

OFFERED FOR SALE:
10.09 ACRE DEVELOPMENT SITE

521 DONALD LYNCH BLVD
MARLBOROUGH, MA



AT SOLOMON POND
MARLBOROUGH, MA

A TRANSFORMCO PROPERTY

SOLOMON POND MALL

JCPenney ★ macy's ® REGAL

290

80,079 VPD

DONALD LYNCH BLVD



10.09
ACRES



166,306 SF OF
IMPROVEMENTS

A GENERATIONAL REDEVELOPMENT OPPORTUNITY

A 10-acre site with 166,306 SF of existing improvements, prominently located along Donald Lynch Boulevard in Marlborough, Massachusetts within Solomon Pond Mall. Presently unencumbered by any tenant leases, the site affords an incoming investor immediate redevelopment potential.

SOLOMON POND MALL

★ macy's JCPenney
REGAL

SOLOMON POND MALL – THE DOMINANT REGIONAL RETAIL HUB

The offering is connected to Solomon Pond Mall, the dominant enclosed regional shopping center serving the MetroWest Boston and Greater Worcester trade area. The property's positioning allows it to capture significant crossover foot traffic and consumer demand from one of New England's most strategically located retail nodes.



80,079 VPD
I-290



95,142 VPD
I-495

DUAL-INTERSTATE RETAIL CORRIDOR

Donald Lynch Boulevard serves as the primary retail spine of the Solomon Pond Mall trade area, with I-290 carrying 80,079 vehicles per day along the property's eastern boundary. The corridor's critical mass of national retailers is exceptional, including Target, JCPenney, Macy's, Regal Cinemas, Best Buy, DSW, Lowe's, BJ's Wholesale, Cabela's, Market Basket, Dollar Tree, Pure Hockey, Old Navy, Five Guys, Olive Garden, and Panera Bread, among others. The interchange of I-290 and I-495 (95,142 VPD) creates one of the highest-volume retail intersections in MetroWest Massachusetts.



BOSTON
28 MILES EAST



WORCESTER
10 MILES WEST

STRATEGIC POSITIONING BETWEEN TWO MAJOR MSAS

Uniquely positioned between Boston (28 miles east) and Worcester (10 miles west), Marlborough's Donald Lynch Boulevard corridor draws consumers from two of the largest economic engines in Massachusetts. The property sits at the immediate interchange of I-290 and one mile from I-495, providing direct regional access throughout MetroWest, Central Massachusetts, and Greater Boston. This positioning creates a rare dual-market trade area dynamic not found elsewhere in the region.

3 MILES

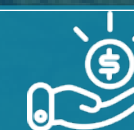
26,803
PEOPLE
\$169,574
AHHI

10 MILES

299,691
PEOPLE
\$174,157
AHHI

UNMATCHED LOCAL DEMOGRAPHICS

Located in one of the wealthiest and most densely populated suburban corridors in MetroWest Massachusetts, the subject property benefits from an affluent and growing trade area. Average household incomes within the 3-mile and 10-mile radius exceed \$169,574 and \$174,157 respectively. The 10-mile population of 299,691 reflects a deep and established residential base supported by healthcare, biotechnology, technology, manufacturing, and professional services employment anchored by major employers throughout MetroWest Massachusetts.



OFFERED
DEBT-FREE



STRATEGIC
MARKETING

OFFERED FOR SALE, FREE-AND-CLEAR OF EXISTING DEBT

The site is being offered unencumbered by existing debt through a formal marketing process.



AT SOLOMON POND
MARLBOROUGH, MA
A TRANSFORMCO PROPERTY

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to market for sale At Solomon Pond, a former Sears anchor to Solomon Pond Mall located at 521 Donald Lynch Boulevard in Marlborough, Massachusetts. Situated along Donald Lynch Boulevard at the immediate interchange of I-290 in the densely populated MetroWest suburb positioned 10 miles east of Worcester and 28 miles west of Boston, the asset offers a tremendous redevelopment opportunity to reimagine one of the most significant parcels along this dominant regional retail corridor. The property draws from an expansive trade area with a local population of nearly 300,000 people within a 10-mile radius earning average household incomes exceeding \$174,157 per year.

Totaling 166,306 SF across two stories, At Solomon Pond is presently unencumbered by any tenant leases, affording immediate redevelopment potential. The asset includes 150,892 square feet that is connected to At Solomon Pond and a 15,414 square foot former auto service center. This 10-acre site features direct access from Donald Lynch Boulevard via the I-290 interchange, with I-290 carrying 80,079 vehicles per day, and is positioned one mile from the interchange of I-495, which carries 95,142 vehicles per day. The property is being offered for sale without a formal asking price, free-and-clear of existing debt.



ADDRESS
521 Donald Lynch Blvd
Marlborough, MA



OFFERING GLA
166,306 SF



SITE AREA
10.09 Acres



SITE PLAN



4
ALL4

NDPL
NECBB
New England
Cryogenic Center, Inc.

REGAL

JCPenney

SOLOMON POND MALL

★macy's

DONALD LYNCH BLVD

290

80,079 VPD

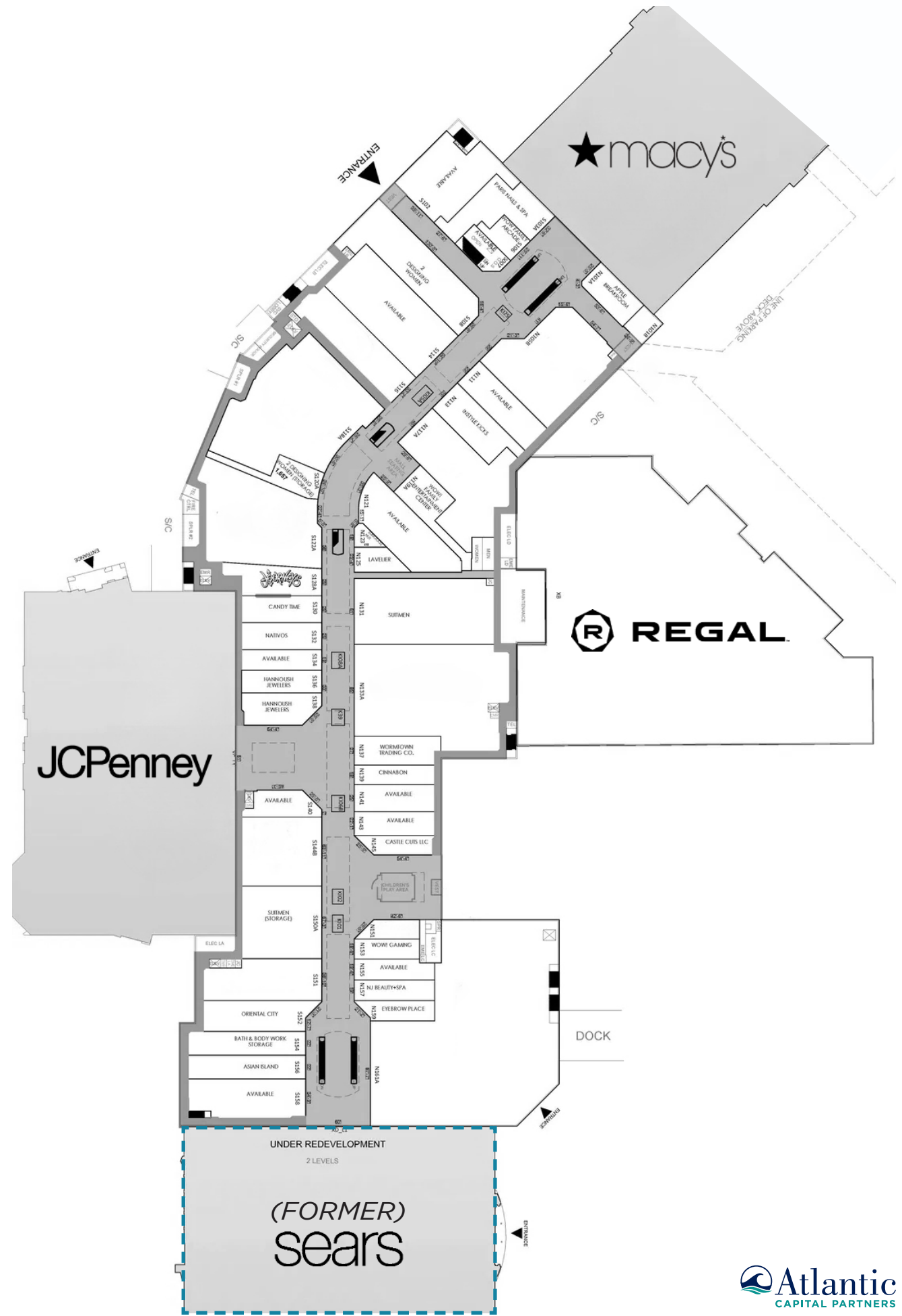


SOLOMON POND MALL

Solomon Pond Mall is a two-level enclosed super-regional shopping center located in Marlborough and Berlin, Massachusetts, directly adjacent to the subject property along Donald Lynch Boulevard at the interchange with I-290. As the only fashion-oriented enclosed mall serving the second-largest metro-trade area in New England, it serves not only Marlborough but also draws from the surrounding communities of Hudson, Northborough, Westborough, Shrewsbury, Berlin, Bolton, Stow, and beyond. Its proximity to both I-290 and I-495 makes it accessible to residents throughout MetroWest Boston and Greater Worcester County.

The mall is anchored by Macy's, JCPenney, and Regal Cinemas and hosts a complementary mix of specialty retail, dining, and entertainment that has made it the centerpiece of one of the most prolific retail nodes in MetroWest Massachusetts. The development surrounding the mall includes a dense and vibrant concentration of additional retail centers, restaurants, and service businesses along Donald Lynch Boulevard and Route 20, creating a major commercial corridor for all of MetroWest Boston and Greater Worcester.

- THE ONLY FASHION-ORIENTED ENCLOSED MALL SERVING THE SECOND-LARGEST METRO-TRADE AREA IN NEW ENGLAND
- ANCHORED BY MACY'S, JCPENNEY, AND REGAL CINEMAS 15 WITH A DIVERSE MIX OF SPECIALTY STORES, DINING, AND ENTERTAINMENT
- DIRECT INTERCHANGE ACCESS FROM I-290 (80,079 VPD) AND ONE-MILE PROXIMITY TO I-495 (95,142 VPD)
- THE PROPERTY IS POSITIONED TO CAPTURE ROBUST CROSSOVER FOOT TRAFFIC FROM THE MALL
- THE SURROUNDING CORRIDOR FEATURES AN EXCEPTIONAL DENSITY OF NATIONAL RETAILERS INCLUDING TARGET, WALMART, BEST BUY, LOWE'S, DICK'S SPORTING GOODS, MARSHALLS, ULTA, AND DOZENS MORE





IMMEDIATE TRADE AREA

BOSTON POST ROAD RETAIL NODE

shaw's Marshalls SKECHERS

CHIPOTLE Chick-fil-A Panera BREAD



95,142 VPD

SOLOMON POND MALL

JCPenney ★ macy's ® REGAL



SHOPS AT THE POND

PURE Hockey DSW

DOLLAR TREE

Olive Garden BEST BUY

DONALD LYNCH BLVD

DCU

CORPORATE HEADQUARTERS



80,079 VPD

THE ROCKWELL

204 UNITS

HOMESWOOD SUITES

BY HILTON

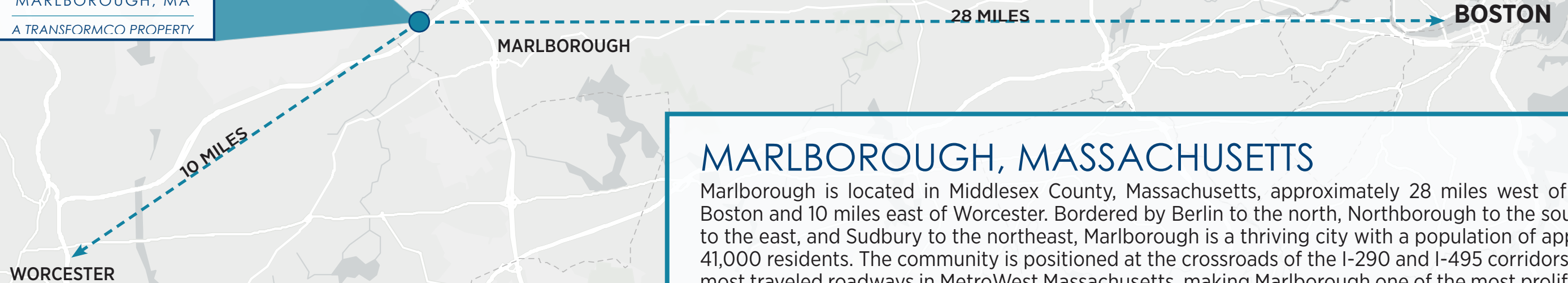
genzyme

NORTHBOROUGH OPERATIONS CENTER

AT SOLOMON POND
MARLBOROUGH, MA
A TRANSFORMCO PROPERTY

ASSET PHOTOS





MARLBOROUGH, MASSACHUSETTS

Marlborough is located in Middlesex County, Massachusetts, approximately 28 miles west of downtown Boston and 10 miles east of Worcester. Bordered by Berlin to the north, Northborough to the south, Hudson to the east, and Sudbury to the northeast, Marlborough is a thriving city with a population of approximately 41,000 residents. The community is positioned at the crossroads of the I-290 and I-495 corridors, two of the most traveled roadways in MetroWest Massachusetts, making Marlborough one of the most prolific retail and employment markets between Boston and Worcester.

Marlborough's economy is diverse and resilient, with key industries including biotechnology, technology, healthcare, advanced manufacturing, and professional services. The city has emerged as one of the premier corporate and life sciences hubs in MetroWest Massachusetts, anchored by Solomon Pond Park, a 163-acre, nine-building office, R&D, and flex campus adjacent to the subject property. The area presents a strong mix of major employers, including Boston Scientific, IPG Photonics, Quest Diagnostics, Hologic, Sunovion Pharmaceuticals, TJX Companies, Raytheon, GE Healthcare, Salesforce, and Genzyme, as well as major national retailers including Target, BJ's Wholesale, Lowe's, Macy's, and JCPenney.

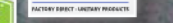
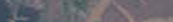
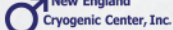
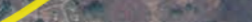
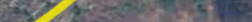
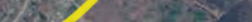
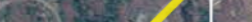
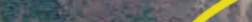
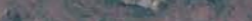
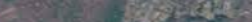
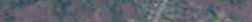
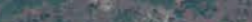
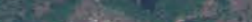
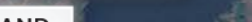
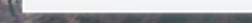
The Greater Boston Metropolitan Statistical Area, which encompasses Marlborough, is the largest economic region in New England and one of the most innovative metropolitan economies in the United States. The region benefits from deep roots in higher education, life sciences, technology, healthcare, and financial services, and is home to Harvard University, MIT, Boston University, and Boston College, among other major institutions. Marlborough sits at the strategic overlap between the Boston and Worcester MSAs, capturing consumer demand and workforce population from both labor sheds simultaneously.

AREA DEMOGRAPHICS





SOLOMON POND MALL
JCPenney ★ Macy's ★ REGAL



DONALD LYNCH BOULEVARD / I-290 / I-495 – A SUPER-REGIONAL RETAIL CORRIDOR

The Donald Lynch Boulevard / I-290 corridor represents the dominant retail node of MetroWest Massachusetts and one of the most productive retail intersections between Boston and Worcester. The corridor's direct access to I-290 and one-mile proximity to I-495 has attracted a remarkable concentration of national retailers, making this stretch a destination for consumers throughout the region. The corridor serves as the market's premier retail artery, hosting a dense and prolific concentration of national powerhouses including Target, JCPenney, Macy's, Regal Cinemas, Best Buy, BJ's Wholesale, Lowe's, Cabela's, Market Basket, TJ Maxx, ULTA Beauty, DSW, Pure Hockey, Old Navy, Dollar Tree, Five Guys, Olive Garden, Panera Bread, Chick-fil-A, and many others.

Solomon Pond Mall, with Macy's, JCPenney, and Regal Cinemas as anchors, serves as the centerpiece of this dominant commercial node, and the subject property sits immediately adjacent as one of the corridor's most prominent and opportunity-rich parcels. The Highland Commons retail center, anchored by Cabela's, BJ's Wholesale, Market Basket, and Lowe's, provides additional co-tenancy and gravitational pull along the same I-290 stretch. The constant flow of commuters, residents, and regional shoppers along I-290 (80,079 VPD) and I-495 (95,142 VPD) ensures a level of retail visibility and consumer density that is unmatched in MetroWest Massachusetts.

The combination of dual-interstate access at I-290 and I-495, dense and affluent demographics, and the established critical mass of national retailers makes the Donald Lynch Boulevard corridor in Marlborough one of the most attractive retail and mixed-use redevelopment environments in the Northeast.

PROPERTY DESCRIPTION

SITE DESCRIPTION

Property Address	521 Donald Lynch Blvd, Marlborough, MA 01752
Land Size	10.09 AC
Lower Level	75,446
Upper Level	75,446
Sears Auto Center	15,414
Total Building GLA	166,306
Levels	2
Current Use	Vacant (Former Sears Department Store) + Auto Center (Former Sears)
Zoning	LI
Parking	737 + 20 handicap
REA Expiration	August 16, 2060

HISTORICAL EXPENSES

EXPENSES	FY 2024	FY 2025
Tax Expense	\$107,685	\$86,564
Insurance Expense	\$89,881	\$99,487
CAM Expense	\$64,759	\$55,603
Utility Expense	\$102,509	\$176,116
Total Expenses	\$364,834	\$417,771

ZONING SUMMARY

The Limited Industrial (LI) district is designed primarily for R&D, light manufacturing, warehousing, and wholesale distribution uses — all of which require Site Plan Review (YR) or Special Permit + Site Plan Review (SR). Retail, restaurants, offices, banks, and residential uses are prohibited by right in LI; the existing Solomon Pond Mall operates lawfully only because of the Regional Shopping Center Overlay, which overlays the underlying LI district. Conversion of the Sears box to any non-shopping-center use requires special permit and Site Plan Approval

USE	LI DESIGNATION
Agricultural uses except fur farms	YR
Riding stable	R
Non-profit recreation	YR
Active recreation not involving	YR
Municipal uses	YR
Religious uses	YR
Public and private non-profit	YR
Research & development offices or	YR
Residential conference and training	YR
Large-Scale Ground Based Solar	R
Structure used for sale of natural	SR
Greenhouse when not associated	SR
Cidermill	SR
Golf course	SR
Private club (non-profit)	SR
Commercial photographers	SR
Building materials	SR
Salesrooms	SR
Contractors' yards	SR
Telecommunications Tower and	SR

USE	LI DESIGNATION
Building mounted	SR
Marijuana Cultivator	SR
Marijuana Product Manufacturer	SR
Marijuana Retailer	SR
Marijuana Research Facility	SR
Independent Testing Facility	SR
Registered Marijuana Dispensary	SR
Marijuana Transporter	SR
Any other type of licensed	SR
Utility structures	SR
Private utility structures without	SR
Medical or dental laboratories	SR
Research laboratories and	SR
Storage warehouses and buildings	SR
Wholesale distribution plants	SR
Printing or publishing	SR
Drugstore (accessory)	SR
Restaurant or cafeteria (accessory)	SR
Newsstand (accessory)	SR

Y - use allowed by right
S - use allowed by special permit
R - subject to site plan review

RESTRICTIONS SUMMARY

USE RESTRICTIONS UNDER REA	BUILDING RESTRICTIONS UNDER REA
RESTRICTION	RESTRICTION
Strictly prohibited uses include warehousing, assembly, manufacturing, industrial operations, mobile home parks, vehicle sales, junk yards, commercial laundries, car washes, auto repair, bowling alleys, flea markets, mortuaries, and adult entertainment.	All new buildings, structural additions, or expansions must be constructed strictly within the boundaries of the Permissible Building Area (PBA) or Permissible Future Building Area (PFBA).
Uses causing public or private nuisances, including noise, litter, odor, unusual firing, or the storage/sale of explosives or fireworks, are prohibited.	The property is subject to a strict minimum parking ratio of 4.50 ground-level spaces per 1,000 SF of Floor Area (the Sears TBA facility requires 1.0 space per 1,000 SF).
Outdoor selling, storage, or display is prohibited except within the specifically designated Permitted Outdoor Selling Area (POSA) or for approved mall-wide events.	Mall Stores are capped at a maximum of 575,000 SF of Floor Area (excluding the ODS Store).
Parking areas are restricted strictly to pedestrian movement and the parking/ passage of motor vehicles.	The Sears Store is capped at a maximum footprint of 87,560 SF and a total expanded Floor Area limit of 190,000 SF (including the Sears TBA).
The Developer Parcel is restricted exclusively to retail use as long as the Sears Store is operating its Minimum Floor Area.	No construction is permitted in the sight line of the Sears building from the external ring road and main access road without prior written consent from Sears.
Mall Stores located within 150 feet of the Sears interior mall entrance are restricted to 69 specific merchandise/use categories. Service facilities cannot be disproportionately clustered in the Sears Court.	No construction or related activity may take place within the designated Construction-Free Area during August, September, October, November, or December.
If the Sears Store ceases operation as a retail department store for more than 180 days (360 if remodeling), the Developer gains the option to purchase the Sears Parcel.	All new utility lines, sewer lines, and conduits must be installed underground. Fences or other obstructions are prohibited in Common Areas.
	Rooftop mechanical equipment must be completely screened from public view. Major stores may have exterior signs, but pylon signs and roof-top signs are prohibited.
	Minimum ceiling clearance of 14'-0" must be maintained at all department store entrances. The Sears floor-to-floor height must be 18'-0", and the adjacent mall floor cannot slope toward the Sears building.
	The West Parking Structure Expansion is strictly limited to two above-grade structured levels and must be contiguous to existing structured parking.



Exclusively Offered By



The Prudential Center
55 Huntington Ave
Boston, MA 02199

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