

MEDICAL OFFICE/RESTAURANT/RETAIL OPPORTUNITY

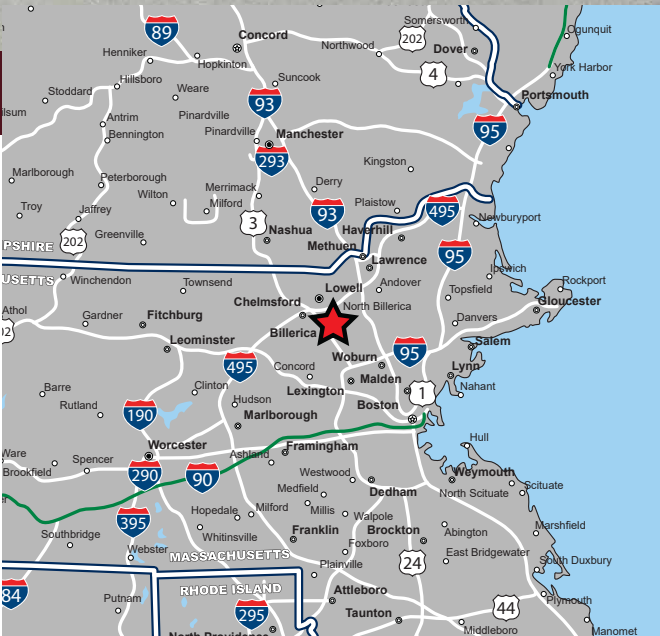
328 Boston Road (Route 3A), Billerica, Massachusetts



AVAILABLE FOR LEASE

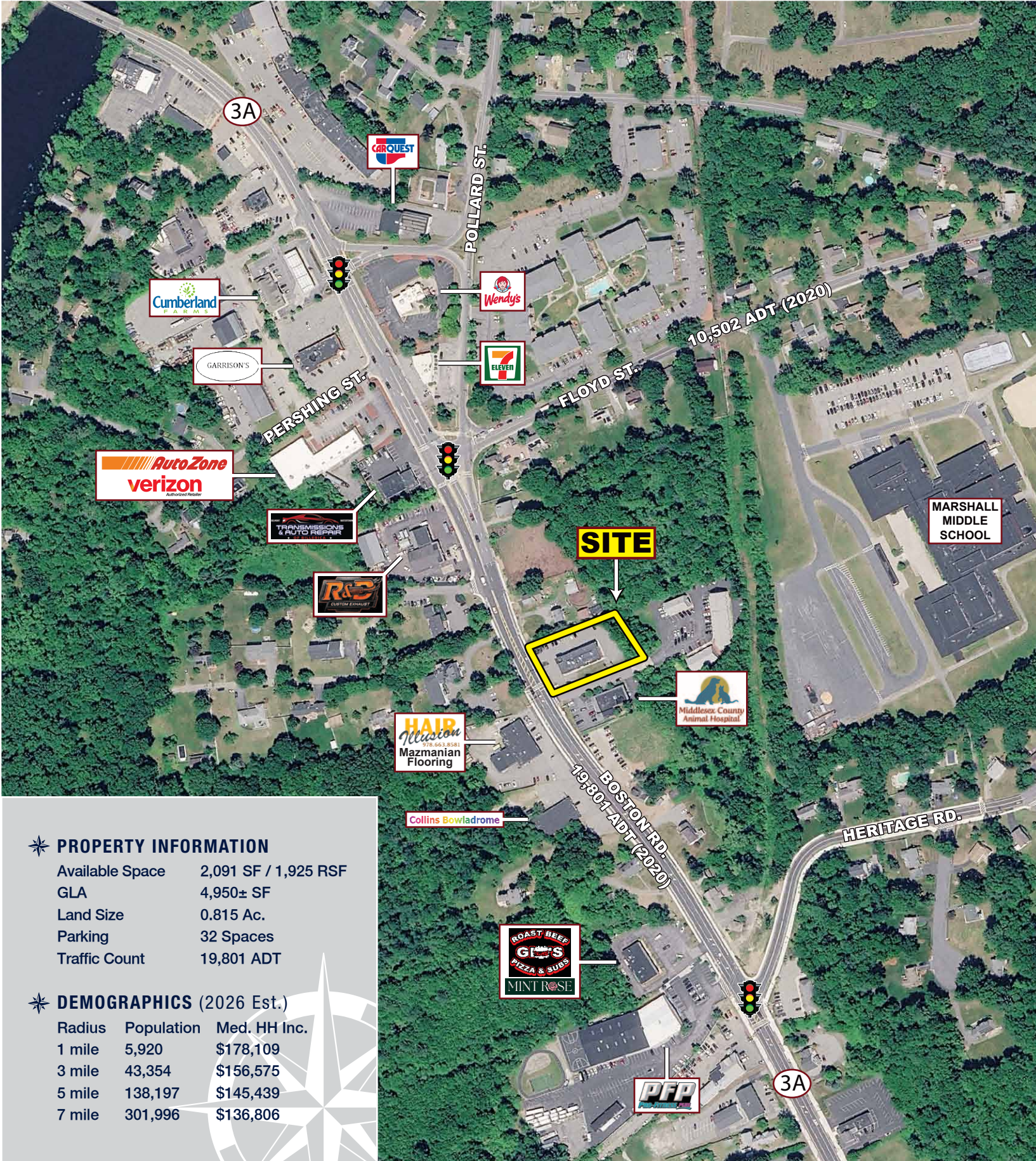
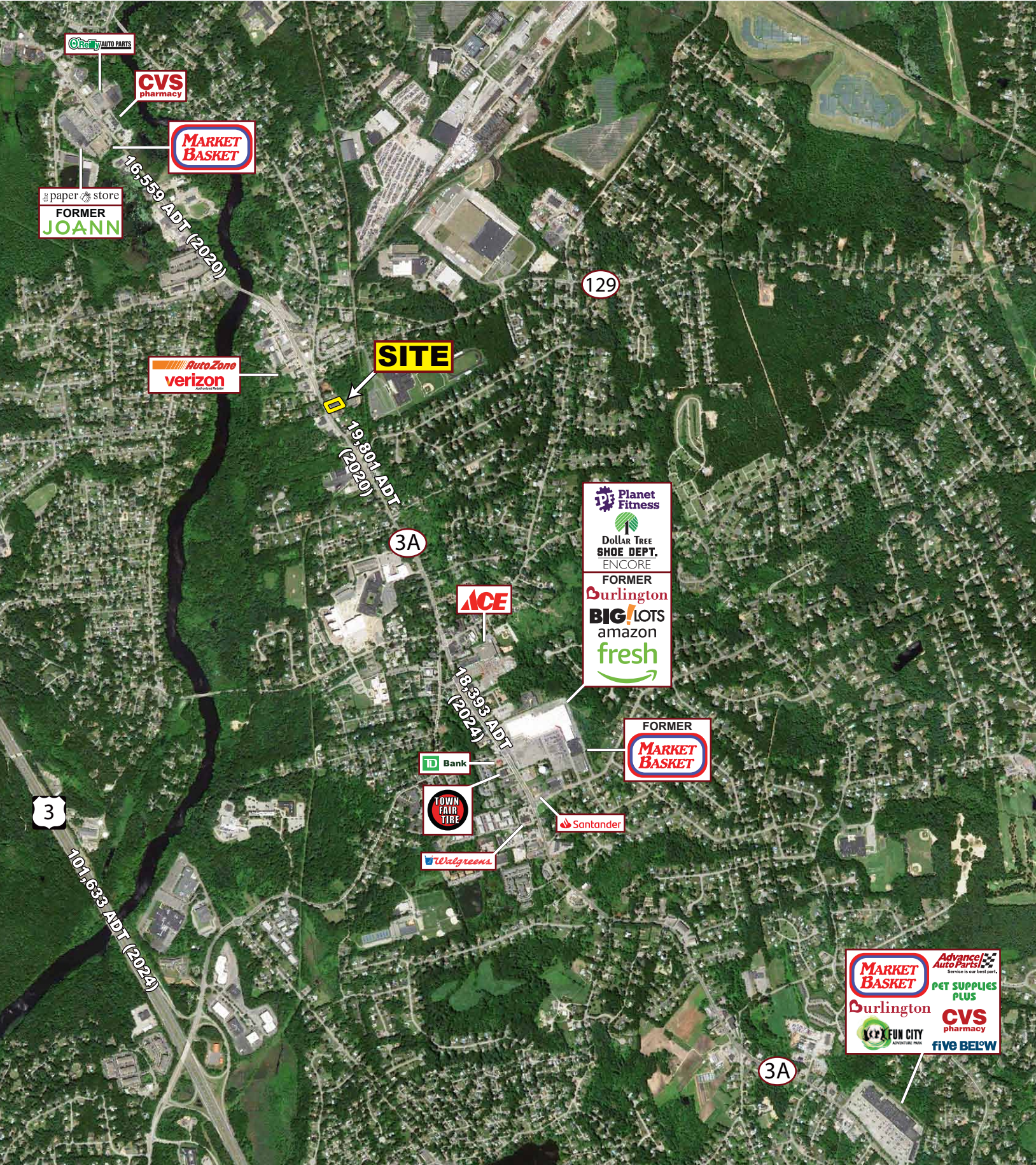
PROPERTY HIGHLIGHTS

- » 2,091 SF & 1,925 RSF Available
- » 0.815 Acre Site
- » Excellent Visibility From Rte. 3A
- » 19,801 ADT
- » 32 Parking Spaces
- » Nearby Retailers Include Market Basket, Burlington, Five Below, Planet Fitness, The Paper Store, Starbucks, Panera, & More



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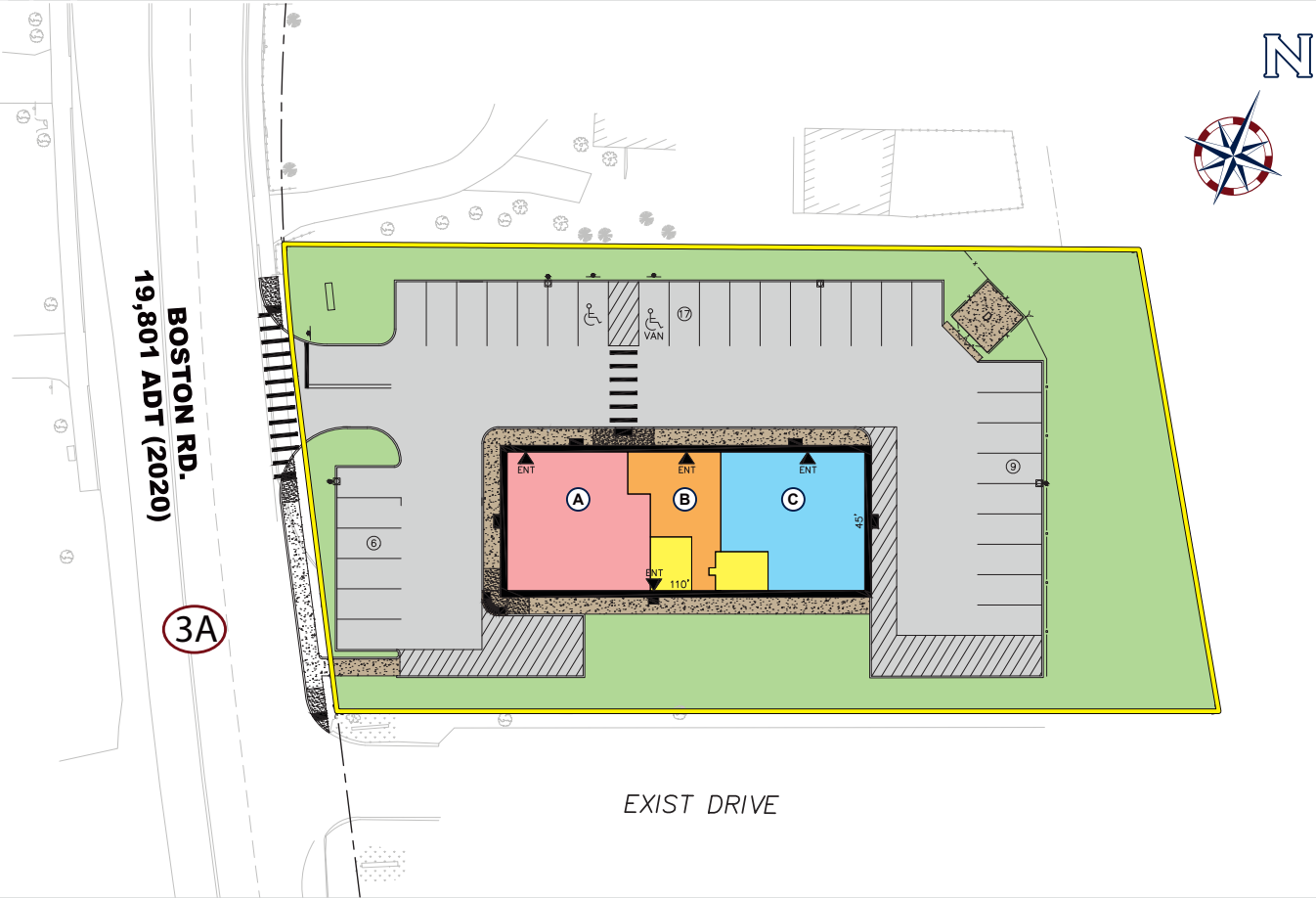


PROPERTY INFORMATION	
Available Space	2,091 SF / 1,925 RSF
GLA	4,950± SF
Land Size	0.815 Ac.
Parking	32 Spaces
Traffic Count	19,801 ADT

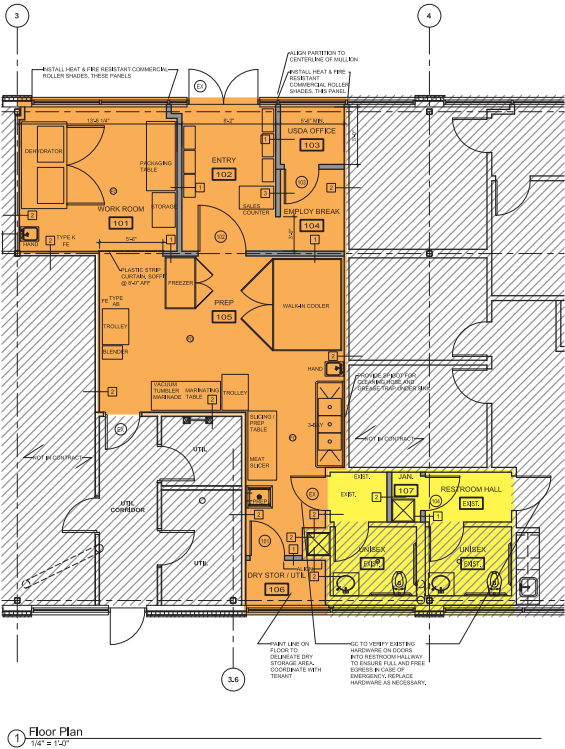
DEMOGRAPHICS (2026 Est.)		
Radius	Population	Med. HH Inc.
1 mile	5,920	\$178,109
3 mile	43,354	\$156,575
5 mile	138,197	\$145,439
7 mile	301,996	\$136,806

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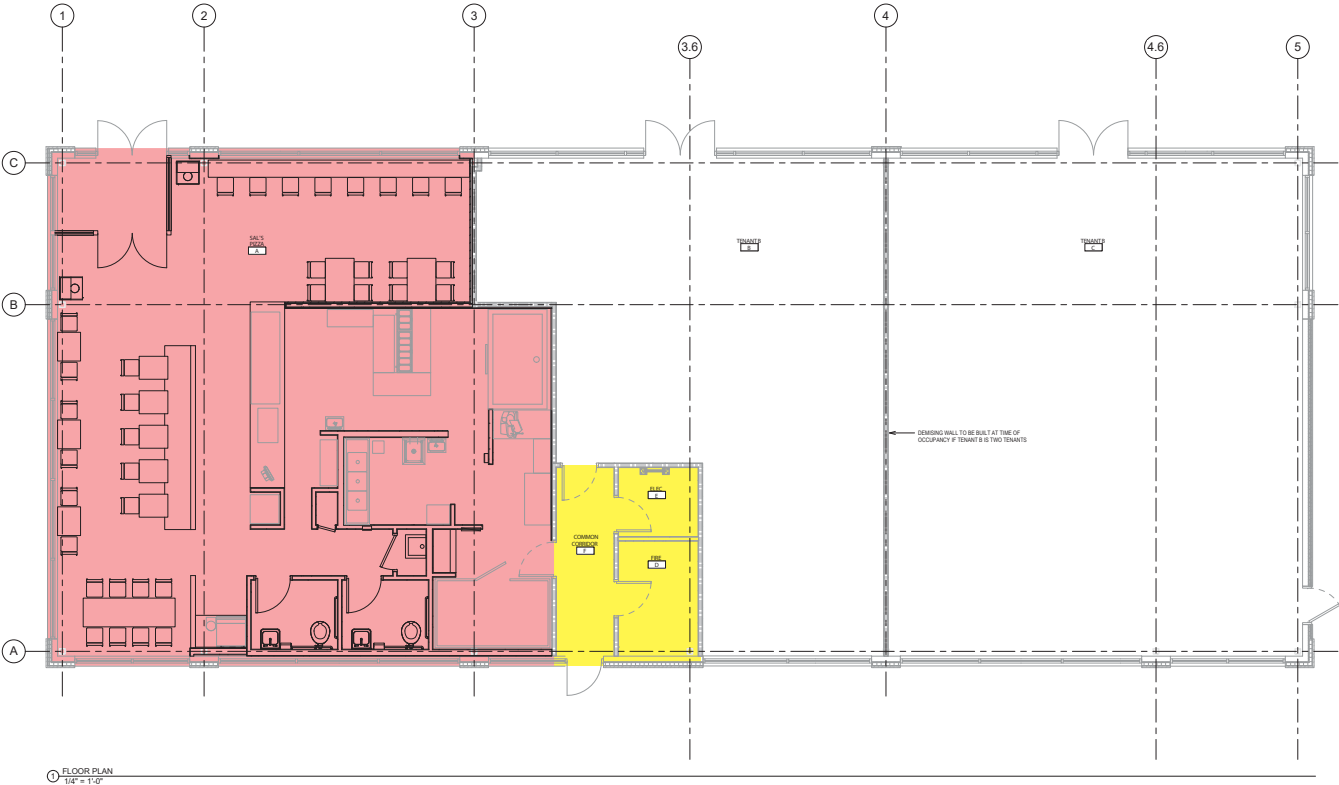
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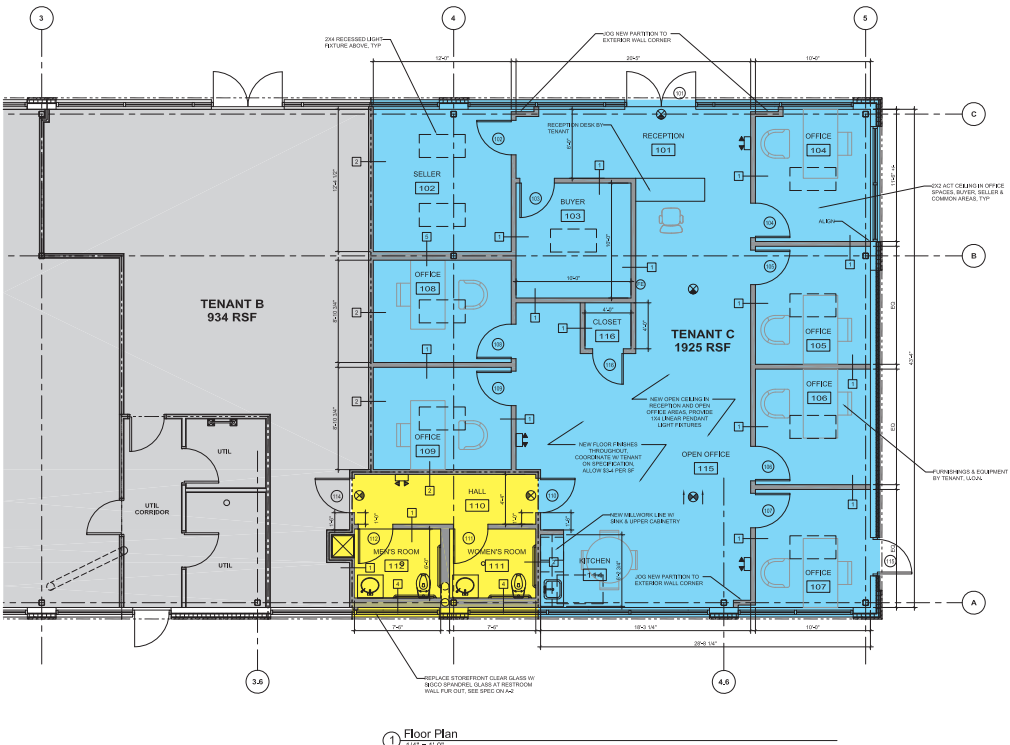
TENANT B:
ONN SPECIALITIES



TENANT A: 2,091 SF
AVAILABLE FOR LEASE



TENANT C: 1,925 RSF
AVAILABLE FOR LEASE





Medical Office/Restaurant/Retail Opportunity - 328 Boston Rd. (Rte. 3A), Billerica, MA



FOR MORE INFORMATION CONTACT:

Sam Peterson

781.849.9016

speterson@easternretail.com

Joe Morrison

781.264.6225

jmorrison@easternretail.com

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

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