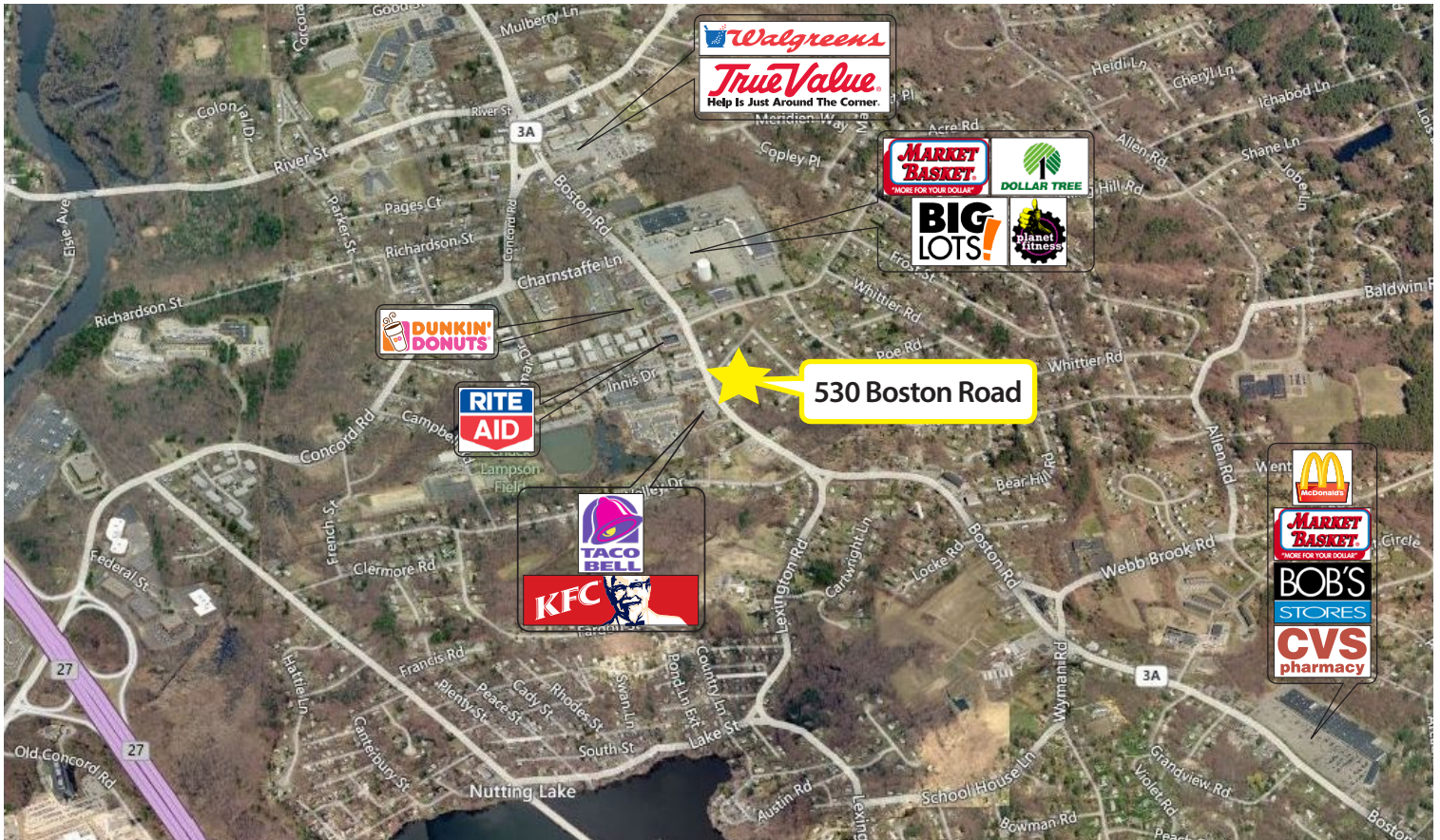


Retail Available for Lease

530 Boston Road, Billerica, MA



Property Information

Address:	530 Boston Road Billerica, MA	HVAC:	Central A/C, FHA
GLA:	21,478 +/- SF	Parking Spaces:	72 +/- Spaces
Land Area:	1.55 +/- Acres	Parking Ratio:	3.35 per 1,000 SF
Available:	1,224 +/- SF	Traffic Counts:	22,800 VPD (2009 MA DOT)
Utilities:	Municipal Water/ Sewer, Natural Gas		

Trade Area Demographics

	3 Mile	5 Mile	10 Mile
Population:	43,705	114,870	522,656
Households:	15,488	41,255	195,353
Average HH Income:	\$76,500	\$80,416	\$82,031



530 Boston Road is a retail strip center located at the intersection of Boston Road (3A) and Tufts Lane near the center of Billerica, Massachusetts. This retail strip center is shadow anchored by Market Basket and K-Mart and is located across the street from Rite Aid, Dunkin Donuts, Stoneham Bank, and KFC. 530 Boston Road benefits from direct visibility and access from heavily traveled Boston Road (3A).

For Leasing Information:

Chris McMahon
781.862.9700 x 225
cjm@sumrp.com

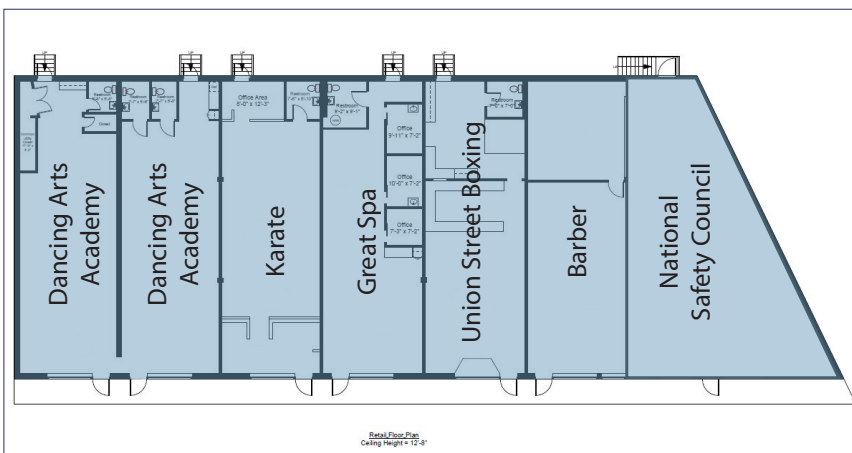
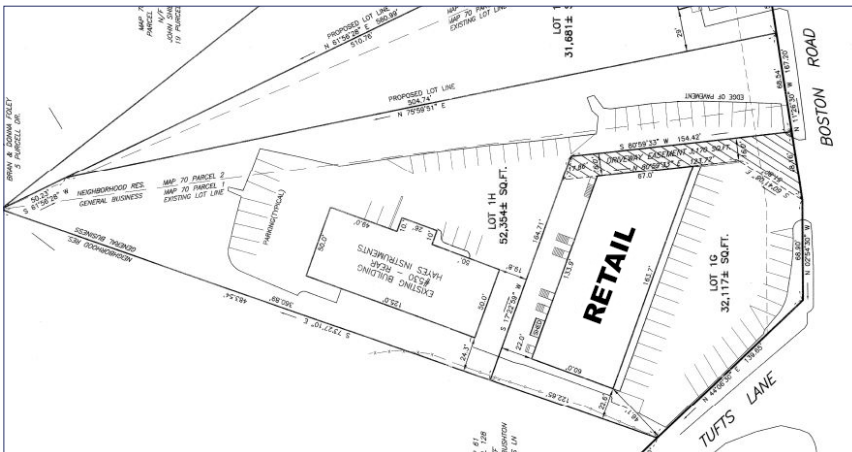
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Summit Realty Partners

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