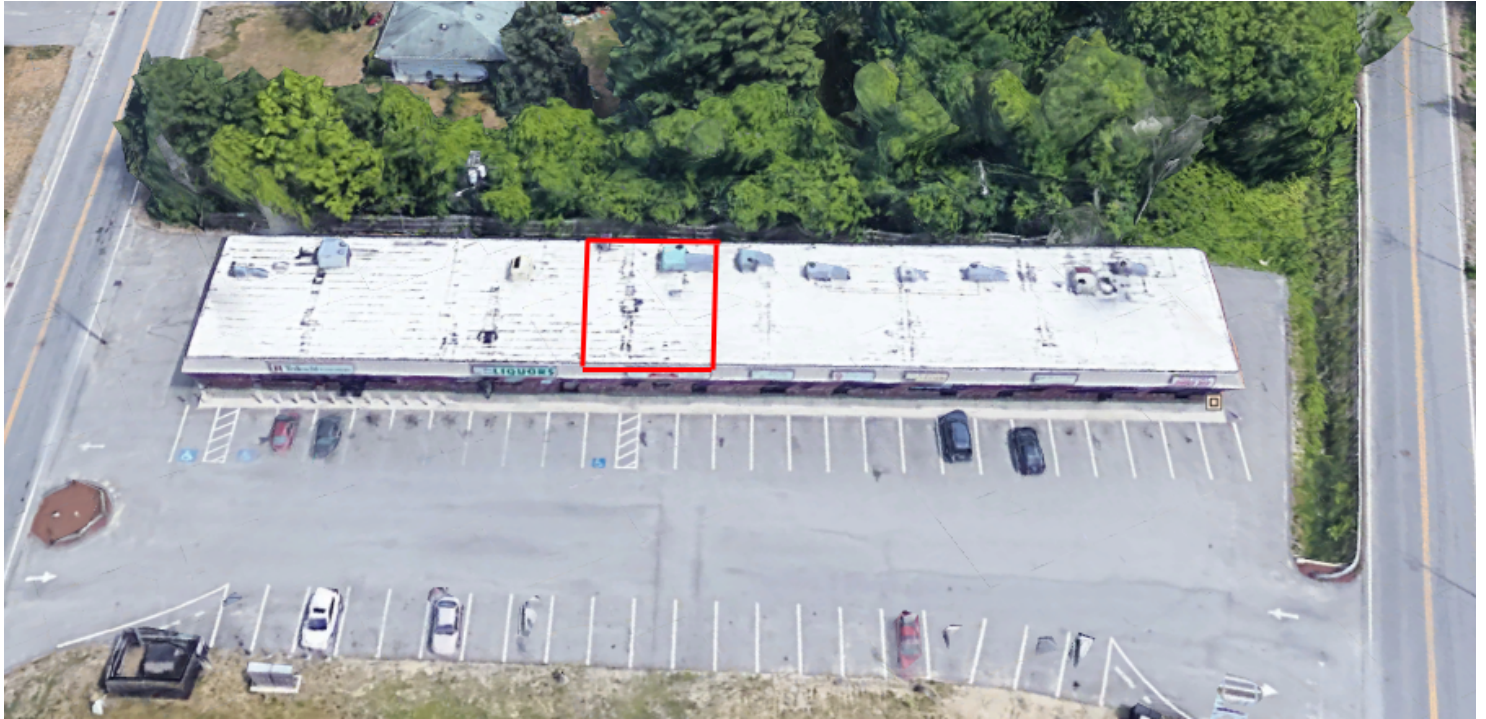


RETAIL FOR LEASE

RETAIL SPACE IN BOSTON ROAD SHOPPING PLAZA

210 Boston Road, Chelmsford, MA 01824



OFFERING SUMMARY

AVAILABLE SF:	
LEASE RATE:	Negotiable
LOT SIZE:	1.93 Acres
BUILDING SIZE:	10,000 SF
ZONING:	CA
MARKET:	Boston
SUBMARKET:	Lowell/ Chelmsford

PROPERTY OVERVIEW

Retail Space located in a Neighborhood Plaza on Boston Road, south of Route 495. Neighboring businesses in the plaza include The Wine Rack, The Pizza Place, Grace Cleaners, Mai Nails, Bark & Bubble Dog Spa, Yankee Clipper Barber Shop, as well as a new convenience store opening very soon. New ownership group is poised to refurbish & refresh the entire plaza & grounds.

This is a 1,160sf space and is just two doors from the new convenience store, which is sure to bring traffic. This large retail space is wide open and ready to configure for your purpose. Pylon sign space is available, and plenty of parking!

PROPERTY HIGHLIGHTS

KW COMMERCIAL
138 River Road,
Suite 107
Andover, MA 01810

LAUREN DEFRANCESCO
Commercial Advisor
0: 800.281.1316
hello@faulknercommercial.com

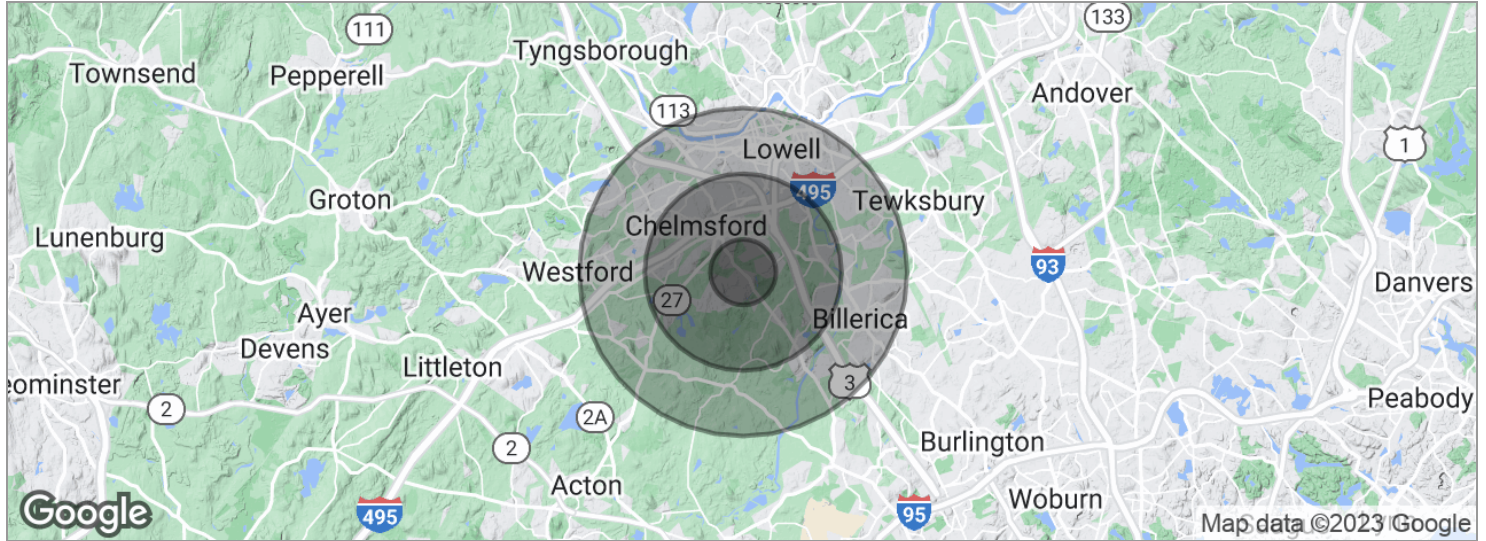
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,544	34,059	155,908
Median age	43.0	41.7	36.5
Median age (male)	42.3	41.5	36.2
Median age (Female)	43.9	42.0	37.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,354	12,845	57,297
# of persons per HH	2.6	2.7	2.7
Average HH income	\$118,350	\$105,688	\$81,177
Average house value	\$342,403	\$377,478	\$358,980

** Demographic data derived from 2020 ACS - US Census*

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