

PROPOSED RENDERING

Twin City

22 McGRATH

14-22 McGrath Hwy | Somerville, MA 02143

UPCOMING REDEVELOPMENT

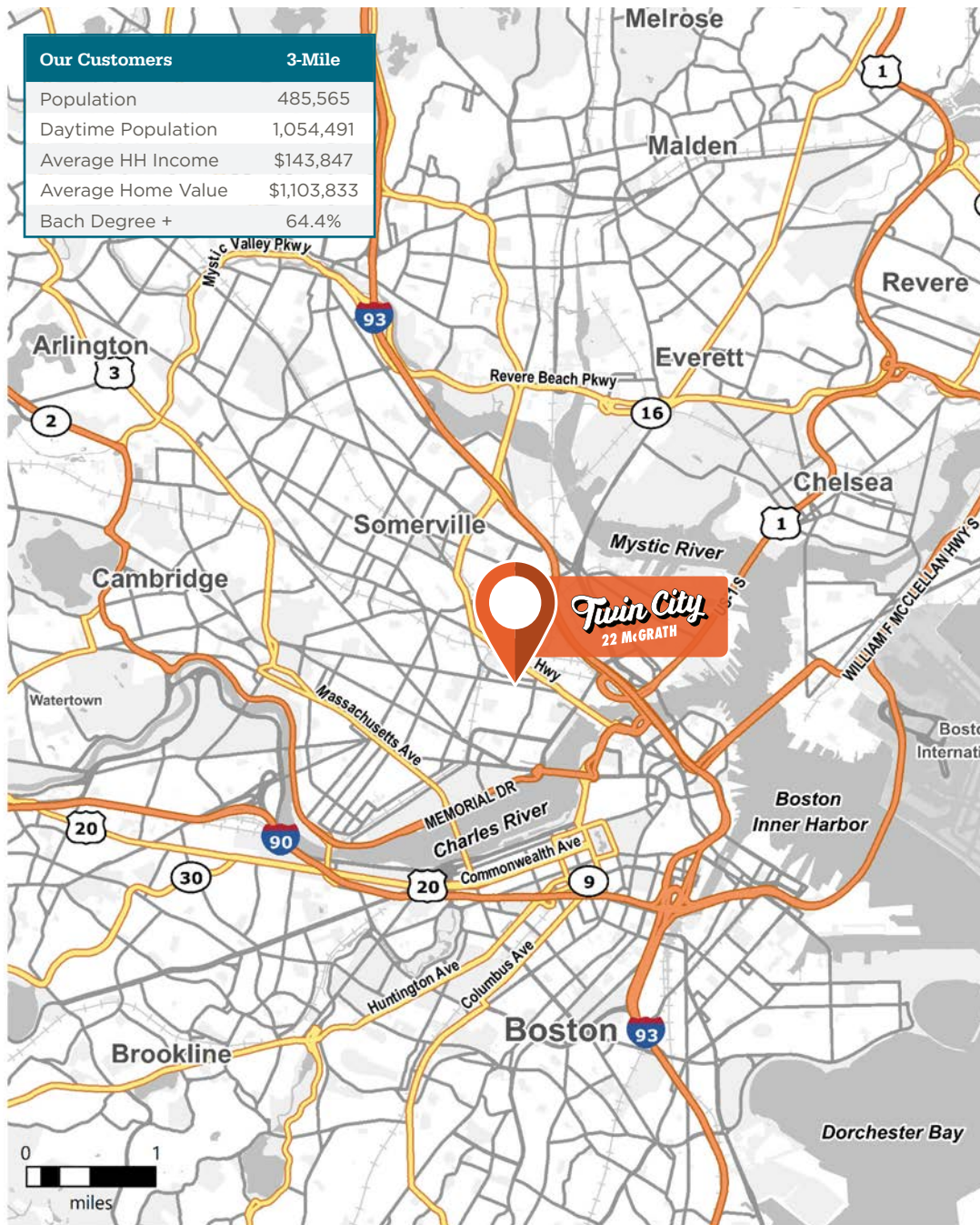


EXISTING



Regency
Centers.

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The Location

Embedded in the Somerville community

Twin City Plaza is located 3-miles from downtown Boston. The center sits on the Cambridge/Somerville border, in close proximity to Lechmere Green Line-Tstation, providing access to Cambridge and Boston.

The center is a high-growth area with residential units, multifamily and offices coming soon. This phenomenal location is a walker extremely accessible with 95 walk score, 72 transit score and 93 bike score (ranked by walkscore.com).

It will transform completely with an upgraded appearance, improved placemaking, and an elevated merchanding mix.

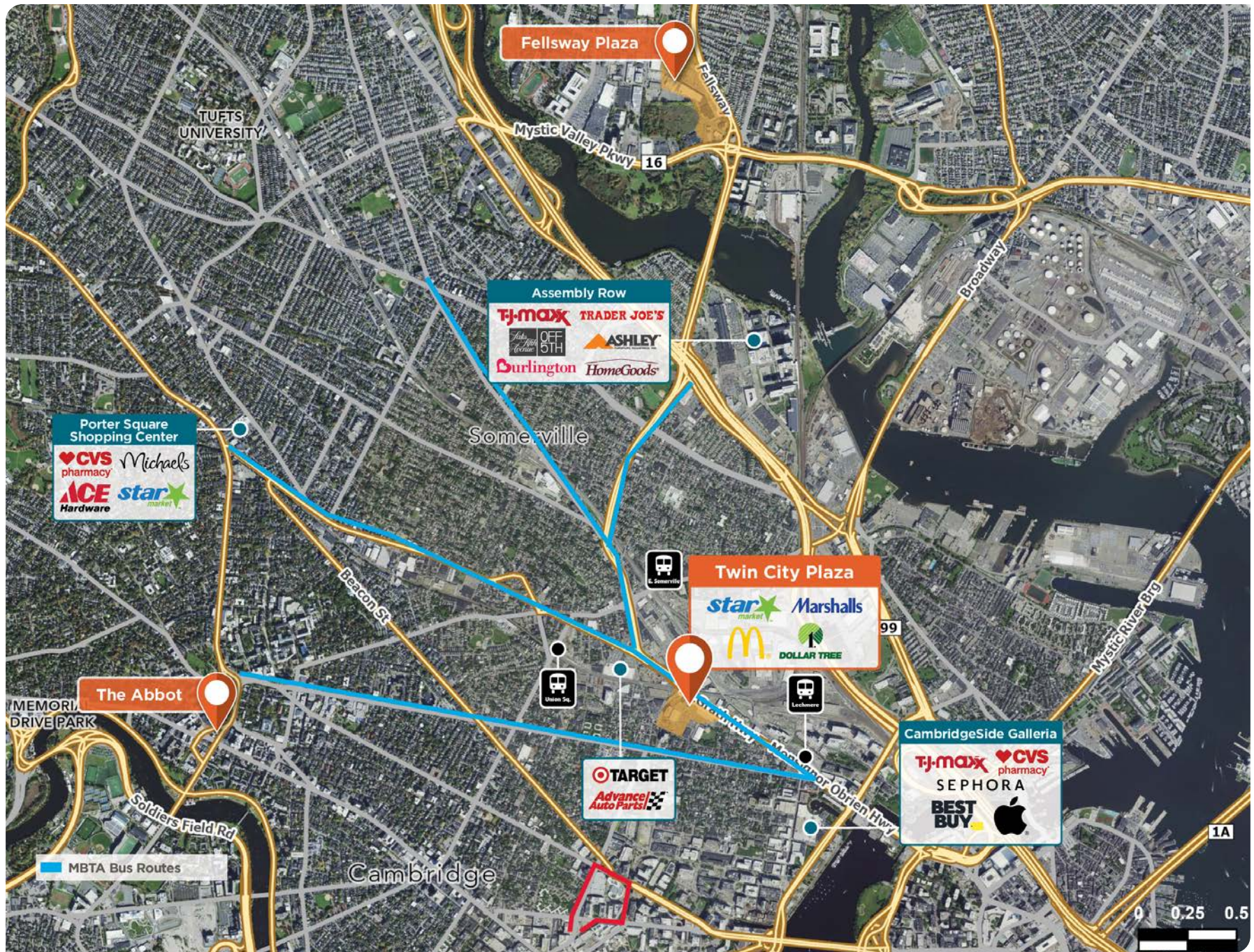


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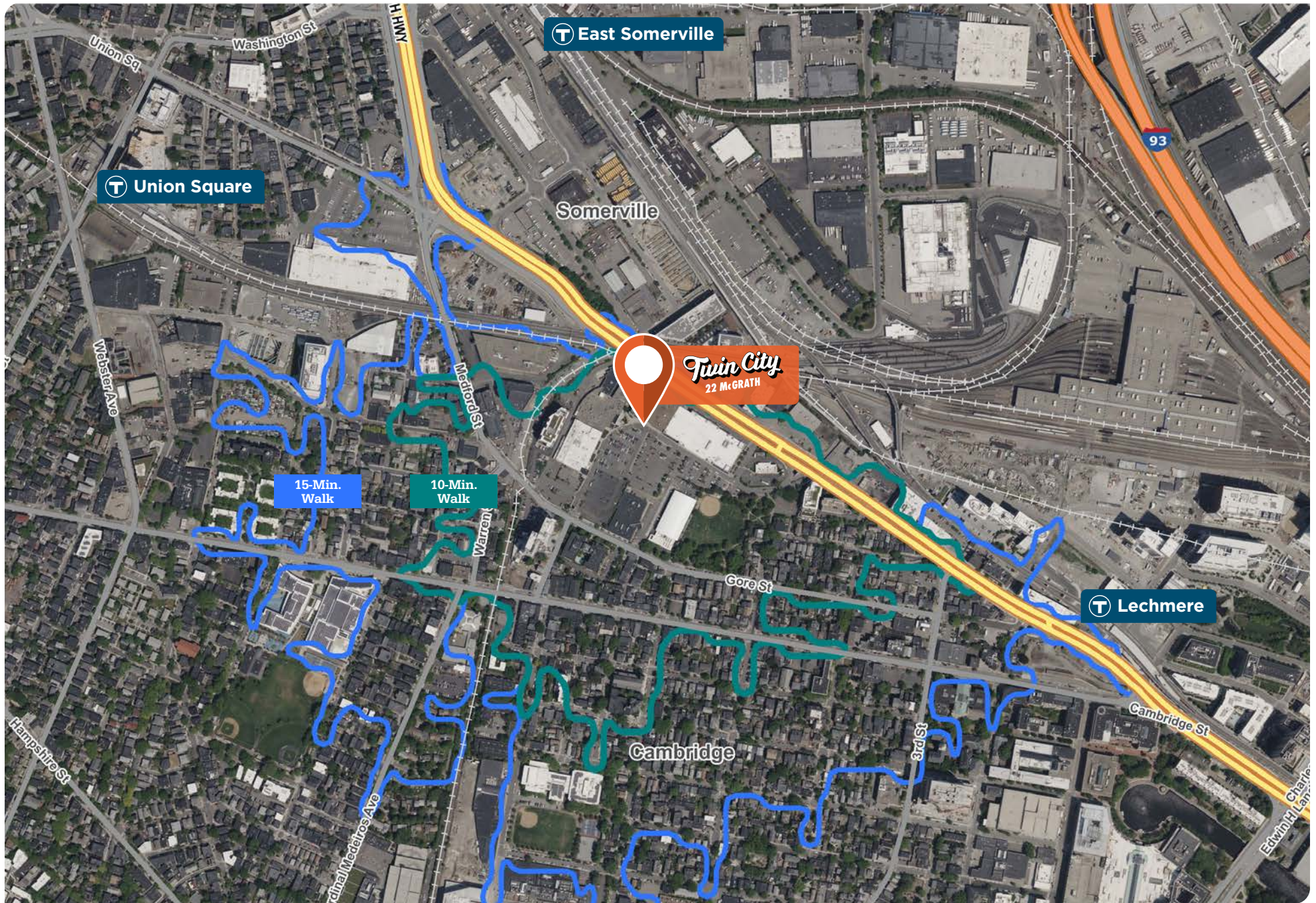


The Market

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Primary Trade Area

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	1-Mile Radius	3-Mile Radius	5-Mile Radius	10-Min. Drive	10 Min. Walk	15 Min. Walk
 Population	52,966	485,565	992,920	416,088	2,530	5,019
 Daytime Population	104,051	1,054,491	1,518,996	955,989	2,127	5,066
 Avg. HH Income	\$135,671	\$143,847	\$131,351	\$146,812	\$112,747	\$122,618
 Avg. Home Value	\$981,698	\$1,103,833	\$954,103	\$1.08M	\$731,119	\$1.03M
 Bach. Degree & Above	65.4%	64.4%	56.8%	64.6%	61.1%	64.4%



Demographic Snapshot

Center Size: 285,130 SF

AVAILABLE

SPACE	RETAIL	SF
0002	AVAILABLE	16,580

LEASED

0001	STAR MARKET	62,500
0003	MARSHALLS	40,200
0004	K&G FASHION SUPERSTORE	20,539
0005	ATI PHYSICAL THERAPY	5,500
0006	DUNKIN DONUTS	1,064
0007	GENTLE DENTAL	2,951
0008	T-MOBILE	3,820
0011	LIQUOR JUNCTION	11,834
0012	BANK OF AMERICA - ATM	195
0013	PEARLE VISION	2,200
0014	SOMERVILLE NAIL BAR	1,825
0015	TROPICAL SMOOTHIE CAFE	1,857
0016	DOLLAR TREE	11,070
0223	FORMLABS, INC.	34,065
0500	MCDONALDS	4,039
OB28	EVERFITNESS	26,391
OB29	EXTRA SPACE STORAGE	38,500



Leasing Plan

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Proposed Upgrades

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About Regency

For 60 years, Regency Centers® has owned, operated, and developed leading retail centers that are exceptionally merchandised and maintained. Our legacy of success is evidenced by 480+ thriving centers, 24 regional offices, and properties in most major U.S. markets.

We focus on **Merchandising** in order to find the right mix of the best operators and unique retailers to increase consumer interest.

We considerably incorporate **Placemaking** to create a more inviting environment to increase dwell time, shopper experience, and attract new shoppers to the location.

Finally, we make sure we are **Connecting** the centers with our communities by utilizing technology, sustainability, and targeted consumer engagement.

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**Regency[®]
Centers.**
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