

# 43 Drum Hill Road, Chelmsford, MA

1,850 SF

Retail/Flex

For Lease (Inquire for NNN Rent)

**BIELD**  
S E C U R E D



## MARKET DATA & NOTES:

Population	102,544	Median HH Income	83,276
Adult Pop. > 25	69,054	Adj. Daytime Population > 16	95,685
Households	37,238	Avg Monthly Expenditure	5,883
Avg. Household Net Worth	\$1,060,000	Median Age	36.4

-1000-2000 SF fronting on Drum Hill Road in the heart of North Chelmsford, Drum Hill Road serves the City of Lowell, Chelmsford, and the Route 3 corridor - Northwest Boston Suburbs

- Plaza tenants include Autozone, FedEx Office, TD Bank, Chipotle, Geico, AFC Urgent Care; immediate neighbors include Walmart, Hannafords, McDonalds, UPS Store, Dave Hot Chicken, Popeye's, Starbucks, and Panara.

- Drum Hill Plaza is located (.25 miles) from Exit 32, unique traffic drivers include Chelmsford High School, Walmart, & Hannafords

- Local employers include Kronos, Market Basket, Raytheon, 3M, Lockheed Martin, Rockwell Automation, Accurtronics & Laird Plastics

- The mix of occupations is a well balanced modern mix  
- White Collar (64%) vs. Blue Collar (36%)

- Chelmsford abuts highly affluent towns including: Carlisle, Westford, and Groton, as well as working class communities Billerica, Lowell, and Tyngsborough

- Drum Hill Road see's 20,000+ cars daily, and 43 Drum Hill offers abundant front and rear parking.

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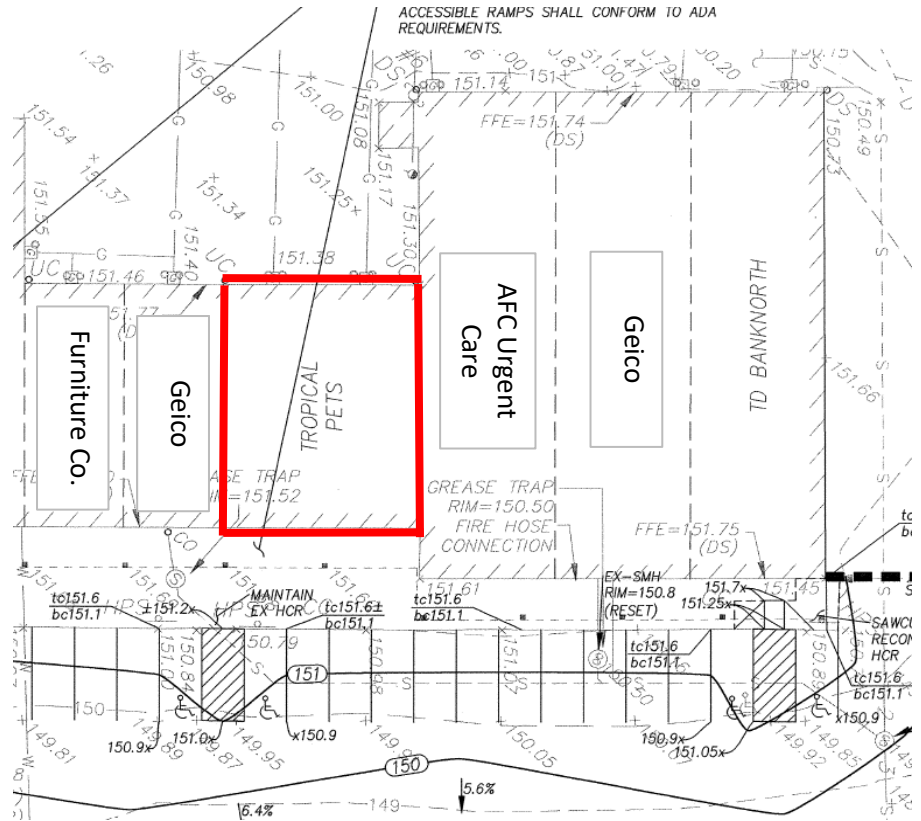
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**BIELD**  
SECURED

<b>Building:</b>	Retail / Restaurant
<b>Town Zoning:</b>	CB (Roadside)
<b>Signage:</b>	Building & Pylon
<b>Loading:</b>	Rear Door
<b>Clear Heights:</b>	14'
<b>Uses:</b>	Retail, Flex, Select Food Uses
<b>Access:</b>	Fully Lighted Access
<b>Traffic</b>	20,000+
<b>Bathrooms</b>	2



**Highway Access (Rt. 3)**  
0.25 Miles

**Logan International Airport**  
30 Miles

REILEY O'CONNOR

(978)760-1546

[reiley@bieldsecured.com](mailto:reiley@bieldsecured.com)