

RETAIL SPACES FOR LEASE

# FLINT'S CORNER U:7

150 WESTFORD ROAD,  
TYNGSBOROUGH, MA 01879

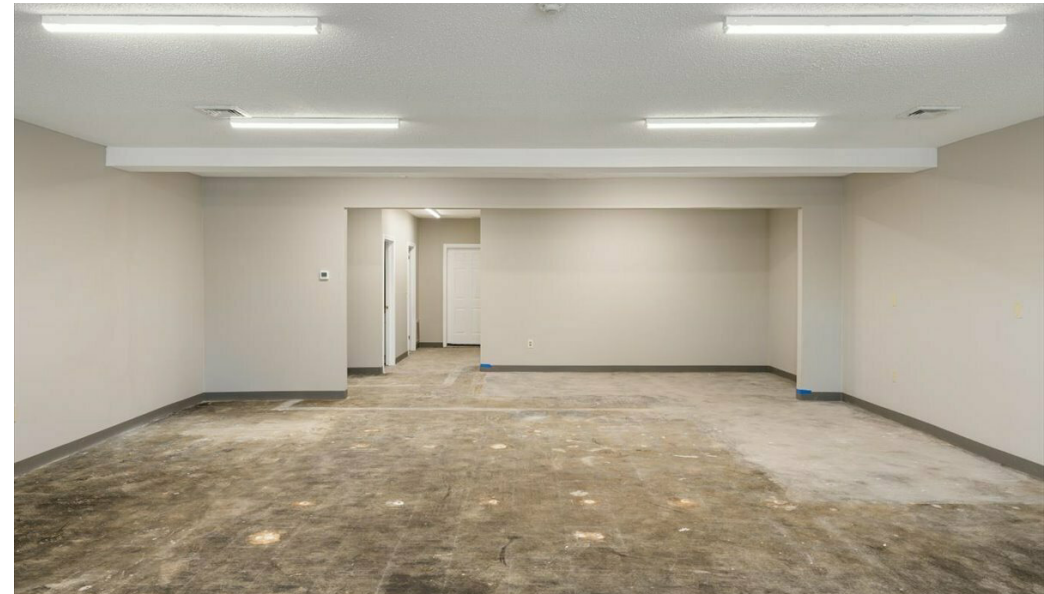
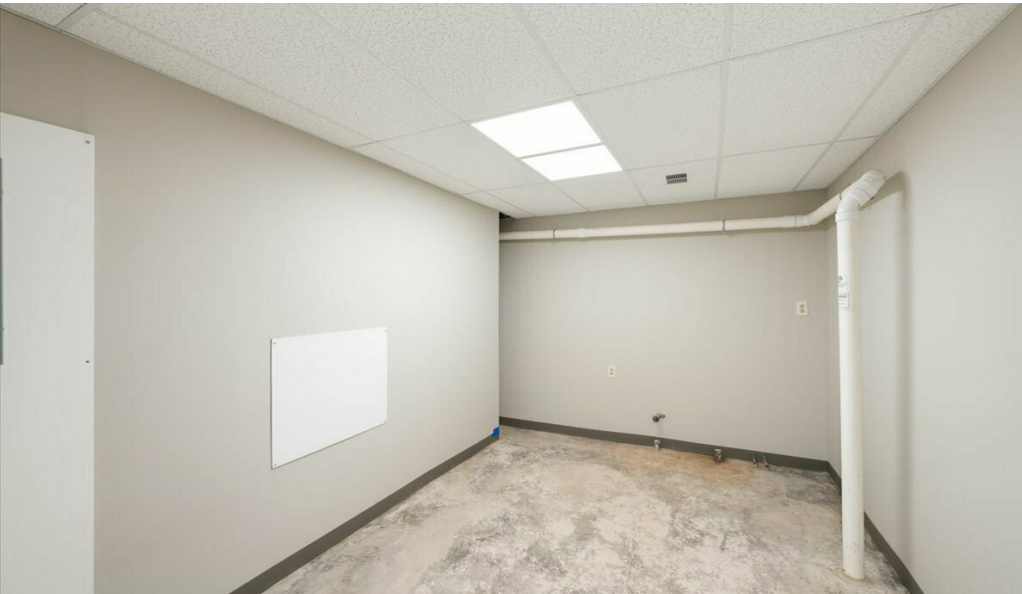


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## Property Description

Discover the retail lease opportunity at 150 Westford Road, Tyngsborough, MA. This property features modified gross leases with escalations over the base year, providing a favorable structure for businesses looking for flexibility and cost-control. With its prime location and well-maintained facilities, this property offers a professional and welcoming environment for tenants to thrive in. Take advantage of this opportunity to secure a lease in a sought-after location, where your business can flourish and grow. Whether you're establishing a new venture or expanding an existing one, this property provides the perfect space to achieve your commercial goals.

## Property Highlights

- NNN lease
- 3% Escalations over base year
- Professional and welcoming environment

## Offering Summary

Lease Rate:	\$2,600 per month NNN
Number of Units:	23
Units For Lease:	1 Retail
Available SF:	1,250 SF
Lot Size:	6.08 Acres
Building Size:	29,800 SF

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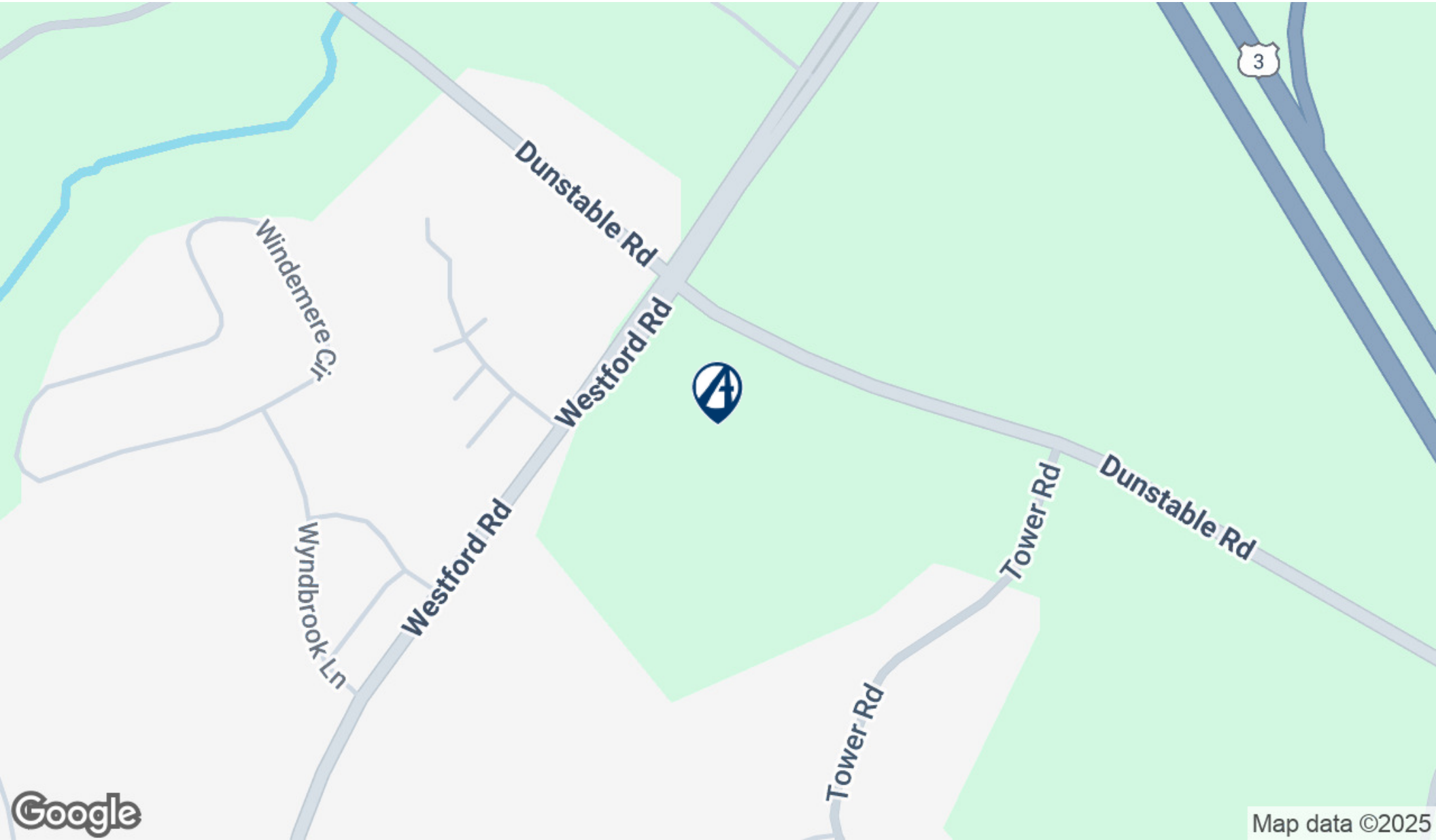
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Lease Rate	<b>\$2,600 Per Month</b>
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## Location Information

Building Name	Flint's Corner
Street Address	150 Westford Road
City, State, Zip	Tyngsborough, MA 01879
County	Middlesex
Market	Lowell
Sub-market	Tyngsboro
Cross-Streets	Rt 3
Signal Intersection	Yes
Road Type	2-Track
Market Type	Medium
Nearest Highway	Route 3
Nearest Airport	Manchester-Logan

## Building Information

Building Size	29,800 SF
Occupancy %	26.0%
Tenancy	Multiple

## Property Information

Property Type	Retail
Property Subtype	Street Retail
Zoning	B3
Lot Size	6.08 Acres
Traffic Count	16000
Traffic Count Street	Westford
Amenities	Parking-access-location-separately metered utilities-town water and sewer
Power	Yes

## Parking & Transportation

Street Parking	Yes
Parking Type	Surface
Parking Ratio	4.0
Number of Parking Spaces	50

## Utilities & Amenities

Elevators	0
Number of Elevators	0
Number of Escalators	0

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# Space Photos

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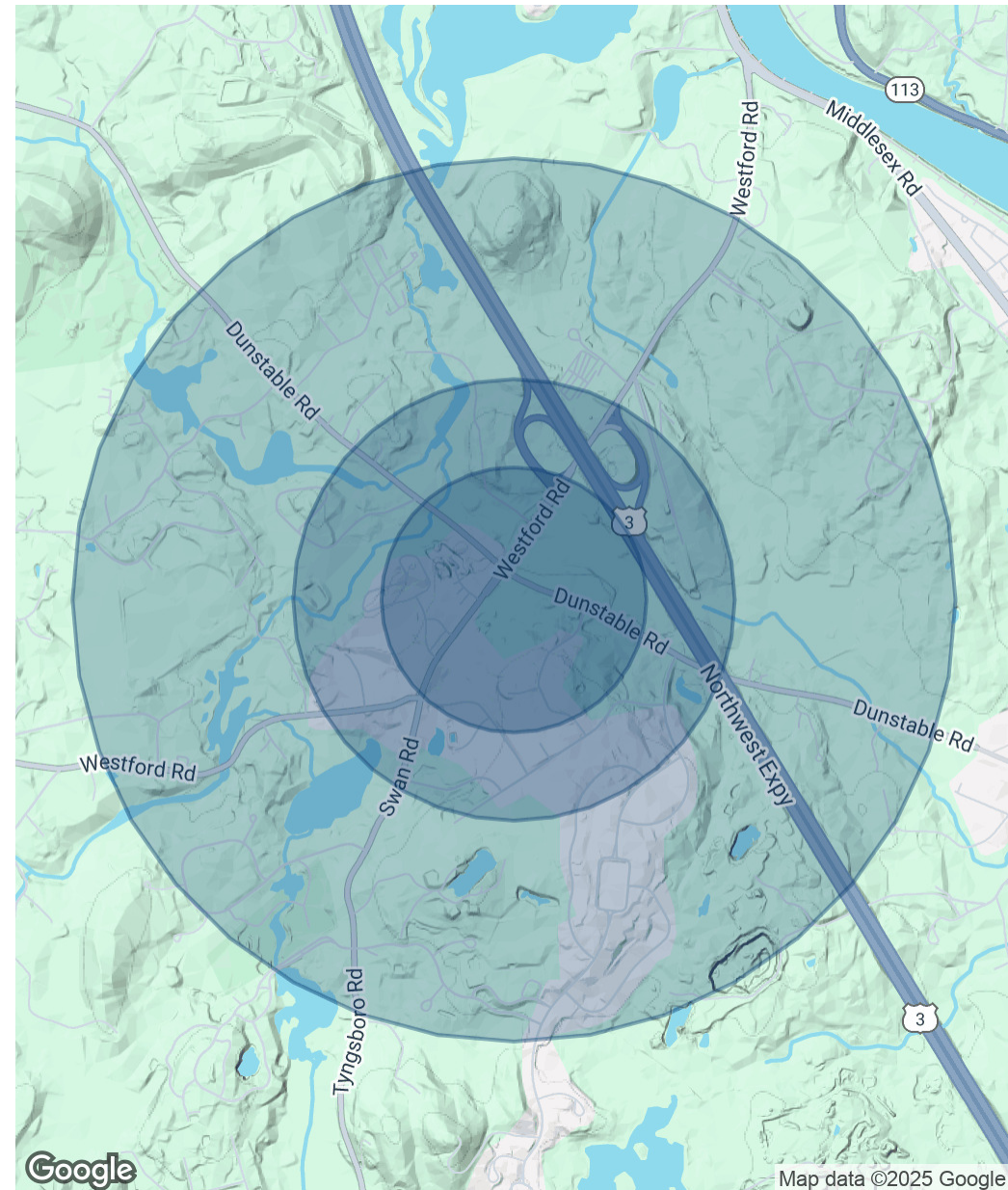
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	260	660	2,514
Average Age	42	42	43
Average Age (Male)	42	42	42
Average Age (Female)	43	43	43

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	86	221	889
# of Persons per HH	3	3	2.8
Average HH Income	\$196,554	\$199,388	\$194,231
Average House Value	\$635,653	\$646,244	\$649,234

Demographics data derived from AlphaMap



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