

# DEVELOPMENT OPPORTUNITY

203 Lowell Street, Wilmington, Massachusetts



**DEVELOPMENT OPPORTUNITY AVAILABLE FOR LEASE**

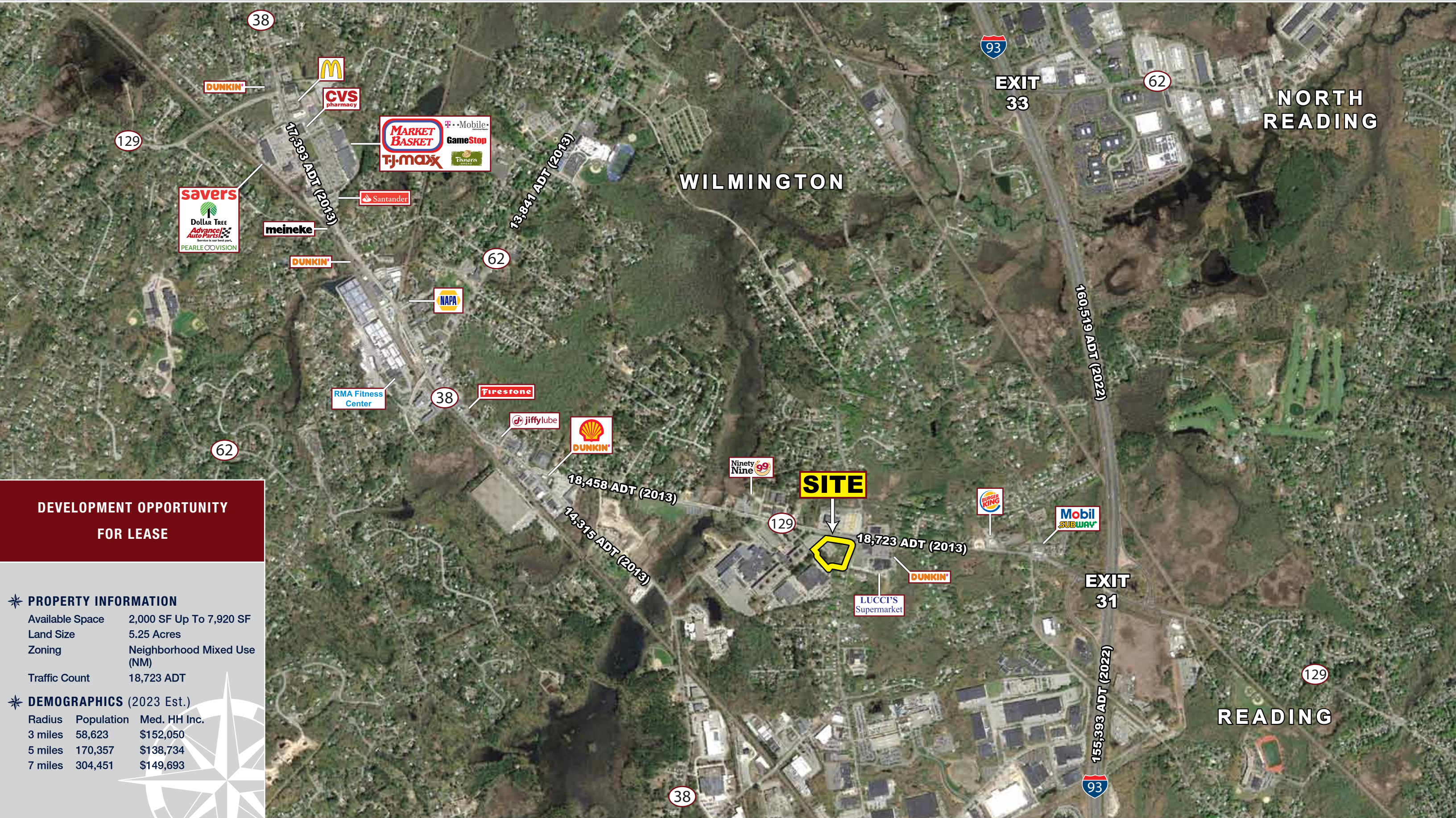
## PROPERTY HIGHLIGHTS

- » 2,000 SF Up To 7,920 SF Office / Retail Space Available
- » Conveniently Located at Exit 31 off I-93
- » Multiple Uses Allowed
- » Excellent Visibility & Access
- » Local Area Retailers Include Market Basket, Savers, TJ Maxx, Dollar Tree, Advance Auto and more



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## DEVELOPMENT OPPORTUNITY FOR LEASE

### PROPERTY INFORMATION

Available Space	2,000 SF Up To 7,920 SF
Land Size	5.25 Acres
Zoning	Neighborhood Mixed Use (NM)
Traffic Count	18,723 ADT

### DEMOGRAPHICS (2023 Est.)

Radius	Population	Med. HH Inc.
3 miles	58,623	\$152,050
5 miles	170,357	\$138,734
7 miles	304,451	\$149,693

129

LOWELL ST.  
18,723 ADT (2013)

PROPOSED  
COFFEE  
2,460± SF

PROPOSED  
RETAIL/OFFICE  
7,920± SF



50 RESIDENTIAL UNITS  
UNDER CONSTRUCTION

WOBURN ST.

**Conceptual Plan**  
(for discussion purposes only)

## Development Opportunity - 203 Lowell Street, Wilmington, Massachusetts



**EASTERN**  
RETAIL PROPERTIES

FOR MORE INFORMATION CONTACT:

**Joe Morrison**

781.264.6225

[jmorrison@easternretail.com](mailto:jmorrison@easternretail.com)

**Tommy Landry**

781.849.9015

[tlandry@easternretail.com](mailto:tlandry@easternretail.com)

P 781.849.9010 + F 781.849.9050 + [www.easternretail.com](http://www.easternretail.com) + 25 Braintree Hill Office Park, Suite 305 + Braintree, MA 02184

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