

LAND FOR LEASE

0 Littleton Rd, Ayer, MA 01432



OFFERING SUMMARY

LOT SIZE:	2.5 Acres
LEASE RATE:	\$18,000 /Mo (Ground)
ZONING:	GB
TRAFFIC COUNT:	20,000

PROPERTY OVERVIEW

Excellent level 2.5 acre lot in a prime location with high traffic count next to the Ayer rotary. Located at the intersection of Route 2A/110 & Route 111 next to Gervais Ford where the towns of Harvard and Devens abut Ayer. Great location for freestanding National or Regional Retailer or Restaurant, car lot, etc.

In close proximity to numerous residential developments including single family homes, townhouses and apartments. This area of town is growing fast with new homes on Woodland Way. Close to Shaker Hills Country Club.

Lessee responsible for confirming allowable use with appropriate agencies. Gas stations and convenience stores are not allowed.

PROPERTY HIGHLIGHTS

COASTAL LAND & COMMERCIAL GROUP AT KELLER WILLIAMS C
603.610.8500
750 Lafayette Rd.,
Ste 201
Portsmouth, NH 03801

DUNCAN CHAPMAN III
Director
O: 978.621.1290
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MA #147900



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Each office is independently owned and operated.

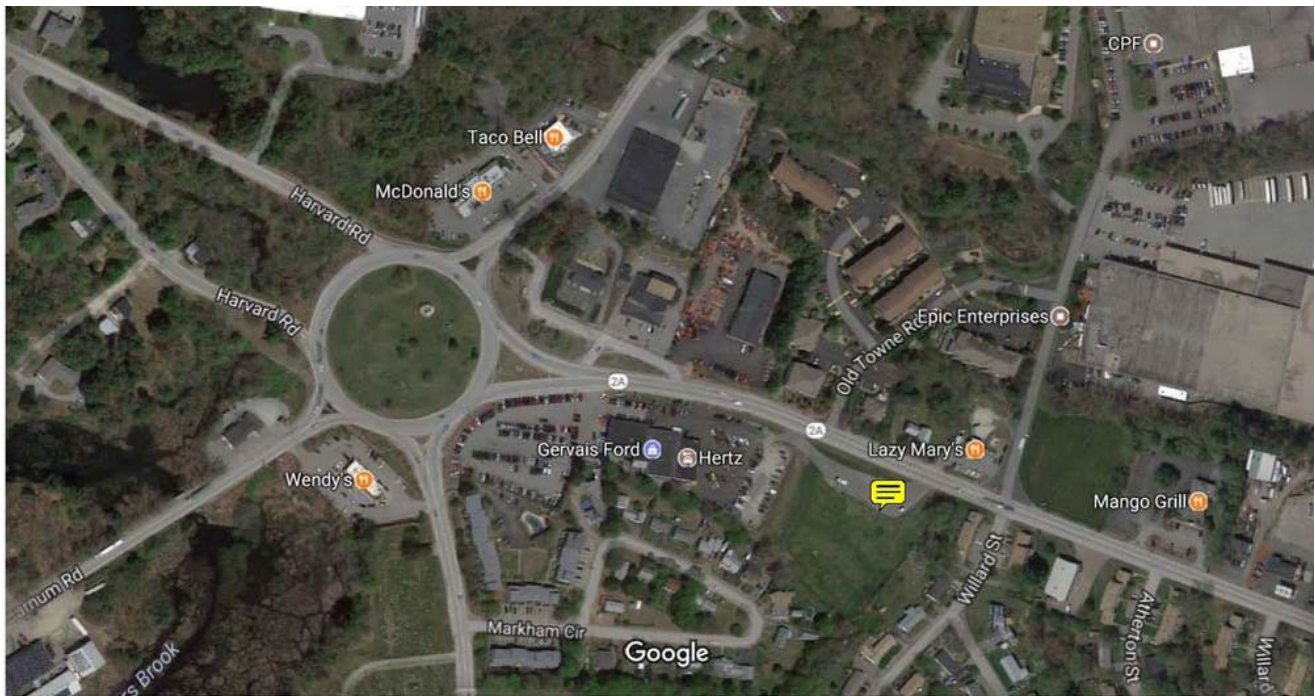
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LEASE RATE

\$18,000.00 /MO

LOCATION INFORMATION

Street Address	0 Littleton Rd
City, State, Zip	Ayer, MA 01432
County/Township	Middlesex
Cross Streets	Route 2A/110, Route 111, East Main Street, Barnum Road
Nearest Highway	Route 2 and I-495

LAND

Number Of Lots	1
Best Use	Freestanding Retail, Restaurant, Car Lot
Irrigation	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes

PROPERTY DETAILS

Property Type	Land
Property Subtype	Retail-Pad
Zoning	GB
Lot Size	2.5 Acres
Lot Frontage	344
Lot Depth	268
Traffic Count	20,000
Traffic Count Street	Ayer Rotary

PARKING & TRANSPORTATION

Street Parking	Yes
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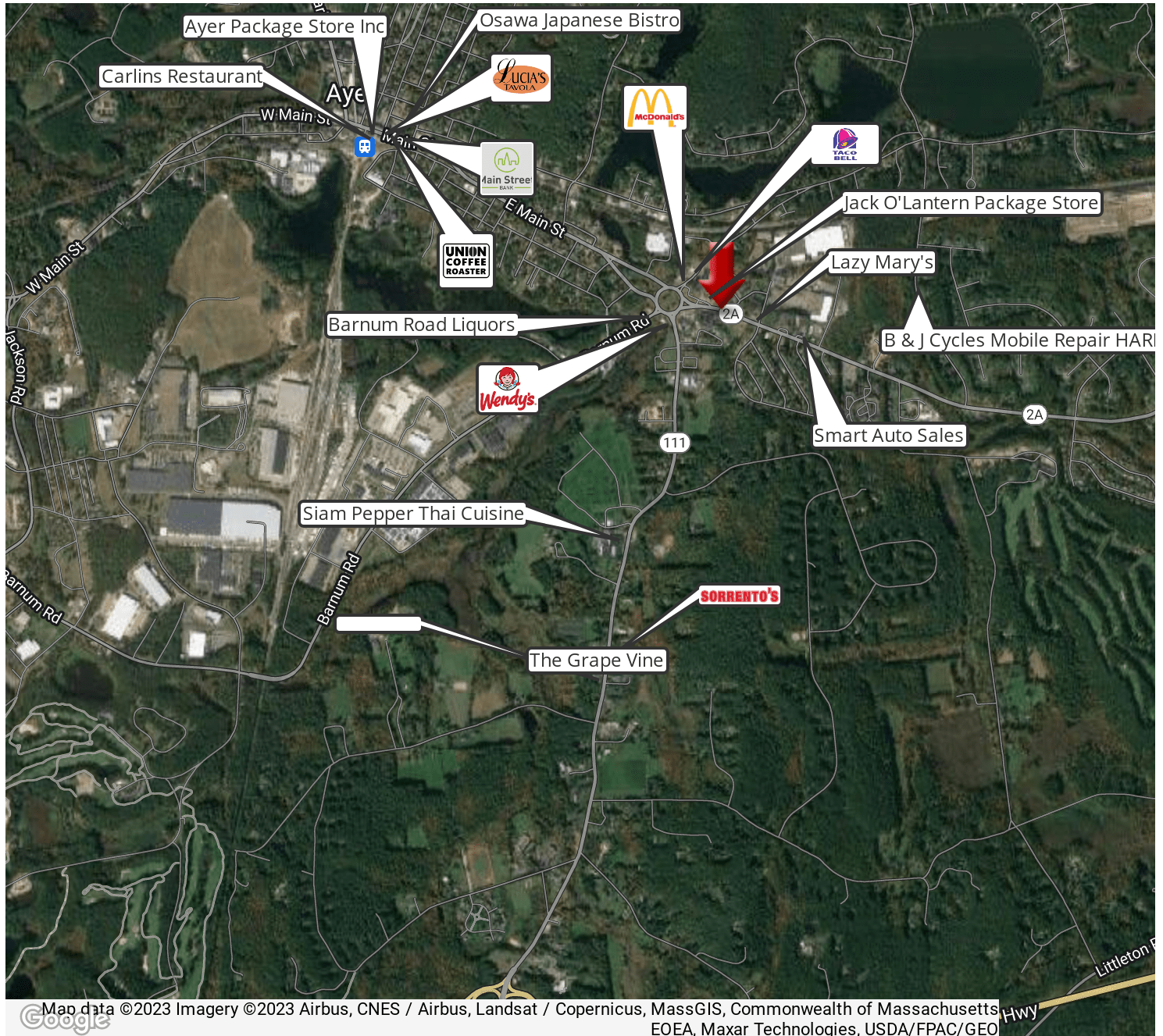


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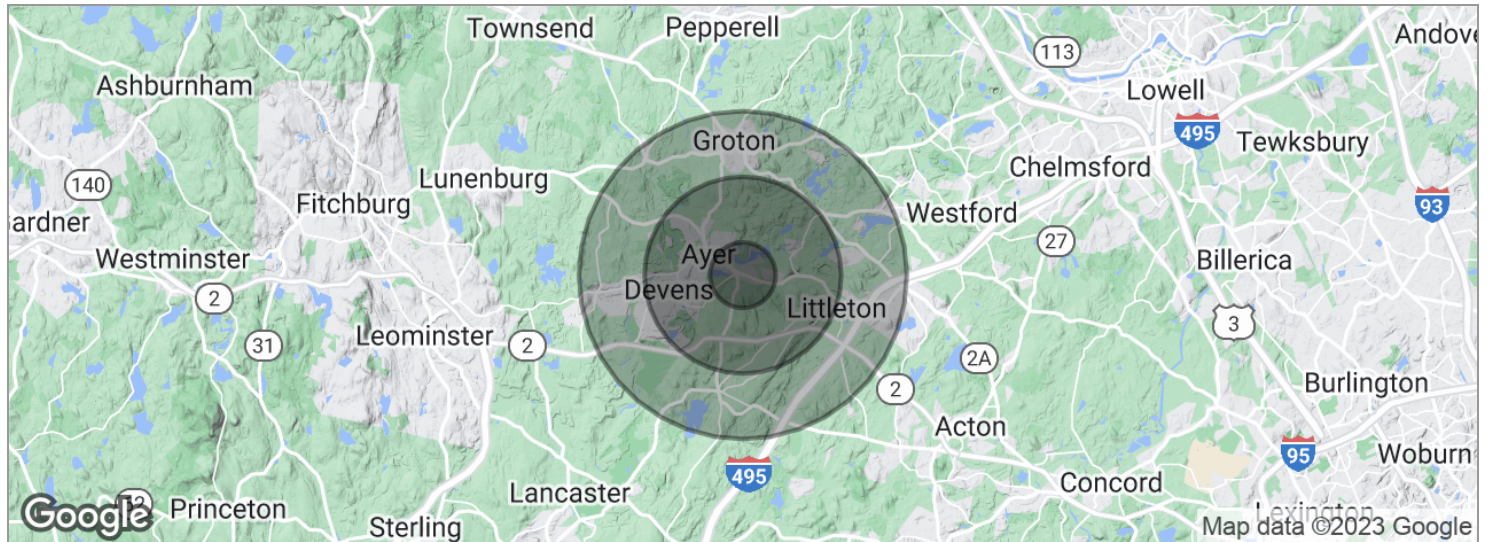


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	1,751	12,934	30,575
Median age	39.6	40.4	40.9
Median age (male)	38.1	39.4	40.6
Median age (Female)	40.5	40.9	41.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	689	4,873	10,844
# of persons per HH	2.5	2.7	2.8
Average HH income	\$81,139	\$93,762	\$111,887
Average house value		\$438,804	\$472,629

* Demographic data derived from 2020 ACS - US Census

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