



aries

**LAST REMAINING SPACE!
3,058 SF RETAIL SPACE FOR LEASE**

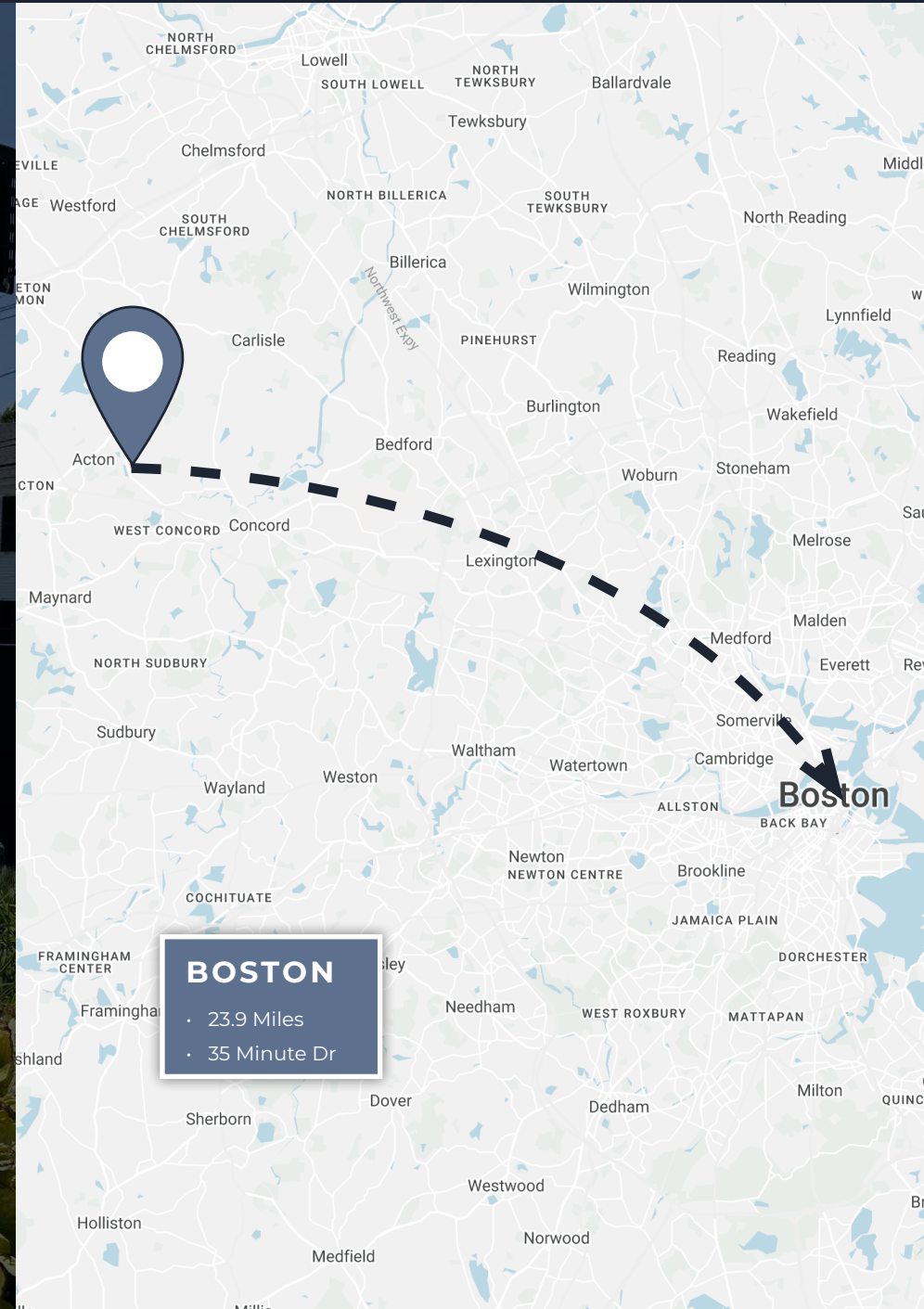
BROOKSIDE SHOPS
145 Great Rd | Acton, MA

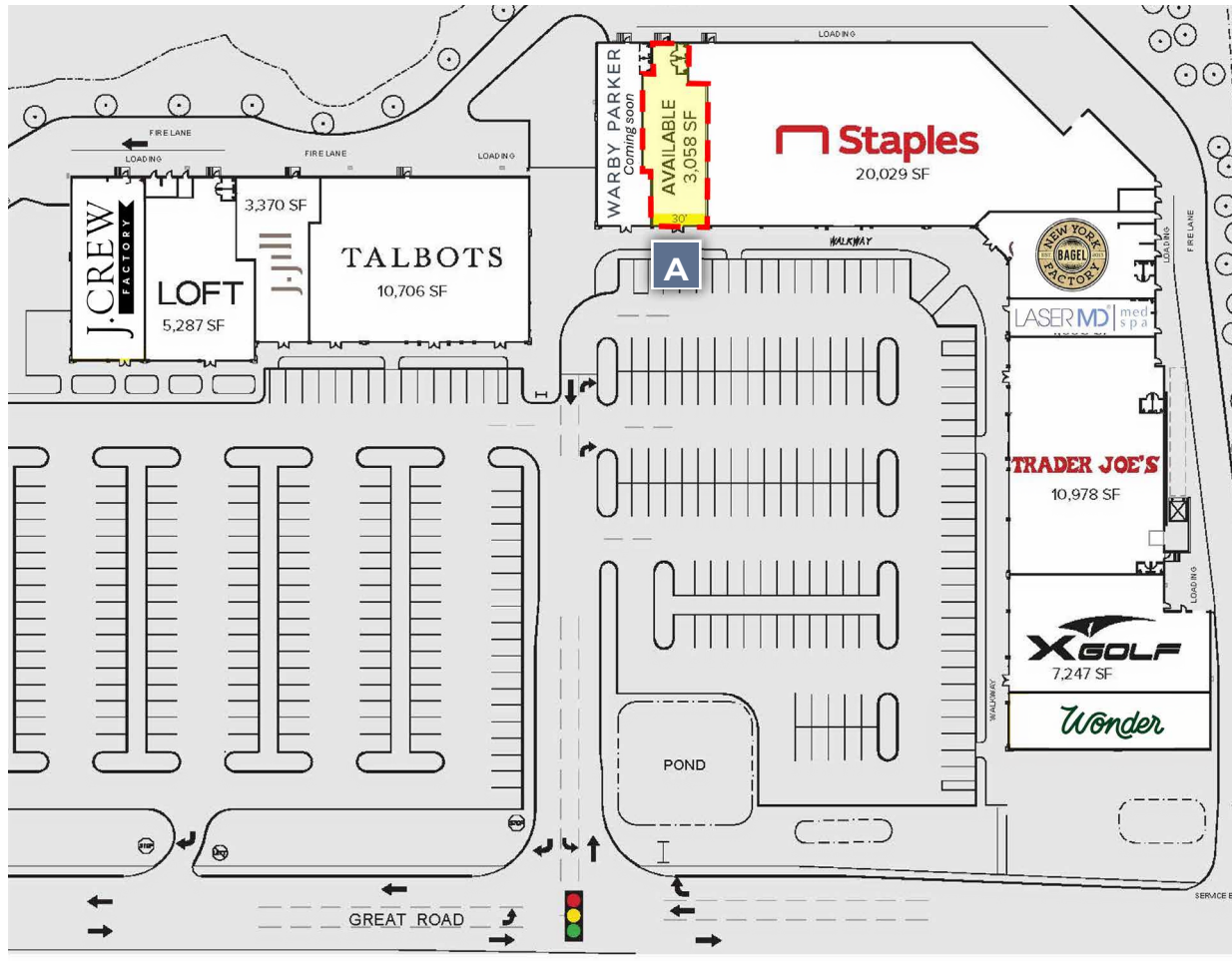
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Within Acton, Brookside Shops stands out as a unique retail destination. Situated on Great Road (17,200+ VPD traffic count) and only 1.5 miles to Route 2 (36,900+ VPD traffic count), a major thoroughfare connecting to Interstates 95 and 495, this lifestyle center caters to the surrounding population. With upscale tenants and convenient access, Brookside Shops offers an unmatched shopping experience for the affluent but underserved trade area within Interstate 495. Brookside Shops presents an unparalleled shopping experience with a strong regional draw.

PROPERTY HIGHLIGHTS

- Trader Joe's anchored retail center
- Recently signed leases with Warby Parker, Wonder, J. Crew Factory, NY Bagel Factory
- Ideal for Retail users in under served immediate market
- Surrounded by affluent suburbs of Acton, Concord, & Carlisle, average HHI \$176,000+ within 5-mile radius
- Signalized intersection, easy access and high visibility from Great Road (Route 2A)
- Limited retail competition in trade area, long term tenancy at center
- Local ownership and property management



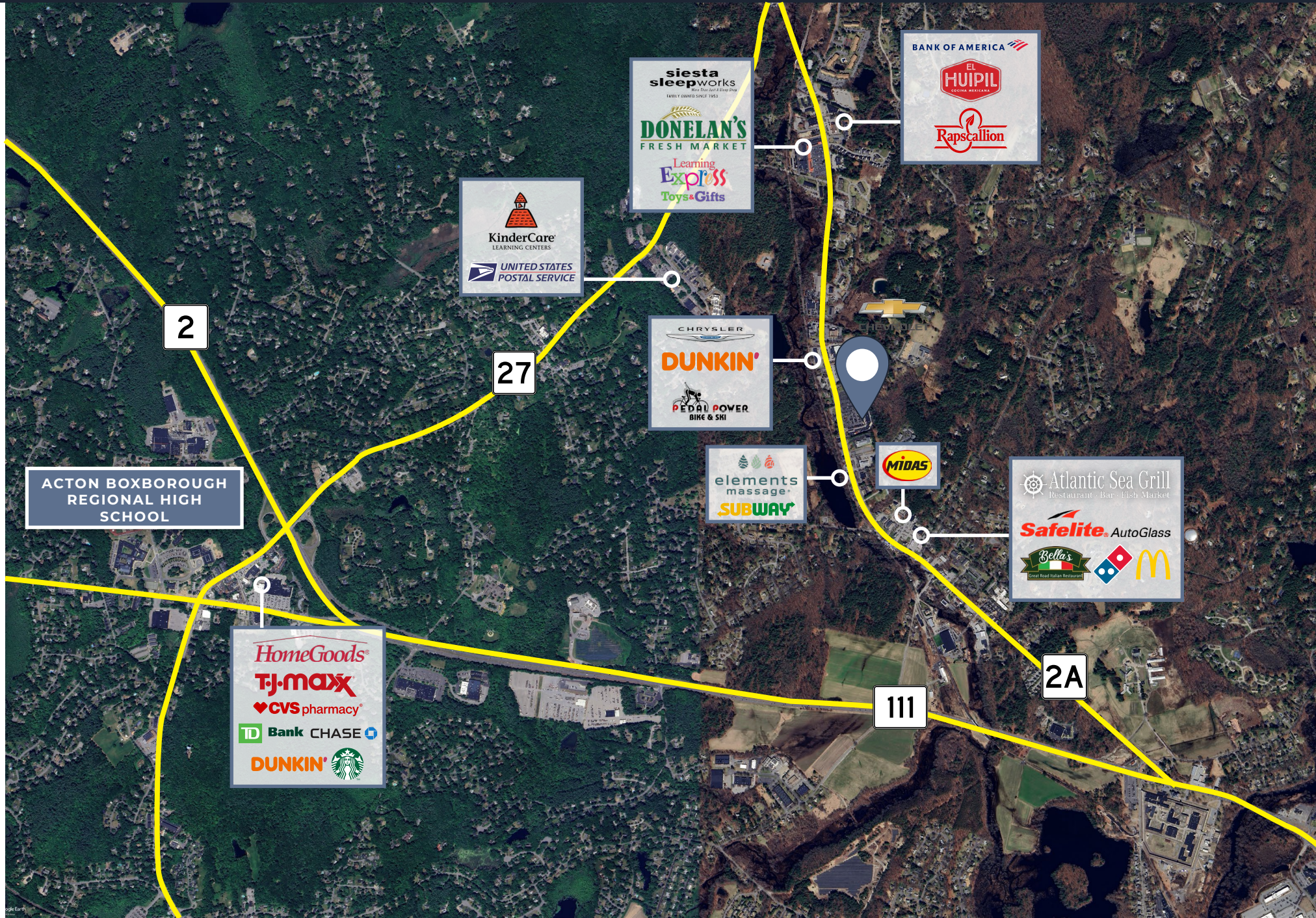


Last Remaining Space!

A - 3,058 SF Inline Space, between Staples and Warby Parker. Great sightline from property entrance.



LOCAL AMENITIES



BANK OF AMERICA

EL HUIPIL
COCINA MEXICANA

Rapscaillon

siesta sleepworks
More Than Just A Sleep Store
ESTABLISHED SINCE 1983

DONELAN'S
FRESH MARKET

Learning Express
Toys & Gifts

KinderCare
LEARNING CENTERS

UNITED STATES
POSTAL SERVICE

CHRYSLER

DUNKIN'

PEDAL POWER
BIKE & SKI

elements
massage

SUBWAY

MIDAS

Atlantic Sea Grill
Restaurant • Bar • Fish Market

Safelite AutoGlass

Bella's
Great Road Italian Restaurant

**ACTON BOXBOROUGH
REGIONAL HIGH
SCHOOL**

HomeGoods

TJ-maxx

CVS pharmacy

TD Bank CHASE

DUNKIN' Starbucks

111

2A

27

2

DEMOGRAPHICS



2024 SUMMARY	1 MILE	3 MILES	5 MILES
Population	3,374	29,388	68,611
Households	1,283	10,907	25,942
Families	892	7,715	18,503
Average Household Size	2.51	2.59	2.58
Owner Occupied Housing Units	859	8,094	19,710
Renter Occupied Housing Units	424	2,813	6,232
Median Age	44.9	44.4	44.6
Median Household Income	\$152,035	\$167,664	\$169,787
Average Household Income	\$209,994	\$230,458	\$232,599

ACTON, MA

Acton, Massachusetts, is a charming New England town known for its historical significance, natural beauty, and strong community atmosphere. The town boasts excellent schools, a vibrant arts scene, and extensive conservation lands.

Nature enthusiasts can explore the Acton Arboretum and the Bruce Freeman Rail Trail, offering scenic walking and biking paths. History buffs will appreciate landmarks like the Faulkner Homestead and the Iron Work Farm, which provide glimpses into Acton's colonial past.

The cultural scene is lively, with Theatre III presenting various performances and the Acton-Boxborough Cultural Council supporting local arts. The Acton Memorial Library hosts exhibitions and community events, enriching the town's cultural life.

West Acton Village, the town's downtown area, features unique shops, cozy cafes, and a weekly farmers market. The village green often hosts community events and seasonal festivals, fostering a friendly atmosphere.

Families are drawn to Acton for its top-rated public schools and diverse recreational programs. The Acton-Boxborough Regional School District is known for academic excellence and strong community involvement.

With its blend of historical charm, natural beauty, and modern amenities, Acton is an ideal place for families, professionals, and retirees to live and thrive.

