



730 MADISON ST.
WRENTHAM/PLAINVILLE, MA

LEDGEVIEW WAY AT WRENTHAM/PLAINVILLE

7,926 SF Retail Space Remaining

450,000 SF NOW COMMITTED

2 Marriott Hotels, 110 Grill Restaurant, 240-Unit Luxury Apartments

I-495 Exit 14, Rt. 1 and Madison St.

NOW UNDER CONSTRUCTION FOR SEPTEMBER 1, 2018 OPENING

- **Location:** 730 Madison St. at US Rt. 1 and I-495 Exit 14
- **Concept:** 500,000 SF Mixed Use with retail, 2 hotels, luxury apts.
- **New Signal** and lane additions
- **Retail/Restaurant GLA:** 30,000 SF
- **Available:** 7,926 SF retail space remaining, dividable to 1,200 SF
- **Visibility:** Outstanding presence on Rt. 1, I-495, and Madison St. at approved signal
- **Delivery:** 5/1/2018
- **Opening:** 9/1/2018
- **ADT:** I-495: 92,000
US Rt. 1: 32,725
- **Norfolk County:** the wealthiest county in Massachusetts
- **Demographics:**

5-mile	
Population	72,711
Average Income	\$116,300



Contact American Commercial Real Estate now for retail and restaurant space at the proposed Ledgeview Way at Wrentham, a 500,000 SF mixed-use center now under construction for May 2018 delivery. Featuring 160-room Marriott SpringHill Suites/ TownePlace Suites, 240 luxury apartments, All American Assisted Living and a 30,000 SF retail/restaurant complex, the 53-acre Ledgeview Way will include a beautifully landscaped campus with a retail plaza at the entrance with excellent visibility and access from I-495 at Exit 14, Rt. 1 and Madison Street. Ledgeview Way is uniquely positioned adjacent to Plainville Casino, Plainview Common Marketplace and the proposed Highrock Shopping Center, and will enjoy easy access for nearly a million residents and employees within a 20-minute drive time.

For more information, contact:

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WHY LOCATE YOUR BUSINESS AT I-495, EXIT 14?



Plainville Park Casino - Massachusetts' first slot parlor, 1,250 slot machines, opened in June 2015, located 1 mile from Ledgeview.



Wrentham Premium Outlet Center, Exit 15, among the highest sales per square foot in the world. 612,000 SF, 170 retailers, located 1.5 miles from Ledgeview.

WORLD-CLASS, PROVEN,
CONSISTENT SUCCESS AT
EVERY I-495 EXIT

Each exit on I-495 from Mansfield to Andover produces exceptional long-term success for businesses because highly-activated and prosperous workers and families living in the region gravitate to locations that simplify their busy lives.



Xfinity Center - An outdoor theater located in Mansfield, MA, opened during the summer of 1986, with a capacity of 12,000.



Patriot Place - Exit 14 - 1.3 M SF retail and entertainment complex built around Gillette Stadium, home of the New England Patriots, the most successful sports company in the world, located 4 miles from Ledgeview.

LEDGEVIEW WAY AT EXIT 14 IS SITED AT THE LAST REMAINING BUSINESS-ZONED UNDEVELOPED LAND MASS AT ANY EXIT IN THIS PROSPEROUS, HIGH-TRAFFIC REGION.



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