



Shops at Billerica

Billerica, Massachusetts

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Property Overview

Address

480 Boston Road
Billerica, Massachusetts 01821

Type

Open Air Shopping Center

GLA

244,869 sf

Parking

1,208 cars

Traffic

Two-way average daily traffic 23,401
cars per day

Vital Statistics

- Chase Bank, Starbucks now open, Dave's Hot Chicken coming soon!
- Construction underway for new 4-story, 200 unit residential complex adjacent to the property
- New retail/ restaurant opportunities in new outparcel building
- Entrance at lighted intersection for access from all directions
- 1 mile from Town Hall and Billerica High School



Area Demographics



Population

1 Mile: 7,300
3 Mile: 45,500
5 Mile: 121,000



Daytime Population

1 Mile: 4,600
3 Mile: 40,700
5 Mile: 117,000



Median Age

1 Mile: 43
3 Mile: 43
5 Mile: 43



Number of HH

1 Mile: 3,000
3 Mile: 16,700
5 Mile: 44,700



Average HH Income

1 Mile: \$156,000
3 Mile: \$164,500
5 Mile: \$172,800



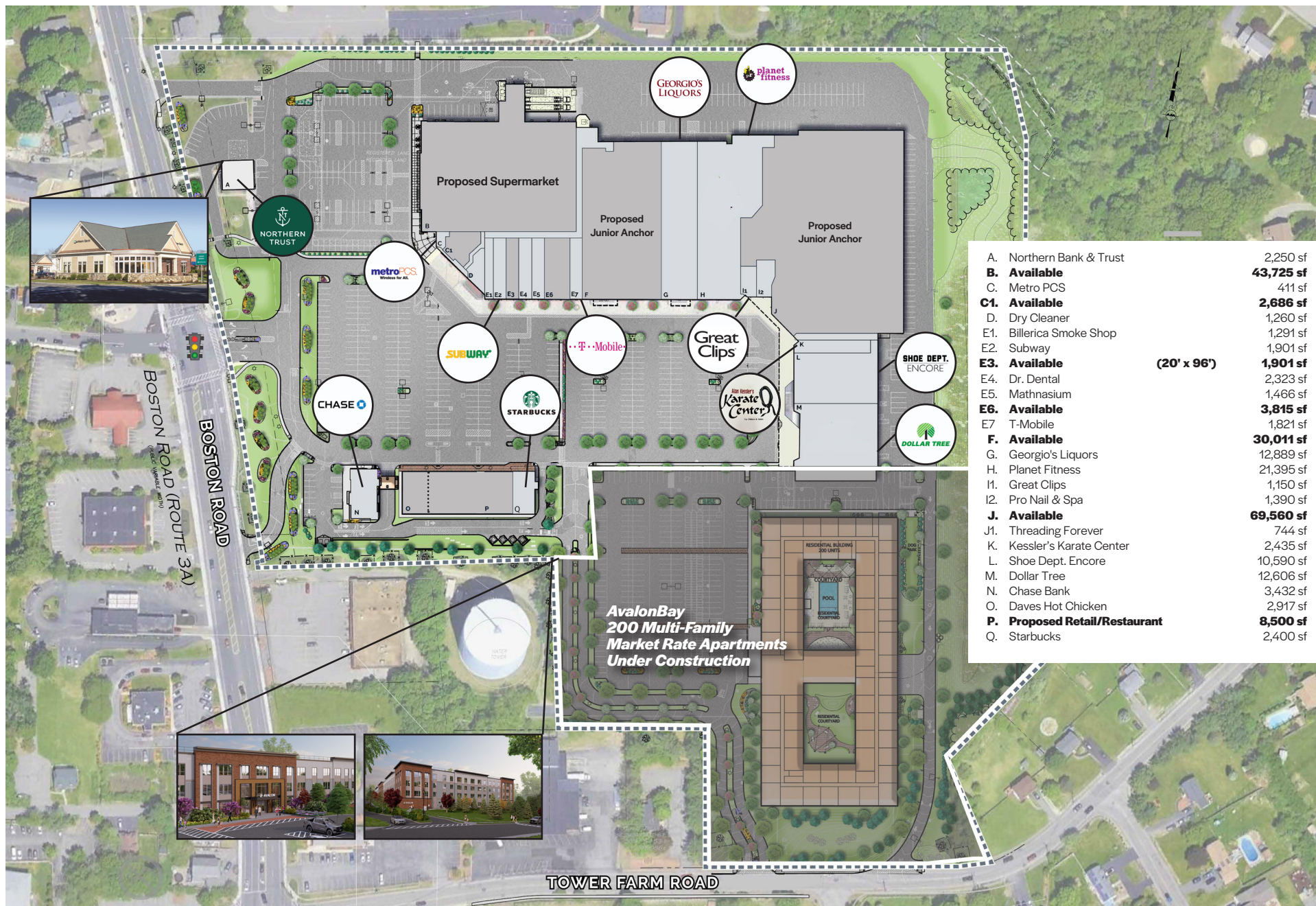
Median HH Income

1 Mile: \$128,500
3 Mile: \$137,800
5 Mile: \$140,105



Shops at Billerica Billerica, Massachusetts

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A.	Northern Bank & Trust	2,250 sf
B.	Available	43,725 sf
C.	Metro PCS	411 sf
C1.	Available	2,686 sf
D.	Dry Cleaner	1,260 sf
E1.	Billerica Smoke Shop	1,291 sf
E2.	Subway	1,901 sf
E3.	Available	1,901 sf
E4.	Dr. Dental	2,323 sf
E5.	Mathnasium	1,466 sf
E6.	Available	3,815 sf
E7.	T-Mobile	1,821 sf
F.	Available	30,011 sf
G.	Georgio's Liquors	12,889 sf
H.	Planet Fitness	21,395 sf
I1.	Great Clips	1,150 sf
I2.	Pro Nail & Spa	1,390 sf
J.	Available	69,560 sf
J1.	Threading Forever	744 sf
K.	Kessler's Karate Center	2,435 sf
L.	Shoe Dept. Encore	10,590 sf
M.	Dollar Tree	12,606 sf
N.	Chase Bank	3,432 sf
O.	Daves Hot Chicken	2,917 sf
P.	Proposed Retail/Restaurant	8,500 sf
Q.	Starbucks	2,400 sf