

Subject Property

475 Bedford St - Stop&Shop, #444

475 Bedford St - Stop&Shop, #444 
Whitman, MA 02382 - Route 3 South



OWNER

Black Creek Diversified Property Fund
Purchased 7/24/2007
\$14,492,468 (-/Unit) - Part of Portfolio

TRAFFIC COUNTS

Bedford St/Joyce Ave	16.5K
Auburn St/Pinehaven Dr	9.2K
Auburn St/Bedford St	10.8K
Auburn St/Noslo Ter	7.9K

LOCATION

Location Score:	Good Location (52)
Walk Score®:	Somewhat Walkable (51)
Transit Score®:	Minimal Transit (0)

PROPERTY

Type:	Supermarket	Tenancy:	2 Tenants
Center:	-	Construction:	Wood Frame
GLA:	65,469 SF	Land AC:	10.36 AC
Year Built/Renov	2003	Building FAR:	0.15
Floors:	1	Total Expenses:	-
Loading Docks:	2 ext		
Parking	360 free Surface Spaces are available; Ratio of 3.94/1000 SF		
Features:	-		
Frontage:	Bedford		

VACANCY

Current:	0%
Last Quarter:	0%
Year Ago:	0%
Peers:	0%
Submarket:	2.2%

NNN ASKING RENTS PER SF

Current:	\$17-21 (Est)
Last Quarter:	-
Year Ago:	-
Peers (Market Rent):	\$20.59
Submarket (Market Rent):	\$19.13

12 MO. LEASING SF ACTIVITY

Property:	-
Peers Total:	1,550
Peers Count:	17
Peers Avg:	91
Submarket:	217,362

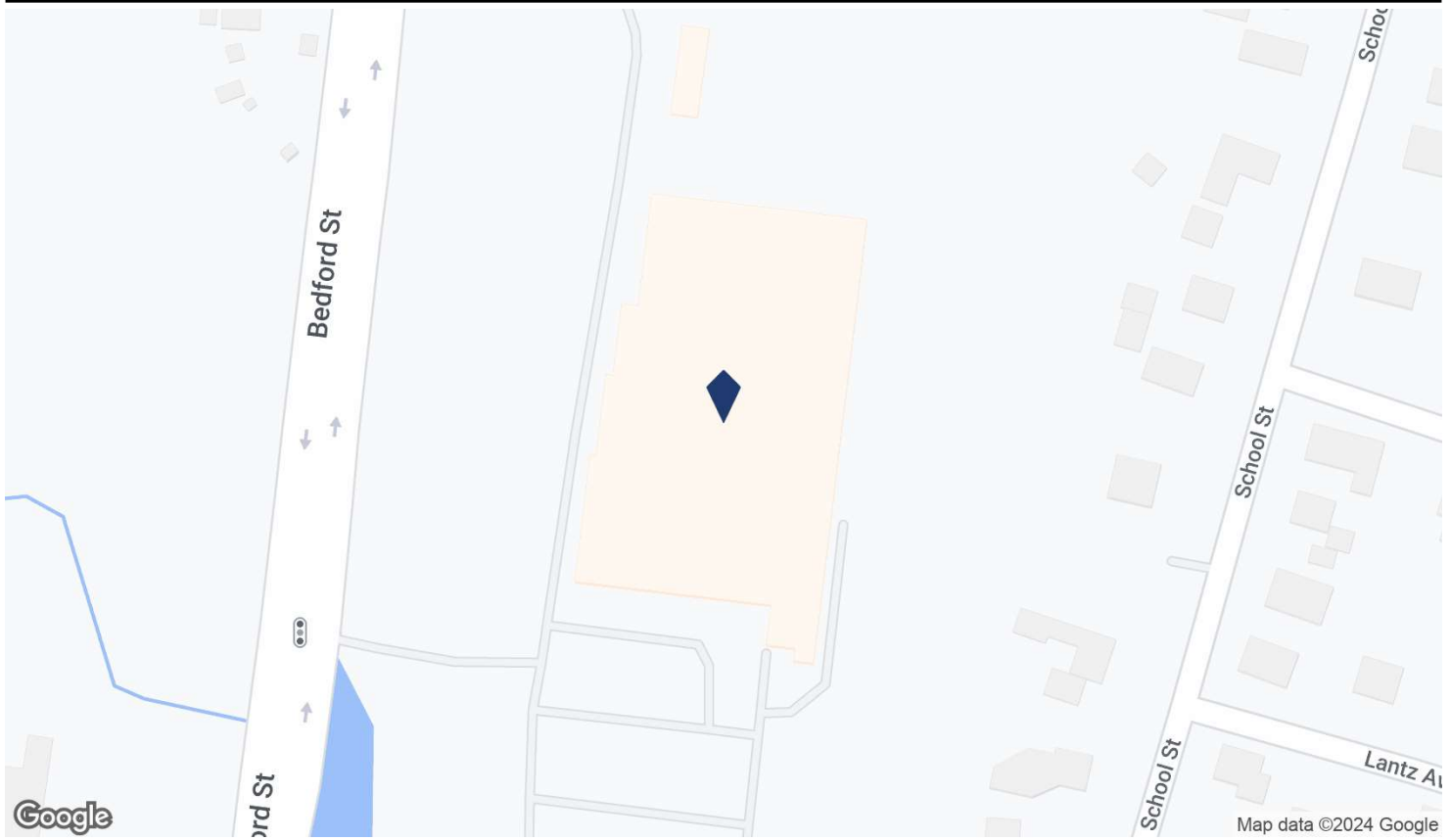
AVAILABLE SPACES

Currently No Available Spaces

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SITE PLAN



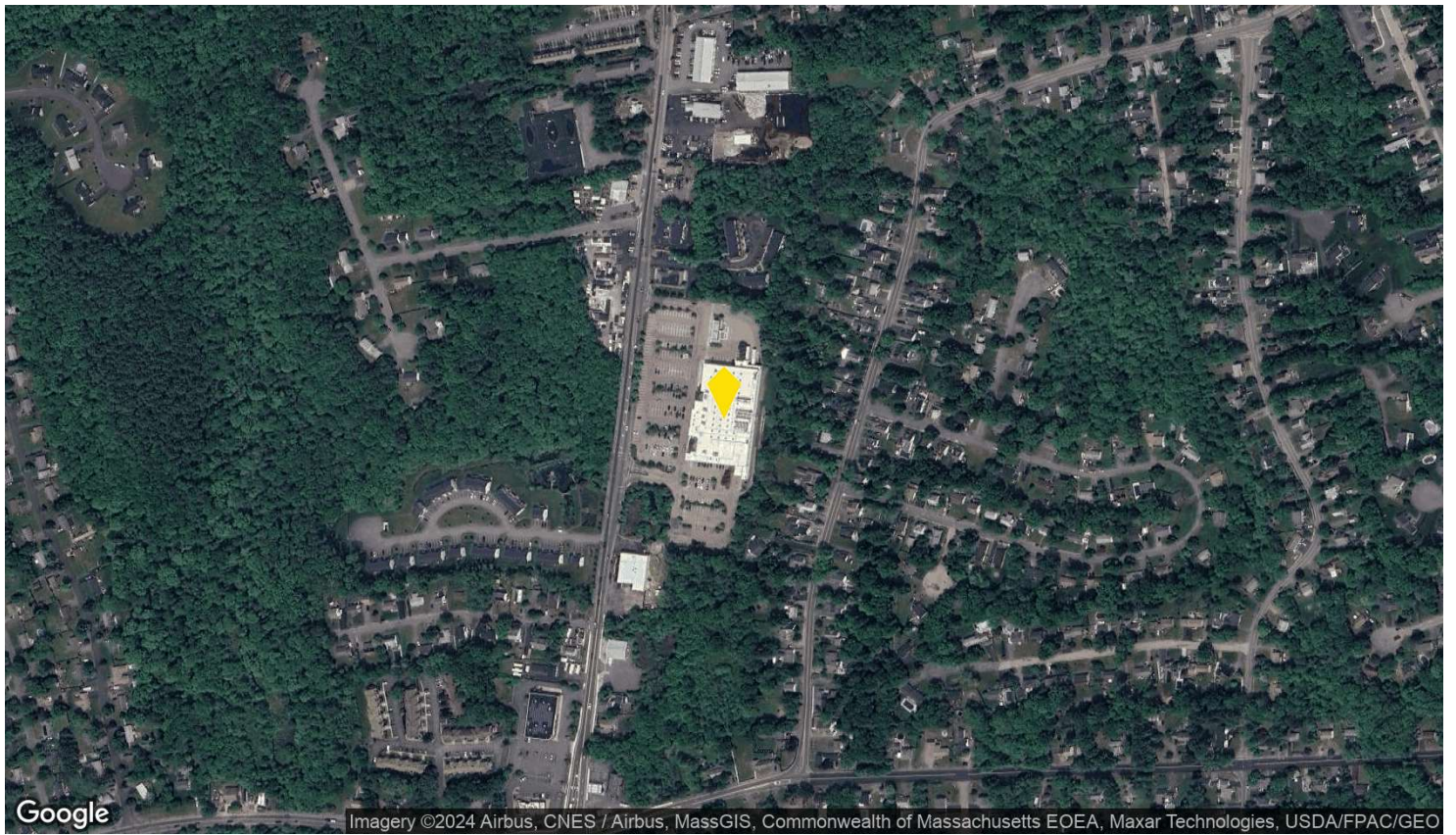
TENANTS

Tenant		Store Type	SF Occupied	Chain	Move Date	Exp Date
Stop & Shop		Supermarket	64,469	Yes	Jun 2006	-
Citizens Bank		Bank	1,000	Yes	Sep 2008	-

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AERIAL VIEW



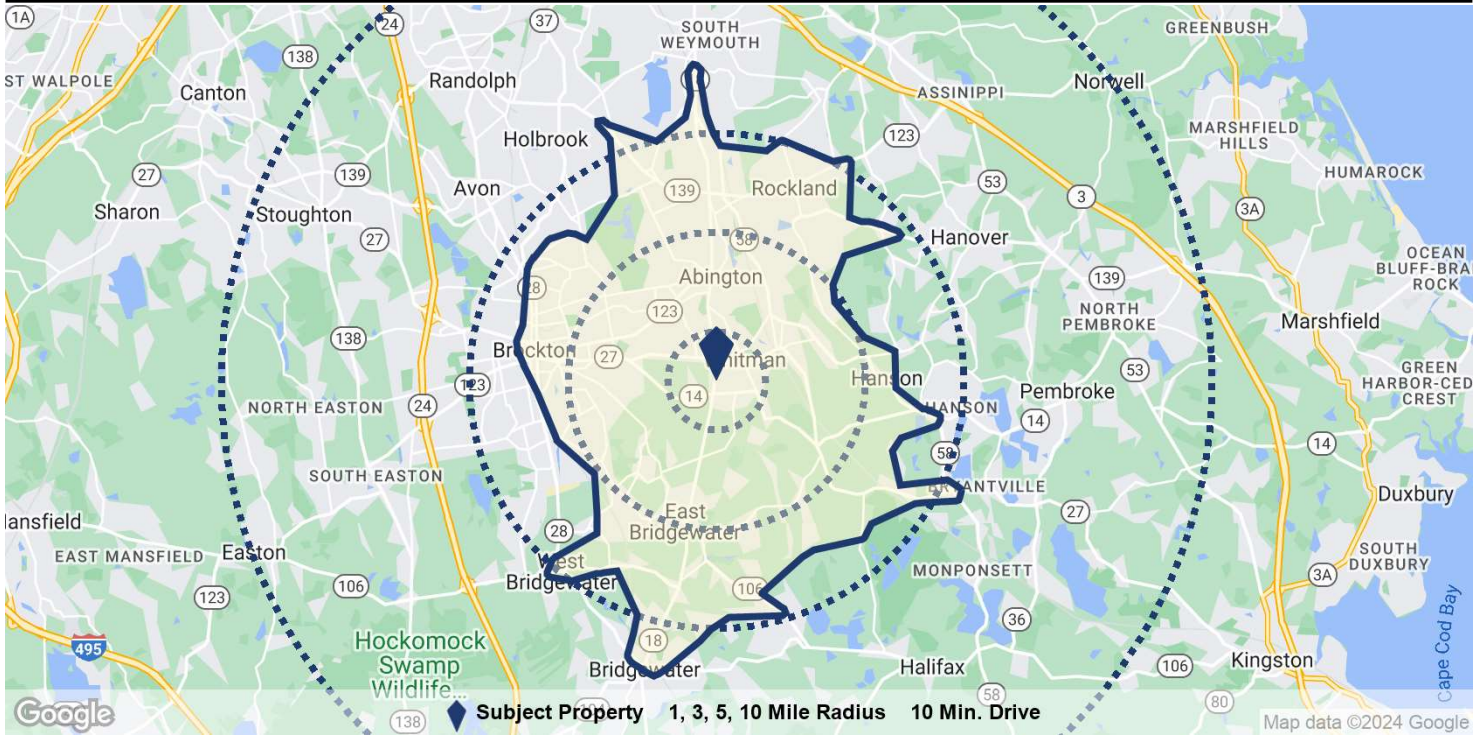
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DEMOGRAPHICS

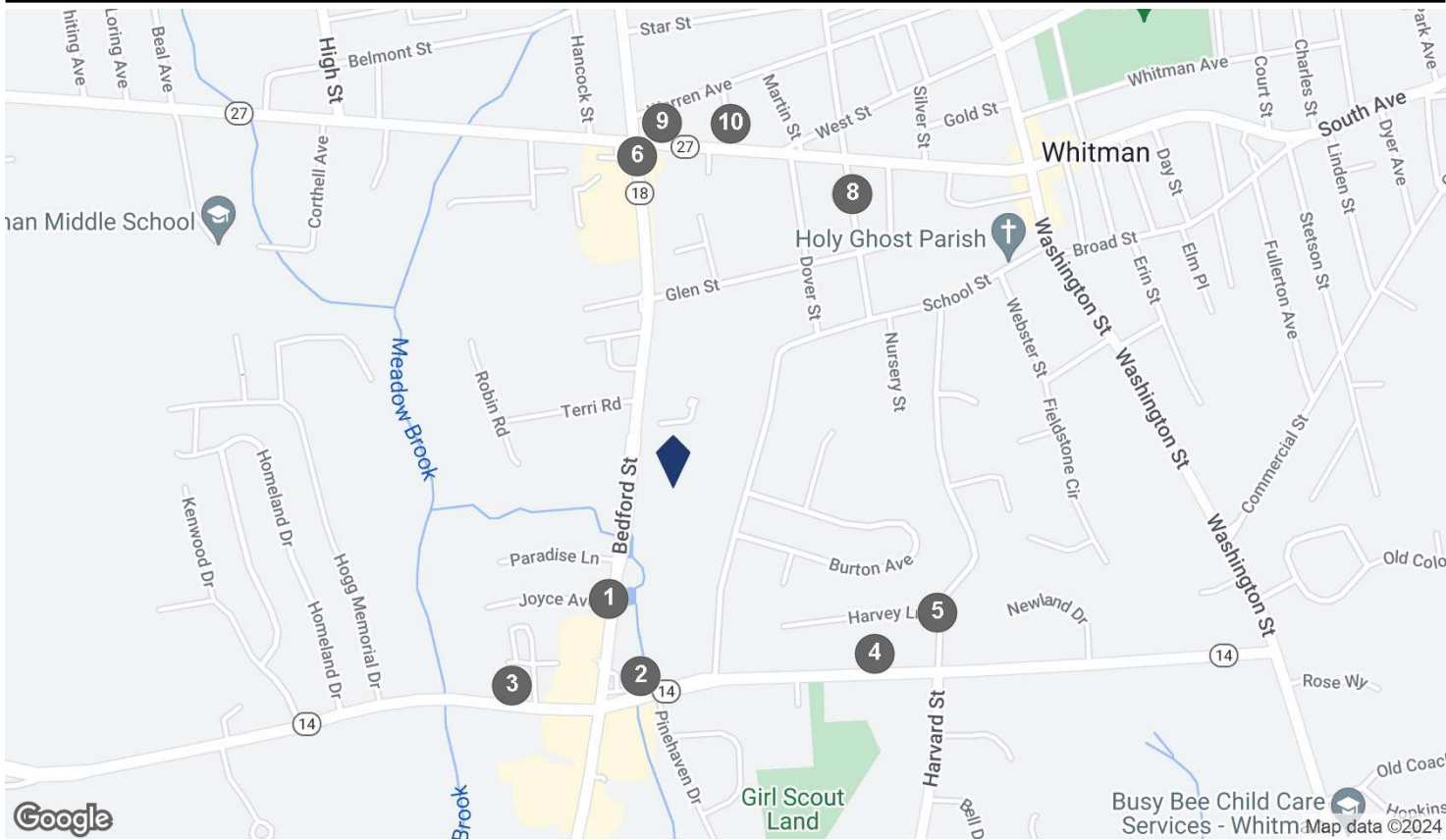


Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	8,390	46,399	163,530	431,151	109,164
5 Yr Growth	1.3%	1.9%	2.3%	2.3%	-0.3%
Median Age	41	42	40	41	40
5 Yr Forecast	43	43	41	42	41
White / Black / Hispanic	94% / 3% / 3%	80% / 16% / 5%	65% / 29% / 9%	73% / 20% / 6%	74% / 21% / 7%
5 Yr Forecast	94% / 3% / 3%	80% / 16% / 5%	64% / 29% / 9%	73% / 20% / 6%	72% / 22% / 8%
Employment	1,889	13,400	42,830	209,195	59,315
Buying Power	\$290.7M	\$1.5B	\$4.7B	\$14.6B	\$3.6B
5 Yr Growth	3.2%	3.9%	4.1%	4.3%	2.4%
College Graduates	27.2%	25.8%	23.2%	31.1%	35.1%
Household					
Households	3,167	16,511	58,548	157,169	39,280
5 Yr Growth	1.3%	1.9%	2.4%	2.3%	-0.3%
Median Household Income	\$91,804	\$90,928	\$79,747	\$93,121	\$91,519
5 Yr Forecast	\$93,541	\$92,712	\$81,060	\$94,949	\$94,013
Average Household Income	\$101,851	\$107,646	\$98,230	\$113,467	\$113,411
5 Yr Forecast	\$103,349	\$109,417	\$99,654	\$115,163	\$115,776
% High Income (>\$75K)	62%	59%	53%	59%	58%
Housing					
Median Home Value	\$353,769	\$354,649	\$348,143	\$389,554	\$417,002
Median Year Built	1955	1965	1960	1966	1963
Owner / Renter Occupied	68% / 32%	75% / 25%	65% / 35%	71% / 29%	68% / 32%

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TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 Bedford St	Joyce Ave - N	16,523	2018	0.19 mi
2 Auburn St	Pinehaven Dr - E	9,202	2022	0.27 mi
3 Auburn St	Bedford St - E	10,827	2022	0.35 mi
4 Auburn St	Noslo Ter - W	7,947	2022	0.35 mi
5 Harvard St	Harvey Ln - N	1,266	2018	0.39 mi
6 Bedford St	Temple St - N	18,221	2022	0.40 mi
7 Beulah St	Temple St - N	1,909	2022	0.42 mi
8 Beulah St	Glen St - S	2,394	2015	0.42 mi
9 Temple St	Bedford St - W	11,725	2022	0.44 mi
10 Willard Ave	Temple St - S	7,802	2022	0.45 mi



Demographics

Stop&Shop, #444

475 Bedford St

65,469 SF Retail Supermarket

Whitman, Massachusetts - Route 3 South Submarket

PREPARED BY



Jackson Lomis

Real Estate Equity -Asset Management



Income & Spending Demographics

475 Bedford St - Stop&Shop, #444

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
2023 Households by HH Income	3,166		16,513		58,549		39,280	
<\$25,000	378	11.94%	2,151	13.03%	9,855	16.83%	5,643	14.37%
\$25,000 - \$50,000	315	9.95%	2,017	12.21%	8,940	15.27%	5,623	14.32%
\$50,000 - \$75,000	525	16.58%	2,602	15.76%	9,007	15.38%	5,281	13.44%
\$75,000 - \$100,000	543	17.15%	2,333	14.13%	7,754	13.24%	4,680	11.91%
\$100,000 - \$125,000	466	14.72%	1,952	11.82%	6,924	11.83%	4,045	10.30%
\$125,000 - \$150,000	410	12.95%	1,988	12.04%	5,163	8.82%	3,828	9.75%
\$150,000 - \$200,000	352	11.12%	1,958	11.86%	6,078	10.38%	5,296	13.48%
\$200,000+	177	5.59%	1,512	9.16%	4,828	8.25%	4,883	12.43%
2023 Avg Household Income	\$101,851		\$107,646		\$98,230		\$113,411	
2023 Med Household Income	\$91,804		\$90,928		\$79,747		\$91,519	

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Specified Consumer Spending	\$110.7M		\$595.3M		\$1.9B		\$1.4B	
Total Apparel	\$5.8M	5.25%	\$31.5M	5.29%	\$106.6M	5.50%	\$74.3M	5.32%
Women's Apparel	\$2.3M	2.08%	\$12.5M	2.10%	\$41.7M	2.15%	\$29.1M	2.09%
Men's Apparel	\$1.2M	1.09%	\$6.5M	1.10%	\$21.9M	1.13%	\$15.3M	1.09%
Girl's Apparel	\$404.1K	0.37%	\$2.2M	0.36%	\$7.5M	0.39%	\$5.3M	0.38%
Boy's Apparel	\$296.2K	0.27%	\$1.6M	0.27%	\$5.6M	0.29%	\$3.9M	0.28%
Infant Apparel	\$257.5K	0.23%	\$1.4M	0.23%	\$4.9M	0.25%	\$3.4M	0.24%
Footwear	\$1.3M	1.21%	\$7.3M	1.23%	\$25.1M	1.29%	\$17.4M	1.25%

Total Entertainment & Hobbies	\$16M	14.44%	\$84.5M	14.20%	\$272.3M	14.05%	\$197.7M	14.15%
Entertainment	\$1.6M	1.47%	\$9.2M	1.55%	\$29.9M	1.55%	\$22.1M	1.58%
Audio & Visual Equipment/Service	\$3.9M	3.53%	\$20.5M	3.45%	\$68.8M	3.55%	\$47.9M	3.43%
Reading Materials	\$277.2K	0.25%	\$1.4M	0.24%	\$4.4M	0.23%	\$3.2M	0.23%
Pets, Toys, & Hobbies	\$3.1M	2.84%	\$16M	2.68%	\$49.1M	2.53%	\$36.2M	2.59%
Personal Items	\$7M	6.35%	\$37.4M	6.28%	\$120.1M	6.20%	\$88.3M	6.32%

Total Food and Alcohol	\$31M	27.97%	\$162.1M	27.23%	\$535.6M	27.65%	\$376.6M	26.96%
Food At Home	\$16.2M	14.67%	\$86M	14.44%	\$289.3M	14.93%	\$198.9M	14.24%
Food Away From Home	\$12.6M	11.36%	\$65.1M	10.94%	\$211.5M	10.92%	\$151.9M	10.87%
Alcoholic Beverages	\$2.2M	1.95%	\$11M	1.85%	\$34.8M	1.80%	\$25.9M	1.85%

Total Household	\$18.1M	16.35%	\$100M	16.80%	\$319.3M	16.48%	\$236.5M	16.93%
House Maintenance & Repair	\$3.9M	3.56%	\$22.7M	3.82%	\$69.9M	3.61%	\$50.5M	3.61%
Household Equip & Furnishings	\$7M	6.34%	\$38M	6.38%	\$122.5M	6.32%	\$88.4M	6.32%
Household Operations	\$5.1M	4.61%	\$28M	4.70%	\$90.8M	4.69%	\$69.1M	4.94%
Housing Costs	\$2M	1.85%	\$11.3M	1.90%	\$36.2M	1.87%	\$28.6M	2.05%

Income & Spending Demographics

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	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Transportation/Maint.	\$27.1M	24.53%	\$149.2M	25.06%	\$488.6M	25.22%	\$350.6M	25.09%
Vehicle Purchases	\$12.8M	11.56%	\$71.7M	12.04%	\$230.9M	11.92%	\$168.1M	12.03%
Gasoline	\$6.8M	6.12%	\$36.2M	6.08%	\$120.9M	6.24%	\$83.5M	5.98%
Vehicle Expenses	\$660K	0.60%	\$3.8M	0.64%	\$12.7M	0.66%	\$9.4M	0.67%
Transportation	\$3.4M	3.09%	\$18.7M	3.15%	\$62.5M	3.23%	\$45.6M	3.26%
Automotive Repair & Maintenance	\$3.5M	3.16%	\$18.8M	3.16%	\$61.5M	3.18%	\$43.9M	3.14%
Total Health Care	\$5.5M	5.02%	\$28.9M	4.86%	\$91.1M	4.70%	\$66.2M	4.74%
Medical Services	\$3.2M	2.92%	\$16.8M	2.83%	\$52.8M	2.73%	\$39.2M	2.80%
Prescription Drugs	\$1.7M	1.55%	\$8.8M	1.49%	\$27.7M	1.43%	\$19.7M	1.41%
Medical Supplies	\$608.9K	0.55%	\$3.2M	0.54%	\$10.5M	0.54%	\$7.4M	0.53%
Total Education/Day Care	\$7.1M	6.44%	\$39.1M	6.56%	\$123.8M	6.39%	\$95.1M	6.81%
Education	\$4.4M	4.00%	\$24.6M	4.13%	\$78.3M	4.04%	\$59.8M	4.28%
Fees & Admissions	\$2.7M	2.44%	\$14.5M	2.43%	\$45.4M	2.35%	\$35.3M	2.53%