



11,495 SF AVAILABLE

61 PARKHURST ROAD
CHELMSFORD, MA 01824

MANSARD   

Executive Summary

PROPERTY HIGHLIGHTS

High-Visibility Site Near Walmart & Hannaford's

Full or Partial Building Opportunity

4 Overhead Doors

Easy Access to the Route 3 and 495 Markets

11,495 SF Available Today

OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	11,925 SF
Available SF:	4,800 - 11,925 SF
Lot Size:	0.92 Acres
Year Built:	1947
Zoning:	CB
Real Estate Taxes:	\$2.03/SF
Submarket:	Lowell/Chelmsford
Traffic Count:	11,000+/-

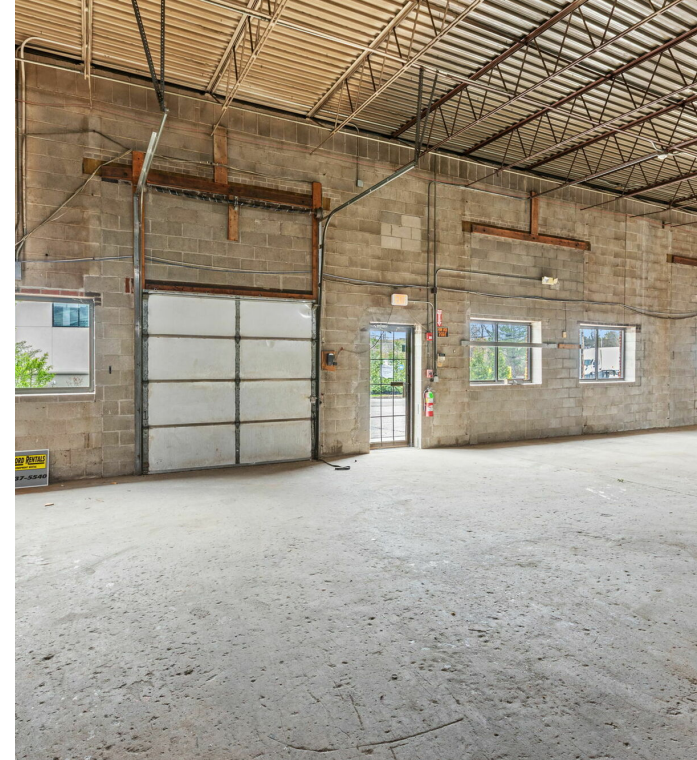
PROPERTY OVERVIEW

61 Parkhurst offers on-site parking, 3 drive-in doors, flexible office and warehouse configurations as well as a full or partial building leasing opportunity. Heavily trafficked retail corridor location adjacent to Walmart, Hannaford's and the Drum Hill Rotary. 61 Parkhurst Road is adjacent to the high-traffic Drum Hill Rotary at Exit 32 on the Route 3 corridor. Daily traffic counts for 61 Parkhurst Road amount to approximately 11,000 vehicles per day. Area tenants include Walmart, Dunkin', Five Guys, Hannaford's, Chipotle, Burger King, Nissan of Merrimack Valley, and Starbucks. Call for details today.

Exterior Photos



Interior Photos



Aerial Photos



Manchester-Boston
Regional Airport
27.2 miles

CHUCK E. CHEESE
HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
five BELOW
MATTRESS FIRM
GNC
LIVE WELL
TARGET

Walmart
tropical CAFE
Panera
BREAD
McDonald's
BURGER KING
CHIPOTLE
DUNKIN' DONUTS
SUNOCO

ABI Tape
IDEAL TAPE
Exxon
Mobil
Shell

Isongas Center

Tufts Medicine
Lowell General Hospital

61 Parkhurst Road
Chelmsford, MA

113

(31,600 VPD)

113

MPGC

LOWE'S

(104,768 VPD)

3

Chelmsford High School
CHELMSFORD PUBLIC SCHOOLS

McCarthy Middle School
CHELMSFORD PUBLIC SCHOOLS

Staples
PET SMART
KOHL'S
Michaels

INTERSTATE
495

(128,313 VPD)

(21,300 VPD)

4

Northern Bank

Walgreens

Walgreens

Holiday Inn Express

AXIS COMMUNICATIONS

CVS

STERLING CORPORATION
ABC Supply Co. Inc.

ESSCO
CALIBRATION LABORATORY
MEC
FMC

Demographics

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	603	2,450	10,088
Average Age	46.4	40.3	38.5
Average Age (Male)	37.3	36.8	36.9
Average Age (Female)	46.8	39.6	37.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	238	970	3,850
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$121,756	\$102,849	\$106,978
Average House Value	\$325,167	\$318,939	\$324,664

* Demographic data derived from 2020 ACS - US Census



\$110,527

AVERAGE HOUSEHOLD INCOME



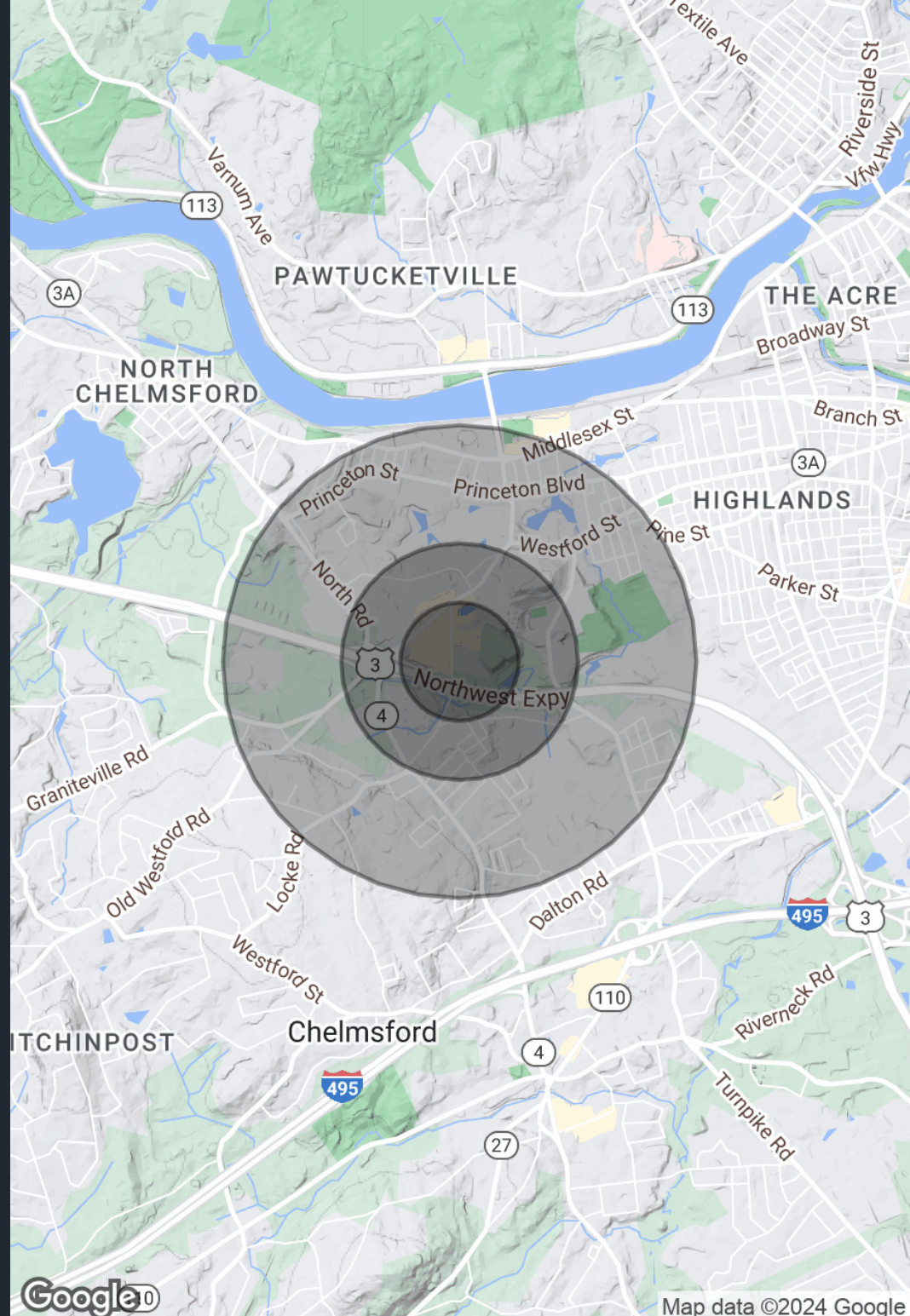
\$135,228

MEDIAN NET WORTH



\$43,200

PER CAPITA INCOME



Map data ©2024 Google

Our Team



Jeremy Cyrier, CCIM
President & Founder



Bella Ciluffo
Transaction & Marketing Coordinator



Taylor Saulnier, CCIM
Commercial Real Estate Advisor



Josh Bartell
Commercial Real Estate Advisor



Chris Melanson
Commercial Real Estate Advisor

Meet Jeremy Cyrier



JEREMY CYRIER, CCIM

President & Commercial Real Estate Advisor

advisors2@mansardcre.com

Direct: **617.674.2043** | Cell: **617.304.2902**

MA #9048314 // NH #072456

PROFESSIONAL BACKGROUND

Investing in commercial real estate can be a great way to grow wealth, but it can be difficult for owners to find the right buyers for their multi-million dollar properties. Over the last 21 years, I've become an expert in high-value commercial real estate sales in Massachusetts and New Hampshire, negotiating the sale of more than 1,000 properties for our clients, which made me one of Boston Business Journal's largest-selling commercial real estate brokerages in Massachusetts in 2022. That's why our clients buy and sell multiple properties with me over time.

What people are saying:

"Thank you for everything you did in completing the leasing and sale of our building at 580 Main Street. You did a wonderful job working with all of the personalities involved. We look forward to working with you again in the future." ~ Richard Tambone, Tambone Investment Group

"MANSARD was a partner through the whole process. From the initial leasing of a temporary space to the acquisition of our own building. I like the personal touch and sense of expertise that came with working with MANSARD." ~ Norbert Johnson, Globus Medical (NYSE: GMED)

"We used MANSARD to help us reposition, lease and sell a small suburban commercial office building. They were fantastic, well read in the market place and helped us realize our projected returns. Would highly recommend their services" ~ Bob Macnamara, CB Equities

MANSARD Commercial Properties

14 Essex Street
Andover, MA 01810
617.674.2043

MANSARD



14 Essex Street, Andover, MA 01810

617.674.2043

advisors2@mansardcre.com

mansardcre.com

At MANSARD, we connect you with the right buyer who pays the right price so you can close with confidence. Dealing with the wrong buyer leads to frustration, wasted time and damage to profits and reputation. That's why we developed a 38-point exposure process that secures the right buyer. We leverage our market knowledge and skill in multi-party negotiations while applying the latest tax sensitive disposition strategies to get the profit you deserve. At MANSARD, we believe that you should experience a financially meaningful life event with your investment in real estate.

Our Services Offered:
Sales, Leasing and Valuations

OFFERING MEMORANDUM