



CHELMSFORD MALL

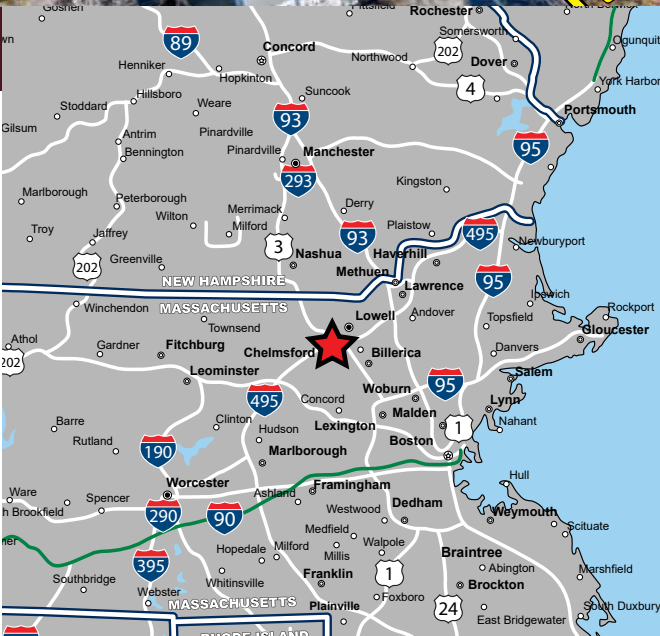
265 Chelmsford Street (Route 110) - Chelmsford, MA



AVAILABLE FOR LEASE

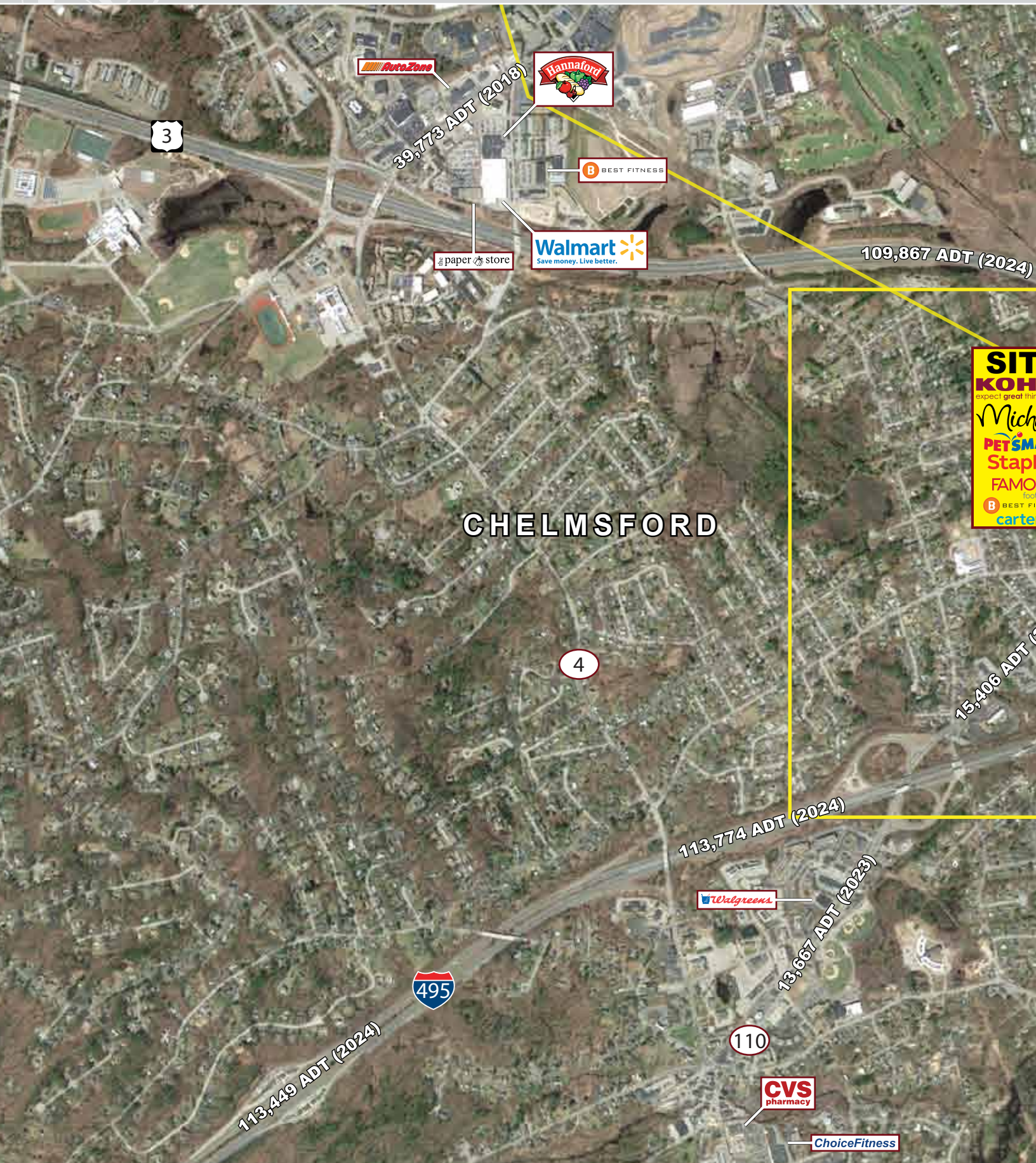
PROPERTY HIGHLIGHTS

- » High Profile Location off Route 3 at Exit 81
- » Two Pad Sites Available
- » Drive-Thru Available
- » Multiple Uses Allowed
- » Pylon Signage Available
- » Densely Populated Trade Area with High Barriers to Entry
- » Strong Co-tenancy with Kohl's, Michaels, PetSmart, Staples & Famous Footwear



CHELMSFORD MALL

265 Chelmsford Street (Route 110) - Chelmsford, Massachusetts



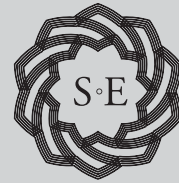


EASTERN
RETAIL PROPERTIES



WINSTANLEY
ENTERPRISES

REAL ESTATE INVESTMENT & DEVELOPMENT

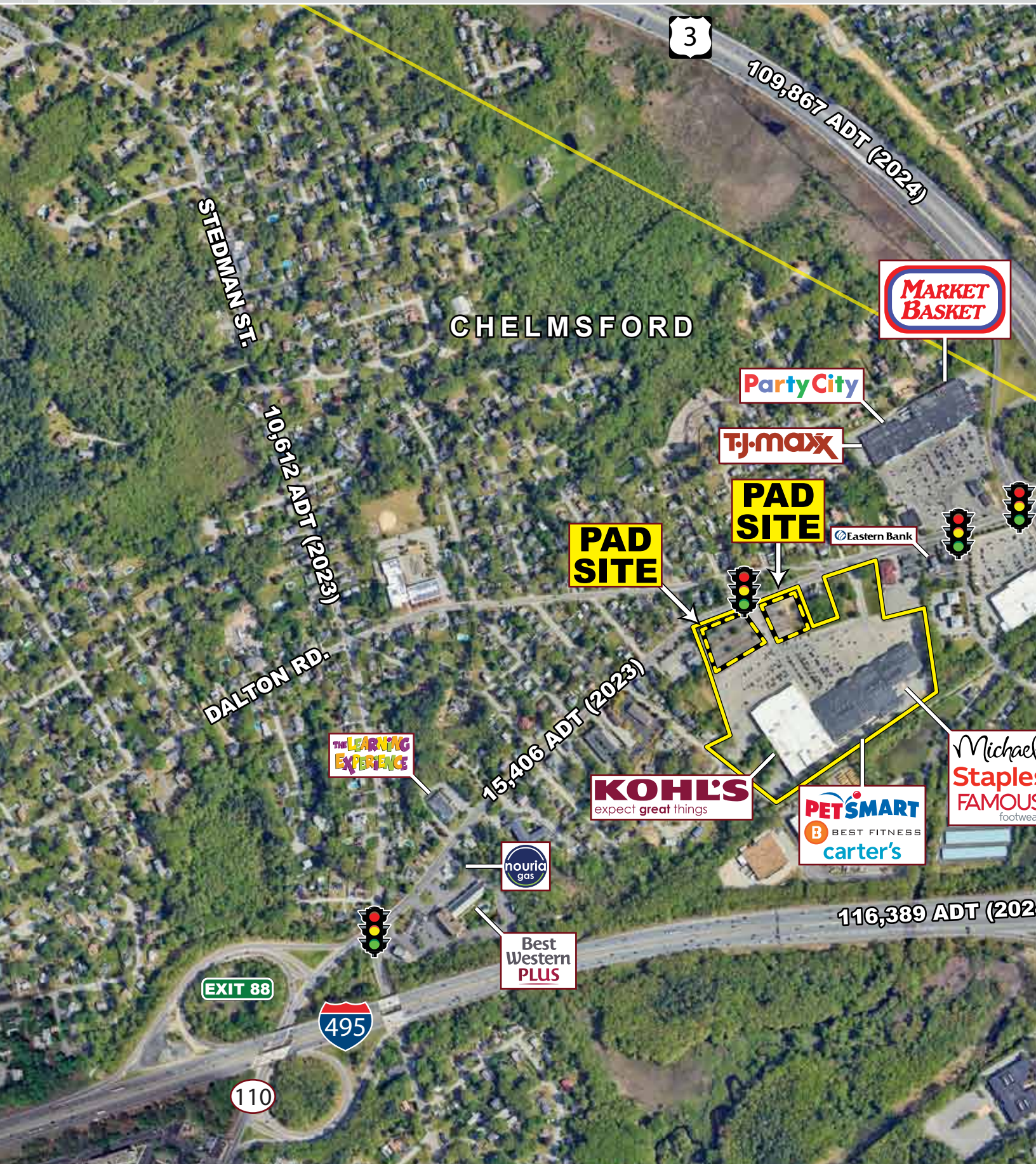


SURREY
EQUITIES



CHELMSFORD MALL

265 Chelmsford Street (Route 110) - Chelmsford, Massachusetts



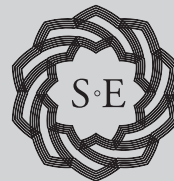


EASTERN
RETAIL PROPERTIES



WINSTANLEY
ENTERPRISES

REAL ESTATE INVESTMENT & DEVELOPMENT



SURREY
EQUITIES



CHELMSFORD MALL

265 Chelmsford Street (Route 110) - Chelmsford, Massachusetts



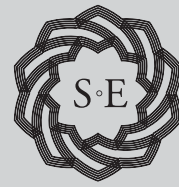


EASTERN
RETAIL PROPERTIES



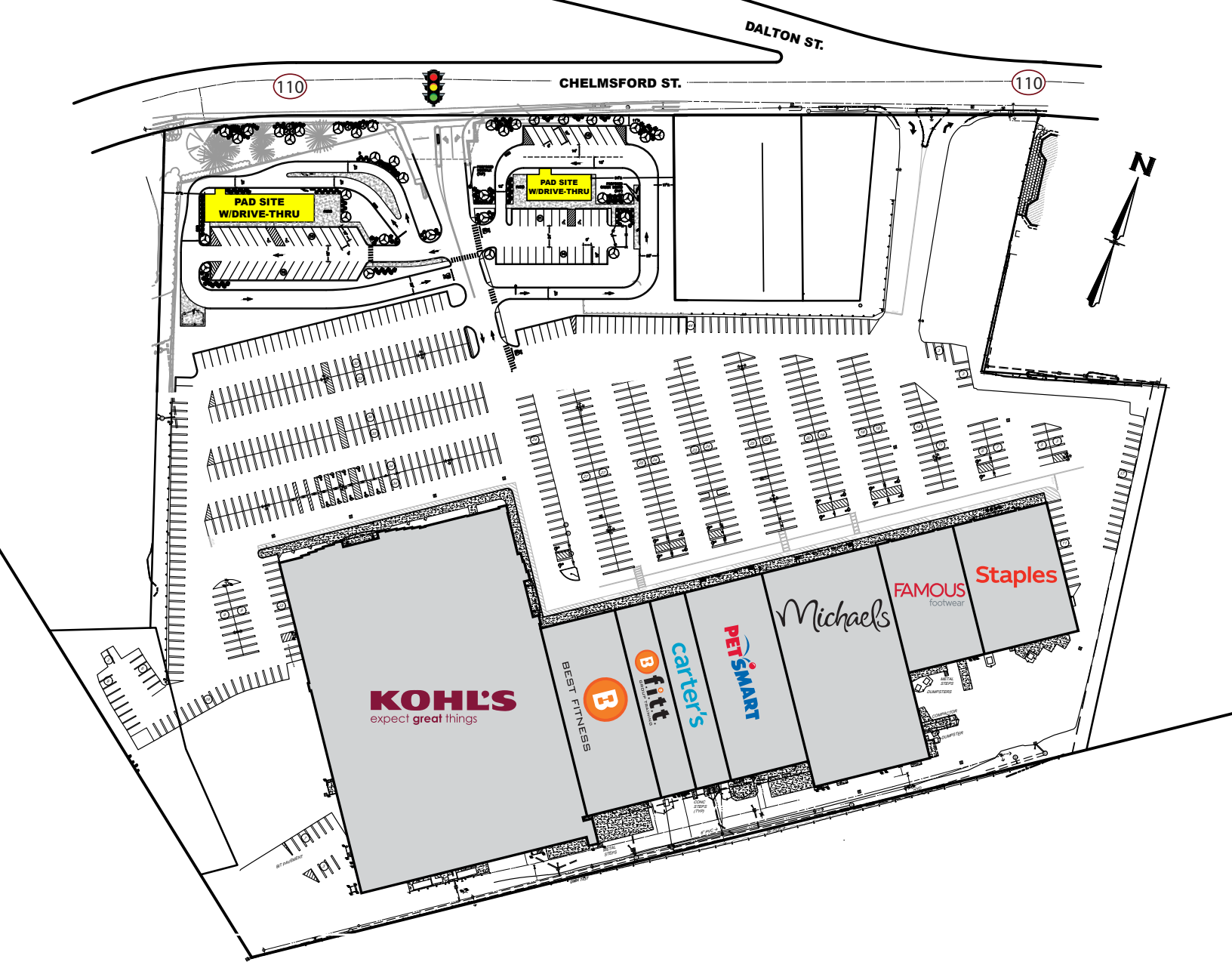
**WINSTANLEY
ENTERPRISES**

REAL ESTATE INVESTMENT & DEVELOPMENT



**SURREY
EQUITIES**





* PROPERTY INFORMATION

Project Size	18.28 Acres
Available Space	Two Pad Sites
Zoning	CA - Shopping Center
Traffic Count	15,406 ADT - Rt.110

* DEMOGRAPHICS (2024 Est.)

Radius	Population	Med. HH Inc.
1 mile	7,268	\$128,361
3 mile	110,103	\$96,666
5 mile	203,508	\$106,203
7 mile	278,738	\$118,219

Chelmsford Mall - 265 Chelmsford Street (Route 110) - Chelmsford, MA



EASTERN
RETAIL PROPERTIES

WE WINSTANLEY
ENTERPRISES
REAL ESTATE INVESTMENT & DEVELOPMENT



SURREY
EQUITIES

FOR MORE INFORMATION CONTACT:

Mike Hotarek

781.849.9017

mhotarek@easternretail.com

Andrew Bonica

781.849.9011

abonica@easternretail.com

P 781.849.9010 + F 781.849.9050 + www.easternretail.com + 25 Braintree Hill Office Park, Suite 404 + Braintree, MA 02184

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors, which should be evaluated by your tax and financial advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction, the suitability of the property for your needs.