

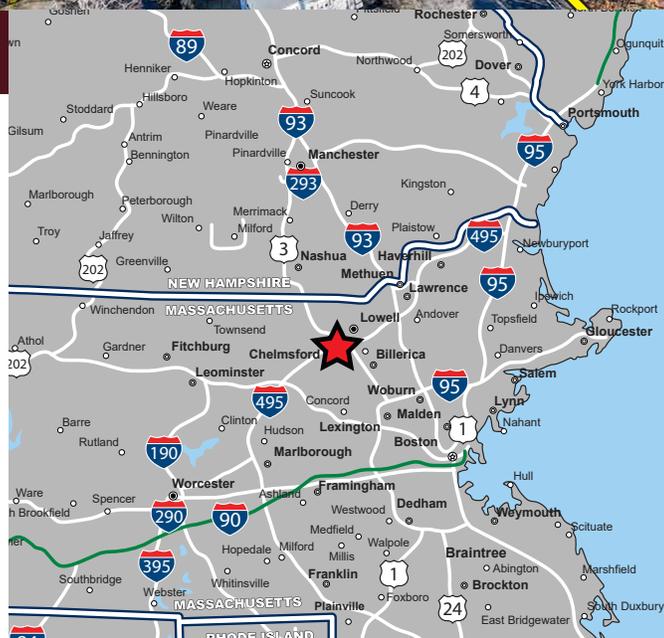


# CHELMSFORD MALL

265 Chelmsford Street (Route 110) - Chelmsford, MA



**AVAILABLE FOR LEASE**



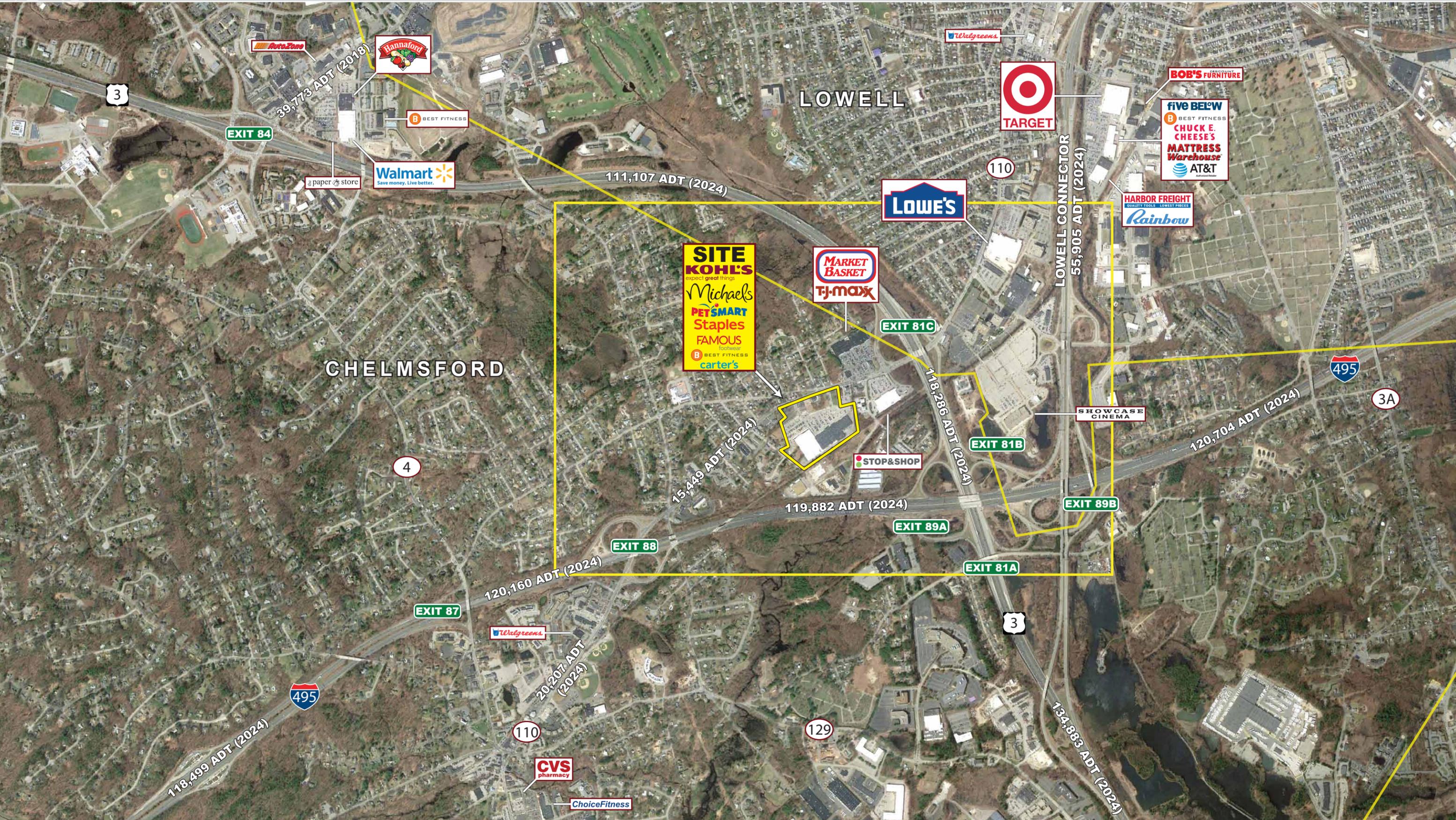
## PROPERTY HIGHLIGHTS

- » High Profile Location off Route 3 at Exit 81C
- » Pad Site w/ Drive-Thru Available
- » Join Top Performing Kohl's & PetSmart
- » Multiple Uses Allowed
- » Pylon Signage Available
- » Densely Populated Trade Area with High Barriers to Entry



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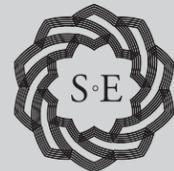
265 Chelmsford Street (Route 110) - Chelmsford, Massachusetts



**EASTERN**  
RETAIL PROPERTIES



**WINSTANLEY**  
**ENTERPRISES**  
REAL ESTATE INVESTMENT & DEVELOPMENT



**SURREY**  
**EQUITIES**



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265 Chelmsford Street (Route 110) - Chelmsford, Massachusetts



**EASTERN**  
RETAIL PROPERTIES

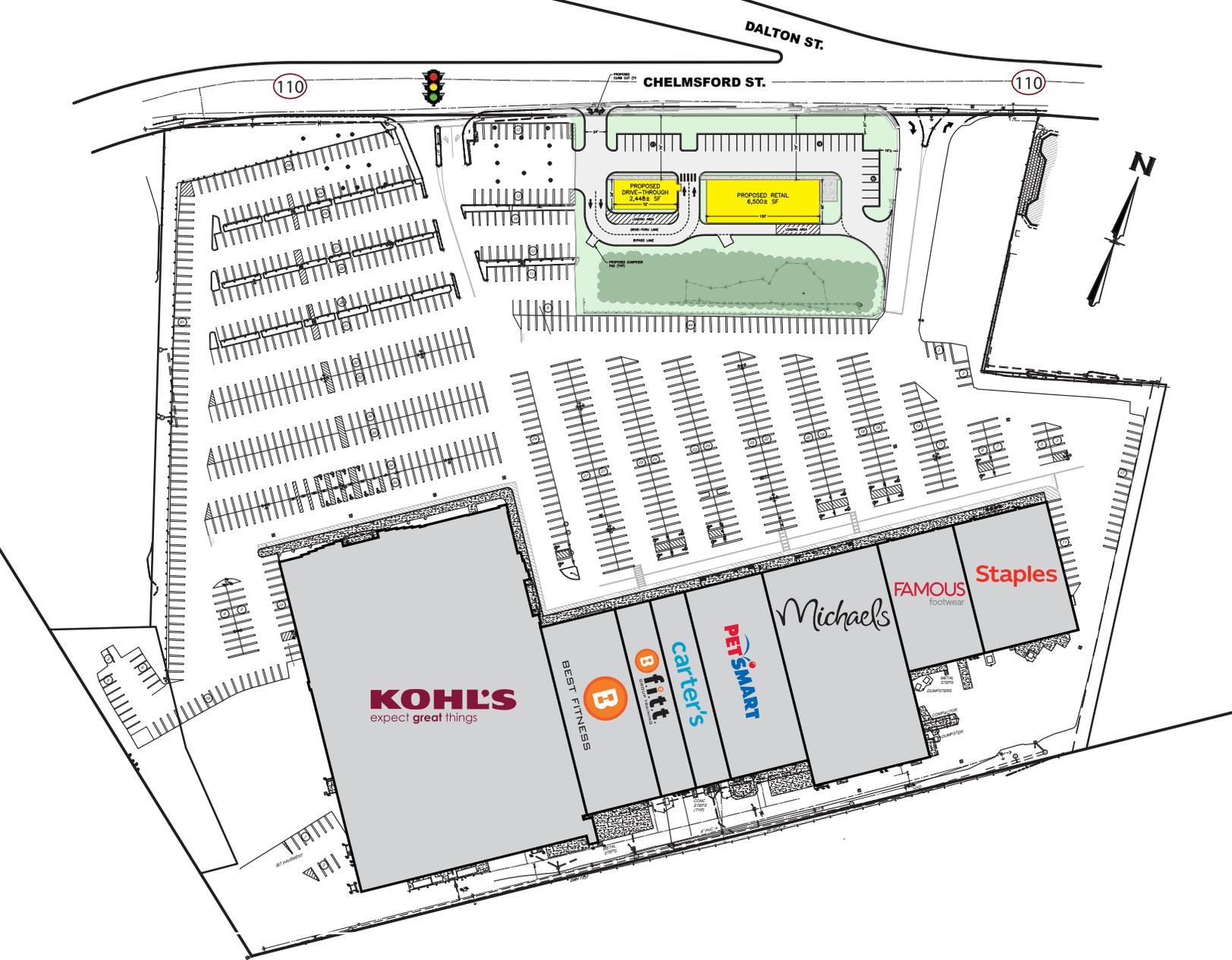


**WINSTANLEY**  
**ENTERPRISES**  
REAL ESTATE INVESTMENT & DEVELOPMENT



**SURREY**  
**EQUITIES**





✦ **PROPERTY INFORMATION**

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

✦ **DEMOGRAPHICS (2025 Est.)**

Radius	Population	Med. HH Inc.
1 mile	6,630	\$137,541
3 mile	110,531	\$102,708
5 mile	208,306	\$112,921
7 mile	285,298	\$123,955

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



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