ATLANTIC PLAZA

NORTH READING, MA



SIZE

126,384 square feet

DEMOGRAPHICS

| l mile | 3 mile | 5 mile | | |
|----------------------------|-----------------------------|--------|--|--|
| Populatic 4,926 | on 26,445 | 95,635 | | |
| Househo 2,052 | l ds 9,487 | 33,857 | | |
| Median H 125,707 | HH Income 151,254 | (.) | | |

MAJOR TENANT(S)

Stop & Shop OrangeTheory Fitness Massage Envy Supercuts Starbucks

LEASING CONTACT

Marissa Visconsi Mobile (303) 547-4386 mvisconsi@phillipsedison.com



(12) St. (25) St. (26) St. (26



LOCATION

271 North Main Street | North Reading, MA 01864

PROPERTY HIGHLIGHTS

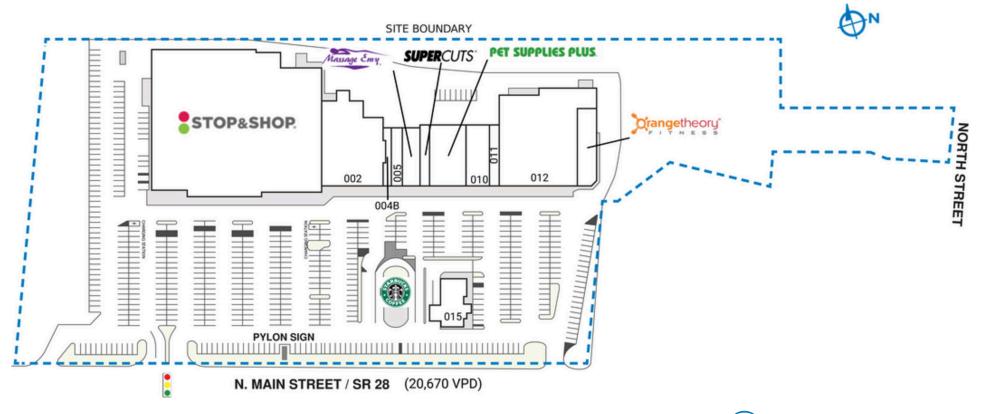
- Anchored by Stop & Shop
- Other national tenants include Orangetheory Fitness, Starbucks, Supercuts and Pet Supplies Plus
- Located at the intersection of North Street and North Main Street with more than 20,600 vehicles per day
- Population exceeds 26,400 in a three-mile radius with an average household income greater than \$202,600



PHILLIPS EDISON & COMPANY®

ATLANTIC PLAZA

| SPAC | E TENANT | SQ. FT. | 006 | Massage Envy | 2,981 SF | 012 Cowabungas | 22,147 SF | SITE LEGEND |
|------|----------------------|-----------|-----|-------------------|----------|--------------------------|-----------|-----------------------|
| 001 | Stop & Shop | 64,492 SF | 007 | Supercuts | 1,650 SF | 12A OrangeTheory Fitness | 3,000 SF | Available |
| 002 | One Stop Liquors | 13,595 SF | 008 | Pet Supplies Plus | 5,594 SF | 014 Starbucks | 1,624 SF | |
| 004B | Threading & Body Wax | 1,000 SF | 010 | Ginger Gourmet | 4,020 SF | 015 Winter Hill Bank | 3,200 SF | Leased (not occupied) |
| | Center | | 011 | Luxor Nail Salon | 1,566 SF | TOTAL SQ. FT. | 126,384 | Owned by Others |
| 005 | Stretch Lab | 1,515 SF | | | | | | 🖸 Site Boundary |



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

PHILLIPS EDISON & COMPANY®

ATLANTIC PLAZA

271 North Main Street | North Reading, MA 01864





Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections Calculated using TAS Retrieval Retrieval





Latitude: 42.591963

Longitude: -71.116281

| North Reading, MA Q4 2023 Estimated Population 4,926 26,445 2028 Projected Population 4,981 26,582 2010 Census Population 4,717 25,239 2000 Census Population 4,243 24,089 1990 Census Population 3,916 21,017 Historical Annual Growth 1990 to 2000 0.80% 1.37% Historical Annual Growth 2010 to2023 0.32% 0.34% Projected Annual Growth 2010 to2023 0.32% 0.10% Median Age 44.6 44.6 2010 Census Households 2,052 9,487 2028 Projected Households 2,052 9,487 2020 Census Households 1,923 9,012 2000 Census Households 1,923 9,012 2000 Census Households 1,389 6,981 Historical Annual Growth 1990 to 2000 1.24% 1.79% Historical Annual Growth 2010 to 2010 2.05% 0.78% Estimated Annual Growth 2023 to 2028 0.24% 0.12% Projected Annual Growth 2010 to 2023 0.47% 0.37% <th>Radius</th> | Radius |
|--|----------|
| 2028 Projected Population 4,981 26,582 2010 Census Population 4,717 25,239 2000 Census Population 4,717 25,239 1990 Census Population 3,916 21,017 Historical Annual Growth 1990 to 2000 0.80% 1,37% Historical Annual Growth 2010 to 2010 1,07% 0,47% Estimated Annual Growth 2010 to 2023 0,32% 0,34% Projected Annual Growth 2020 to 2028 0,22% 0,10% Median Age 44.6 44.6 2010 Census Households 2,052 9,487 2020 Census Households 2,076 9,544 2010 Census Households 1,923 9,012 2000 Census Households 1,571 8,337 1990 Census Households 1,689 6,981 Historical Annual Growth 2010 to 2023 0,47% 0,37% Projected Annual Growth 2020 to 2010 1,24% 1,79% Historical Annual Growth 2023 to 2028 0,24% 0,12% Population per Household 2,37 2,75 White 85,1% | Radius |
| 2028 Projected Population 4,981 26,582 2010 Census Population 4,717 25,239 2000 Census Population 4,243 24,089 1990 Census Population 3,916 21,017 Historical Annual Growth 1990 to 2000 0.80% 1,37% Historical Annual Growth 2010 to 2010 1.07% 0.47% Projected Annual Growth 2010 to 2023 0.32% 0.34% Projected Annual Growth 2010 to 2023 0.32% 0.44% Median Age 44.6 44.6 Q4 2023 Estimated Households 2,052 9,487 2020 Census Households 1,923 9,012 2000 Census Households 1,923 9,012 2000 Census Households 1,389 6,981 Historical Annual Growth 2000 to 2010 2.26% 0.78% Projected Annual Growth 2023 to 2028 0.24% 0.12% Population per Household 2.37 2.75 Upper Population per Household 2.37 2.75 Upper Population per Household Income \$161,056 \$202,693 \$ H | 95,635 |
| Understand 2010 Census Population 4,717 25,239 2000 Census Population 4,243 24,089 1990 Census Population 3,916 21,017 Historical Annual Growth 1990 to 2000 0.80% 1,37% Historical Annual Growth 2010 to2023 0.32% 0.34% Projected Annual Growth 2010 to2023 0.32% 0.10% Median Age 44.6 44.6 Q4 2023 Estimated Households 2,052 9,487 2020 Census Households 2,076 9,544 2010 Census Households 1,571 8,337 2020 Census Households 1,571 8,337 2030 Census Households 1,571 8,337 2030 Census Households 1,571 8,337 1990 Census Households 1,571 8,337 1990 Census Household 2.37 2.75 Projected Annual Growth 2010 to 2023 0,47% 0,37% Projected Annual Growth 2023 to 2028 0,24% 0,12% Population per Household 2.37 2.75 White 85,1% < | 95,930 |
| Understand 4,243 24,089 1990 Census Population 3,916 21,017 Historical Annual Growth 1990 to 2000 0.80% 1,37% Historical Annual Growth 2001 to 2010 1.07% 0.47% Estimated Annual Growth 2023 to 2028 0.22% 0.10% Median Age 44.6 44.6 Q4 2023 Estimated Households 2,052 9,487 2000 Census Households 2,076 9,544 2000 Census Households 1,923 9,012 2000 Census Households 1,923 9,012 2000 Census Households 1,389 6,981 Historical Annual Growth 1990 to 2000 1,24% 1,79% Historical Annual Growth 2010 to 2023 0,47% 0,37% Projected Annual Growth 2010 to 2023 0,24% 0,12% Population per Household 2.37 2.75 White 85.1% 84.2% Black or African American 1.9% 1.3% Asian & Pacific Islander 0.6% 6.8% Other Races 4.7% 4.5% | 91,084 |
| Upport 1990 Census Population 3,916 21,017 Historical Annual Growth 1990 to 2000 0.80% 1.37% Historical Annual Growth 2010 to 2023 0.32% 0.34% Projected Annual Growth 2010 to 2023 0.32% 0.34% Projected Annual Growth 2010 to 2023 0.32% 0.34% Projected Annual Growth 2010 to 2023 0.22% 0.10% Median Age 44.6 44.6 Q4 2023 Estimated Households 2,052 9,487 2028 Projected Households 2,076 9,544 2010 Census Households 1,571 8,337 1990 Census Households 1,571 8,337 1990 Census Households 1,571 8,337 1990 Census Households 1,24% 1.79% Historical Annual Growth 2010 to 2000 1,24% 0.12% Projected Annual Growth 2010 to 2023 0,47% 0.37% Projected Annual Growth 2010 to 2023 0,47% 0.37% Projected Annual Growth 2023 to 2028 0,24% 0.12% Population per Household 2.37 2.75 < | 86,606 |
| Under State State <there state<="" th=""> State</there> | 79,074 |
| Under State State <there state<="" th=""> State</there> | 0.91% |
| Upper Difference State | 0.51% |
| Projected Annual Growth 2023 to 2028 0.22% 0.10% Median Age 44.6 44.6 44.6 Q4 2023 Estimated Households 2.052 9,487 2028 Projected Households 2.076 9,544 2010 Census Households 1,923 9,012 2000 Census Households 1,571 8,337 1990 Census Households 1,571 8,337 1990 Census Households 1,589 6,981 | 0.36% |
| Median Age 44.6 44.6 Q4 2023 Estimated Households 2,052 9,487 2028 Projected Households 2,076 9,544 2010 Census Households 1,923 9,012 2000 Census Households 1,571 8,337 1990 Census Households 1,571 8,337 1990 Census Households 1,389 6,981 Historical Annual Growth 2000 to 2010 2.05% 0.78% Estimated Annual Growth 2000 to 2023 0,47% 0.37% Projected Annual Growth 2023 to 2028 0.24% 0.12% Population per Household 2.37 2.75 White 85.1% 84.2% Black or African American 1.9% 1.3% Asian & Pacific Islander 6.0% 6.8% Other Races 4.7% 4.5% Hispanic Population 2.3% 3.1% Verage Household Income \$161,056 \$202,693 \$ Median Household Income \$167,995 \$73,507 \$ Fer Capita Income \$167,995 \$73,507 | 0.06% |
| Operation Operation 04 2023 Estimated Households 2,052 9,487 2028 Projected Households 2,076 9,544 2010 Census Households 1,923 9,012 2000 Census Households 1,571 8,337 1990 Census Households 1,389 6,981 Historical Annual Growth 1990 to 2000 1.24% 1.79% Historical Annual Growth 2010 to 2020 0.47% 0.37% Projected Annual Growth 2010 to 2023 0.47% 0.37% Projected Annual Growth 2023 to 2028 0.24% 0.12% Population per Household 2.37 2.75 White 85.1% 84.2% Black or African American 1.9% 1.3% Asian & Pacific Islander 6.0% 6.8% Other Races 4.7% 4.5% Hispanic Population 2.3% 3.1% Per Capita Income \$161,056 \$202,693 \$ Median Household Income \$167,995 \$73,507 \$ Per Capita Income \$67,995 \$73,507 \$< | |
| Bits 2.028 Projected Households 2.076 9.544 2010 Census Households 1.923 9.012 2000 Census Households 1.571 8.337 1990 Census Households 1.389 6.981 Historical Annual Growth 1990 to 2000 1.24% 1.79% Historical Annual Growth 2010 to 2010 2.05% 0.78% Estimated Annual Growth 2010 to 2023 0.47% 0.37% Projected Annual Growth 2023 to 2028 0.24% 0.12% Population per Household 2.37 2.75 White 85.1% 84.2% Black or African American 1.9% 1.3% Asian & Pacific Islander 6.0% 6.8% Other Races 4.7% 4.5% Hispanic Population 2.3% 3.1% Median Household Income \$161,056 \$202,693 \$ Median Household Income \$162,707 \$151,254 \$ Per Capita Income \$67,995 \$73,507 \$ Some High School 2.0% 1.4% 1.3% <td< td=""><td>44.3</td></td<> | 44.3 |
| good 2010 Census Households 1,923 9,012 2000 Census Households 1,571 8,337 1990 Census Households 1,389 6,981 Historical Annual Growth 1990 to 2000 1.24% 1.79% Historical Annual Growth 2000 to 2010 2.05% 0.78% Estimated Annual Growth 2010 to 2023 0.47% 0.37% Projected Annual Growth 2023 to 2028 0.24% 0.12% Population per Household 2.37 2.75 White 85.1% 84.2% Black or African American 1.9% 1.3% Asian & Pacific Islander 6.0% 6.8% Other Races 4.7% 4.5% Hispanic Population 2.3% 3.1% Median Household Income \$161,056 \$202,693 \$ Median Household Income \$125,707 \$151,254 \$ Per Capita Income \$67,995 \$73,507 \$ Some High School 2.0% 1.4% \$ High School Graduate 18.0% 17.3% \$ | 33,857 |
| Upper Property 2000 Census Households 1,571 8,337 1990 Census Households 1,389 6,981 Historical Annual Growth 1990 to 2000 1,24% 1,79% Historical Annual Growth 2000 to 2010 2,05% 0,78% Estimated Annual Growth 2010 to 2023 0,47% 0,37% Projected Annual Growth 2023 to 2028 0,24% 0,12% Population per Household 2.37 2.75 White 85,1% 84,2% Black or African American 1.9% 1.3% Asian & Pacific Islander 6,0% 6,8% Other Races 4,7% 4,5% Hispanic Population 2,3% 3,1% Per Capita Income \$161,056 \$202,693 \$ Median Household Income \$125,707 \$151,254 \$ Some High School 2.0% 1. | 33,975 |
| Upper Section 1990 Census Households 1,389 6,981 Historical Annual Growth 1990 to 2000 1.24% 1.79% Historical Annual Growth 2000 to 2010 2.05% 0.78% Estimated Annual Growth 2010 to 2023 0.47% 0.37% Projected Annual Growth 2010 to 2023 0.24% 0.12% Population per Household 2.37 2.75 White 85.1% 84.2% Black or African American 1.9% 1.3% Asian & Pacific Islander 6.0% 6.8% Other Races 4.7% 4.5% Hispanic Population 2.3% 3.1% Median Household Income \$161,056 \$202,693 \$ Median Household Income \$162,707 \$151,254 \$ Per Capita Income \$67,995 \$73,507 \$ Some High School 2.0% 1.3% \$ Some High School 2.0% 1.4% \$ Hisp School Graduate 18.0% 17.3% \$ Some College 15.5% 13.2% <t< td=""><td>32,186</td></t<> | 32,186 |
| Estimated Annual Growth 2010 to 2023 0.47% 0.37% Projected Annual Growth 2023 to 2028 0.24% 0.12% Population per Household 2.37 2.75 White 85.1% 84.2% Black or African American 1.9% 1.3% Asian & Pacific Islander 6.0% 6.8% Other Races 4.7% 4.5% Hispanic Population 2.3% 3.1% Elementary \$125,707 \$151,254 \$ Per Capita Income \$67,995 \$73,507 \$ Some High School 2.0% 1.4% 4.5% High School Graduate 18.0% 17.3% \$ Some College 15.5% 13.2% \$ Associates Degree Only 7.1% 6.1% \$ | 29,999 |
| Estimated Annual Growth 2010 to 2023 0.47% 0.37% Projected Annual Growth 2023 to 2028 0.24% 0.12% Population per Household 2.37 2.75 White 85.1% 84.2% Black or African American 1.9% 1.3% Asian & Pacific Islander 6.0% 6.8% Other Races 4.7% 4.5% Hispanic Population 2.3% 3.1% Median Household Income \$161,056 \$202,693 \$ Median Household Income \$161,056 \$202,693 \$ Median Household Income \$161,056 \$202,693 \$ Some High School 2.0% 1.3% \$ Some High School 2.0% 1.3% \$ Some College 15.5% 13.2% \$ Associates Degree Only 7.1% 6.1% \$ Bachelors Degree Only 34.7% 33.9% \$ | 26,573 |
| Estimated Annual Growth 2010 to 2023 0.47% 0.37% Projected Annual Growth 2023 to 2028 0.24% 0.12% Population per Household 2.37 2.75 White 85.1% 84.2% Black or African American 1.9% 1.3% Asian & Pacific Islander 6.0% 6.8% Other Races 4.7% 4.5% Hispanic Population 2.3% 3.1% Elementary \$125,707 \$151,254 \$ Per Capita Income \$67,995 \$73,507 \$ Some High School 2.0% 1.4% 4.5% High School Graduate 18.0% 17.3% \$ Some College 15.5% 13.2% \$ Associates Degree Only 7.1% 6.1% \$ | 1.22% |
| Estimated Annual Growth 2010 to 2023 0.47% 0.37% Projected Annual Growth 2023 to 2028 0.24% 0.12% Population per Household 2.37 2.75 White 85.1% 84.2% Black or African American 1.9% 1.3% Asian & Pacific Islander 6.0% 6.8% Other Races 4.7% 4.5% Hispanic Population 2.3% 3.1% Elementary \$125,707 \$151,254 \$ Per Capita Income \$67,995 \$73,507 \$ Some High School 2.0% 1.4% 4.5% High School Graduate 18.0% 17.3% \$ Some College 15.5% 13.2% \$ Associates Degree Only 7.1% 6.1% \$ | 0.71% |
| Population per Household2.372.75White85.1%84.2%Black or African American1.9%1.3%Asian & Pacific Islander6.0%6.8%Other Races4.7%4.5%Hispanic Population2.3%3.1%Population Household Income\$161,056\$202,693\$Median Household Income\$161,056\$202,693\$Per Capita Income\$161,056\$202,693\$Some High School2.0%1.3%High School Graduate18.0%17.3%Some College15.5%13.2%Associates Degree Only7.1%6.1%Bachelors Degree Only34.7%33.9% | 0.37% |
| upped of a lack or African American 85.1% 84.2% Black or African American 1.9% 1.3% Asian & Pacific Islander 6.0% 6.8% Other Races 4.7% 4.5% Hispanic Population 2.3% 3.1% Median Household Income \$161,056 \$202,693 \$ Median Household Income \$162,707 \$151,254 \$ Per Capita Income \$67,995 \$73,507 \$ Some High School 2.0% 1.4% \$ High School Graduate 18.0% 17.3% \$ Some College 15.5% 13.2% \$ Associates Degree Only 7.1% 6.1% \$ | 0.07% |
| bit | 2.76 |
| bit trigged ABlack or African American Asian & Pacific Islander1.9% 6.0%1.3% 6.8%Other Races Hispanic Population4.7% 2.3%4.5% 3.1%Average Household Income Median Household Income\$161,056 \$202,693\$202,693 \$151,254\$Per Capita Income\$161,056 \$67,995\$73,507\$Elementary Some High School High School Graduate2.2% \$15.5%1.3% \$13.2%High School Graduate Bachelors Degree Only1.3% \$3.9%1.3% \$3.9% | 84.5% |
| Hispanic Population2.3%3.1%Hispanic Population2.3%3.1%Average Household Income\$161,056\$202,693\$Median Household Income\$125,707\$151,254\$Per Capita Income\$67,995\$73,507\$Elementary2.2%1.3%Some High School2.0%1.4%High School Graduate18.0%17.3%Some College15.5%13.2%Associates Degree Only7.1%6.1%Bachelors Degree Only34.7%33.9% | 1.3% |
| Hispanic Population2.3%3.1%Hispanic Population2.3%3.1%Average Household Income\$161,056\$202,693\$Median Household Income\$125,707\$151,254\$Per Capita Income\$67,995\$73,507\$Elementary2.2%1.3%Some High School2.0%1.4%High School Graduate18.0%17.3%Some College15.5%13.2%Associates Degree Only7.1%6.1%Bachelors Degree Only34.7%33.9% | 6.9% |
| Hispanic Population2.3%3.1%Hispanic Population2.3%3.1%Average Household Income\$161,056\$202,693\$Median Household Income\$125,707\$151,254\$Per Capita Income\$67,995\$73,507\$Elementary2.2%1.3%Some High School2.0%1.4%High School Graduate18.0%17.3%Some College15.5%13.2%Associates Degree Only7.1%6.1%Bachelors Degree Only34.7%33.9% | 3.6% |
| Median Household Income \$125,707 \$151,254 \$ Per Capita Income \$67,995 \$73,507 \$ Elementary 2.2% 1.3% \$ Some High School 2.0% 1.4% \$ High School Graduate 18.0% 17.3% \$ Some College 15.5% 13.2% \$ Associates Degree Only 7.1% 6.1% \$ Bachelors Degree Only 34.7% 33.9% \$ | 3.7% |
| Median Household Income \$125,707 \$151,254 \$ Per Capita Income \$67,995 \$73,507 \$ Elementary 2.2% 1.3% \$ Some High School 2.0% 1.4% \$ High School Graduate 18.0% 17.3% \$ Some College 15.5% 13.2% \$ Associates Degree Only 7.1% 6.1% \$ Bachelors Degree Only 34.7% \$ \$ | |
| Elementary2.2%1.3%Some High School2.0%1.4%High School Graduate18.0%17.3%Some College15.5%13.2%Associates Degree Only7.1%6.1%Bachelors Degree Only34.7%33.9% | 192,509 |
| Elementary2.2%1.3%Some High School2.0%1.4%High School Graduate18.0%17.3%Some College15.5%13.2%Associates Degree Only7.1%6.1%Bachelors Degree Only34.7%33.9% | 151,304 |
| Some High School2.0%1.4%High School Graduate18.0%17.3%Some College15.5%13.2%Associates Degree Only7.1%6.1%Bachelors Degree Only34.7%33.9% | \$69,280 |
| Some High School2.0%1.4%High School Graduate18.0%17.3%Some College15.5%13.2%Associates Degree Only7.1%6.1%Bachelors Degree Only34.7%33.9% | 1.7% |
| High School Graduate18.0%17.3%Some College15.5%13.2%Associates Degree Only7.1%6.1%Bachelors Degree Only34.7%33.9% | 2.1% |
| Bachelors Degree Only 34.7% 33.9% | 18.2% |
| Bachelors Degree Only 34.7% 33.9% | 12.7% |
| Bachelors Degree Only 34.7% 33.9% | 7.0% |
| | 32.1% |
| | 26.2% |
| Number of Businesses 192 1,013 | 3,407 |
| Total Number of Employees 1,741 12,909 | 45,325 |
| Number of Businesses1921,013Total Number of Employees1,74112,909Employees per Business9.0712.74Devidential Devidentian Providential Devidential De | 13.30 |
| Residential Population per Business 25.67 26.10 | 28.07 |