

Mass General Space: 4,189 SF

Hanscom Unit: 3,728 SF

Combined: 7,917 SF



47 Middlesex Turnpike | Burlington, MA

RETAIL / FLEX / MEDICAL / RESTAURANT OPPORTUNITY

Flexible Availability

Existing buildout with multiple ways to configure the premises

B I E L D
S E C U R E D



Former Hanscom Credit Union

3,728 SF with finished interior buildout

3,728 SF

Hanscom Unit

Finished credit-union / office-style buildout

4,189 SF

Mass General Space

Adjacent healthcare space

7,917 SF

Combined Opportunity

Hanscom + Mass General

Property Highlights

- Highly visible Middlesex Turnpike location with approximately 28,487 vehicles per day.
- Fully signalized access and convenient connections to Route 3 and I-95.
- Approximately 0.2 miles to highway access and 19 miles to Logan International Airport.
- Retail / Industrial zoning; retail, flex and restaurant uses are potential uses.
- 14'+ clear height and one tailboard dock are noted for the 3,728 SF flex space.
- Average household income of approximately \$181,132 within a 5-mile radius.

Location Overview

Burlington retail corridor with immediate highway access

B I E L D
S E C U R E D



Access + Market Position



Highway Access
(Rt. 3 & Rt 95)

0.2 Miles



Logan International
Airport

19 Miles



Traffic Count

28,487 VPD



Average Household
Income

\$181,132
within 5 miles

- ✓ High visibility Middlesex Turnpike location.
- ✓ Immediate access to I-95 and Route 3.
- ✓ Minutes from Burlington Mall and nearby national retailers.
- ✓ Suitable for retail, flex, medical and restaurant users.

Full Floor Plan

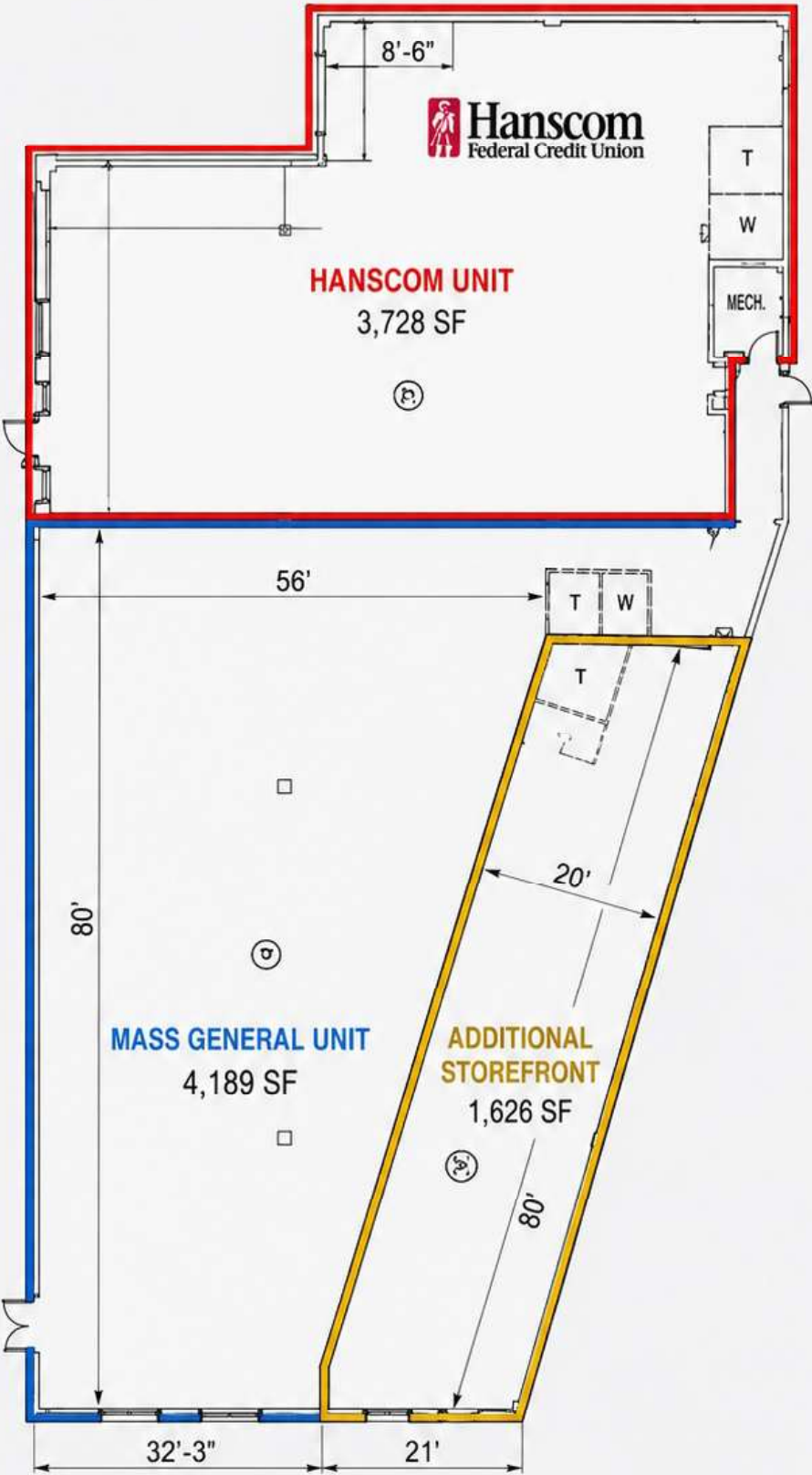
Three-unit configuration with flexible combination options

Hanscom Unit — 3,728 SF

Mass General — 4,189 SF

Additional Storefront — 1,626 SF

Combined Hanscom +
Mass General — 7,917 SF



All areas are approximate and should be independently verified.