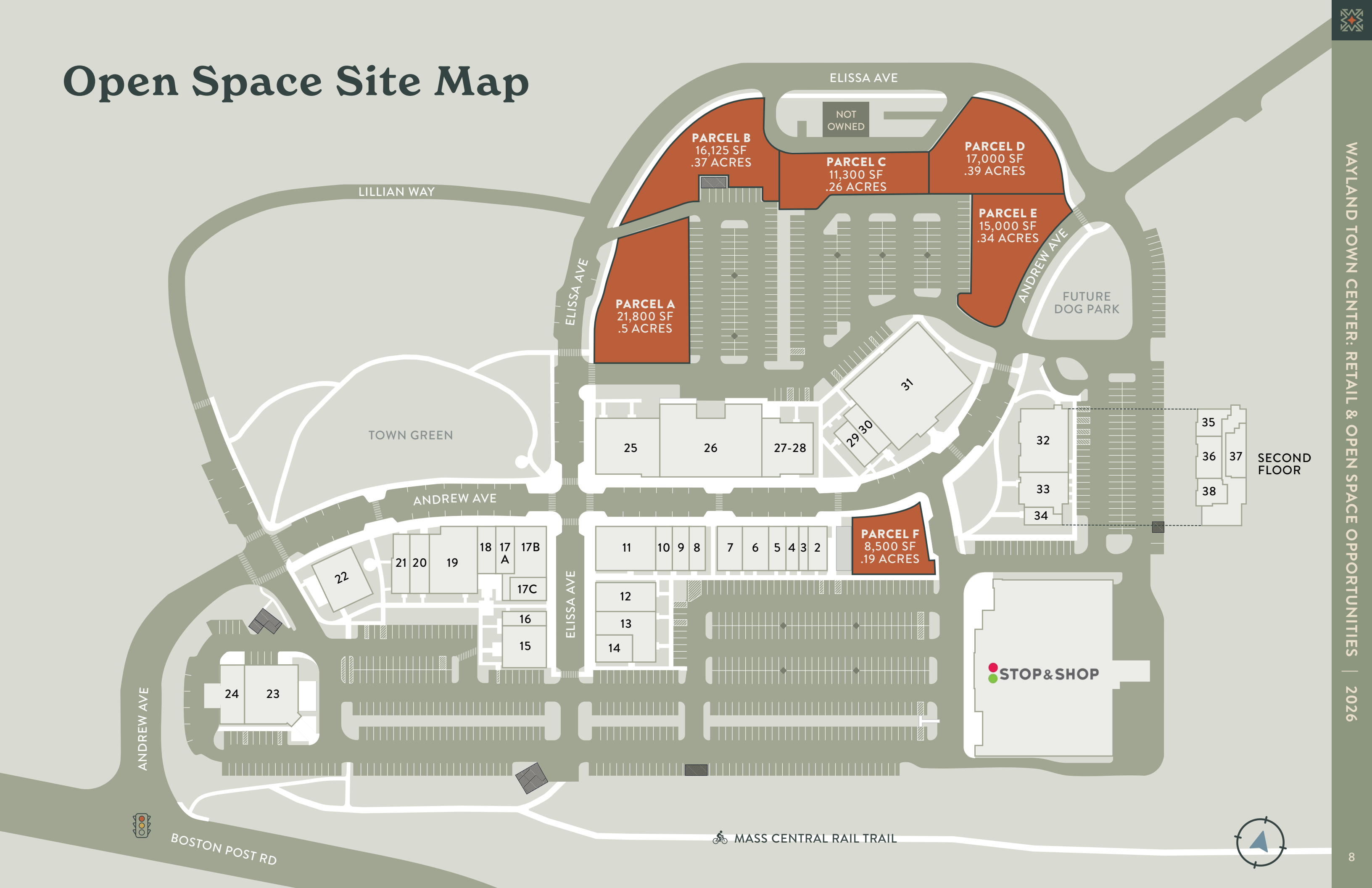
Retail 18
1,870 SF

Retail 33
3,000 SF

Retail 38
1,171 SF



Open Space Site Map



Open Space Opportunities

Parcel A
21,800 SF / .5 ACRES

Parcel B
16,125 SF / .37 ACRES

Parcel C
11,300 SF / .26 ACRES

Parcel D
17,000 SF / .39 ACRES

Parcel E
15,000 SF / .34 ACRES

Parcel F
8,500 SF / .19 ACRES





View of retail space 11
from Andrew Avenue



View of retail space 14
off of Elissa Avenue

Interior of fully built-out retail space 14



View of retail space 17B
from Andrew Avenue



Rendering of future pedestrian way on Elissa Ave



Newly imagined Central Rail Trail
entrance into Wayland Town Center



Let's Talk

Be part of the mix of restaurants and retailers at Wayland Town Center!

This is a rare opportunity to join one of Greater Boston’s best located retail clusters, where new ownership will soon deliver updated signage on Routes 20 and 27, a slew of public realm improvements across the site, and a range of new retail, food, and beverage uses.



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