



200 RESIDENTIAL UNITS
UNDER CONSTRUCTION

480 BOSTON ROAD | BILLERICA, MA

THE SHOPS AT BILLERICA

1,500 - 69,560 SF AVAILABLE



PROJECT DETAILS

THE SHOPS AT BILLERICA • 1,500- 69,560 SF AVAILABLE • RETAIL

PROPERTY HIGHLIGHTS

- New Outparcel Under Construction: Join Starbucks, Chase, & Dave's Hot Chicken
- 30,011 SF, 43,725 SF, and 69,560 SF Big Box Spaces Available
- 1,500 - 11,645 SF Small Shop Space Available
- 25,349 ADT on Route 3A
- Fully Signalized Access
- New 200 Unit Residential Development Under Construction

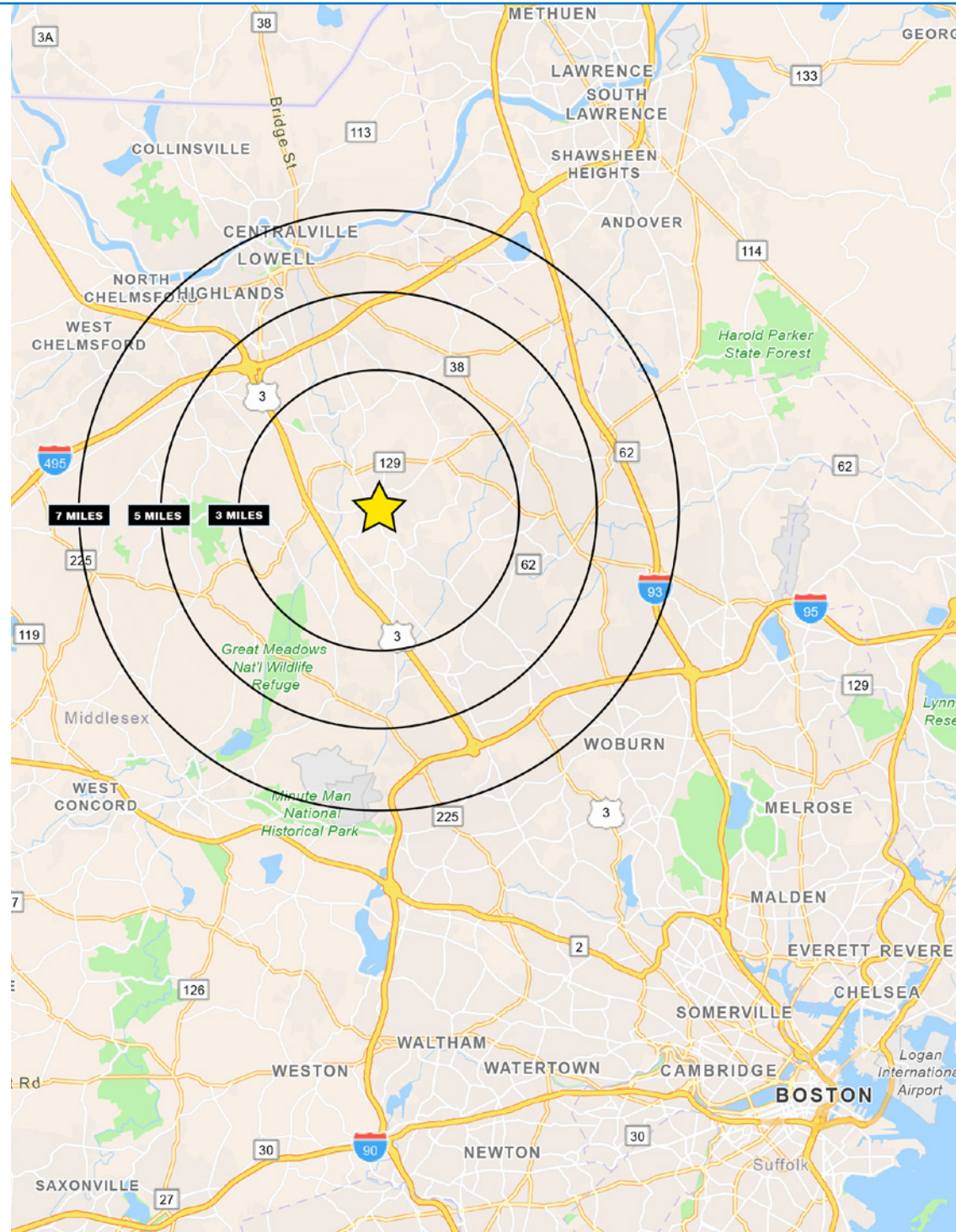
OFFERING SUMMARY

AVAILABLE SPACE 1,821 SF - 69,560 SF

PROPERTY SIZE 243,434 SF

2026 DEMOGRAPHICS

	3 MILE	5 MILES	7 MILES
TOTAL POPULATION	45,892	123,933	274,812
DAYTIME POPULATION	43,786	133,316	344,408
MEDIAN HH INCOME	\$116,977	\$120,980	\$107,985
TOTAL HOUSEHOLDS	16,452	45,106	101,040



PLACER REPORT



228.9k
INDIVIDUAL
CUSTOMERS



1.6M
INDIVIDUAL
VISITS

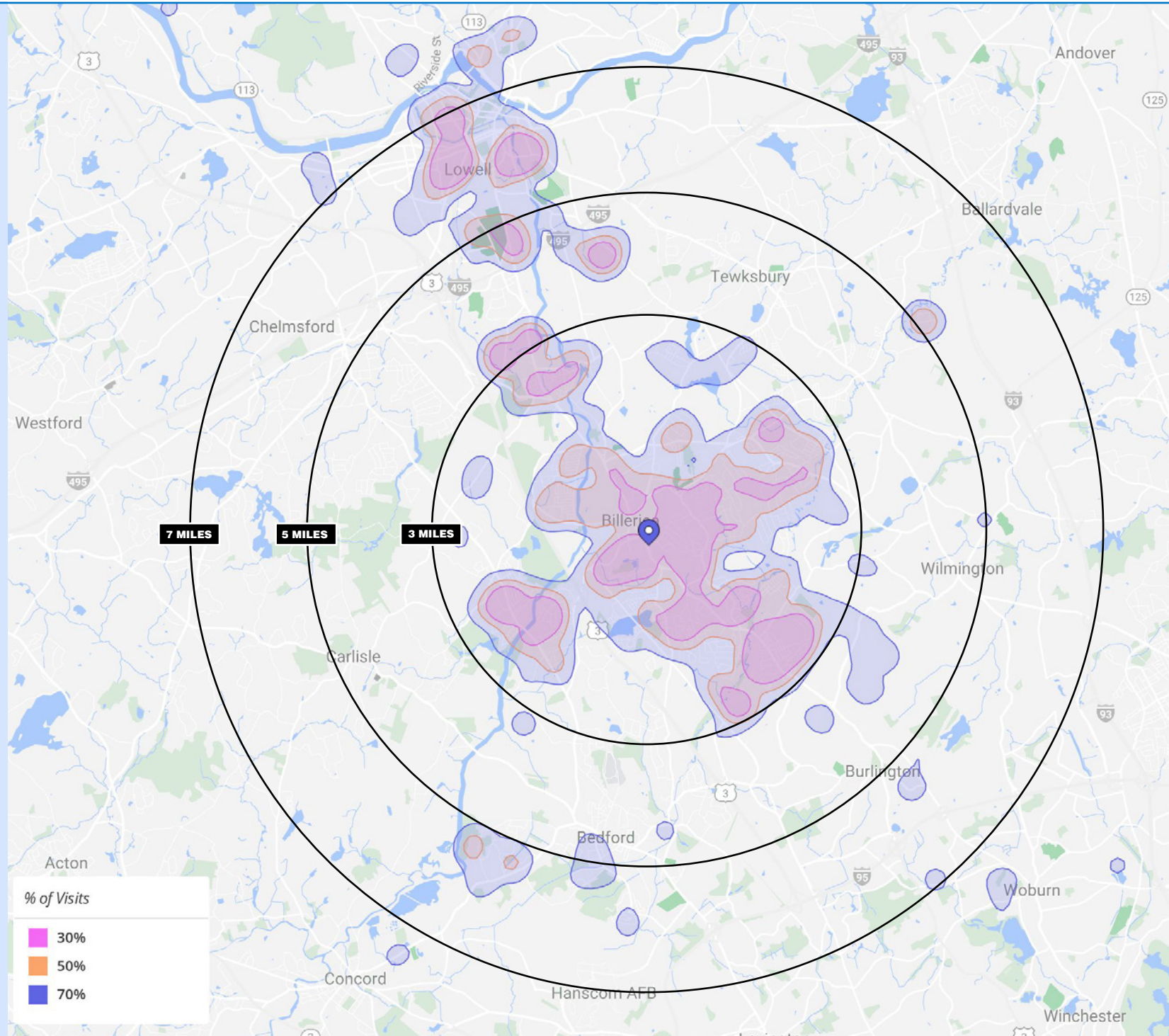


\$108K
AVERAGE INCOME
OF SHOPPER

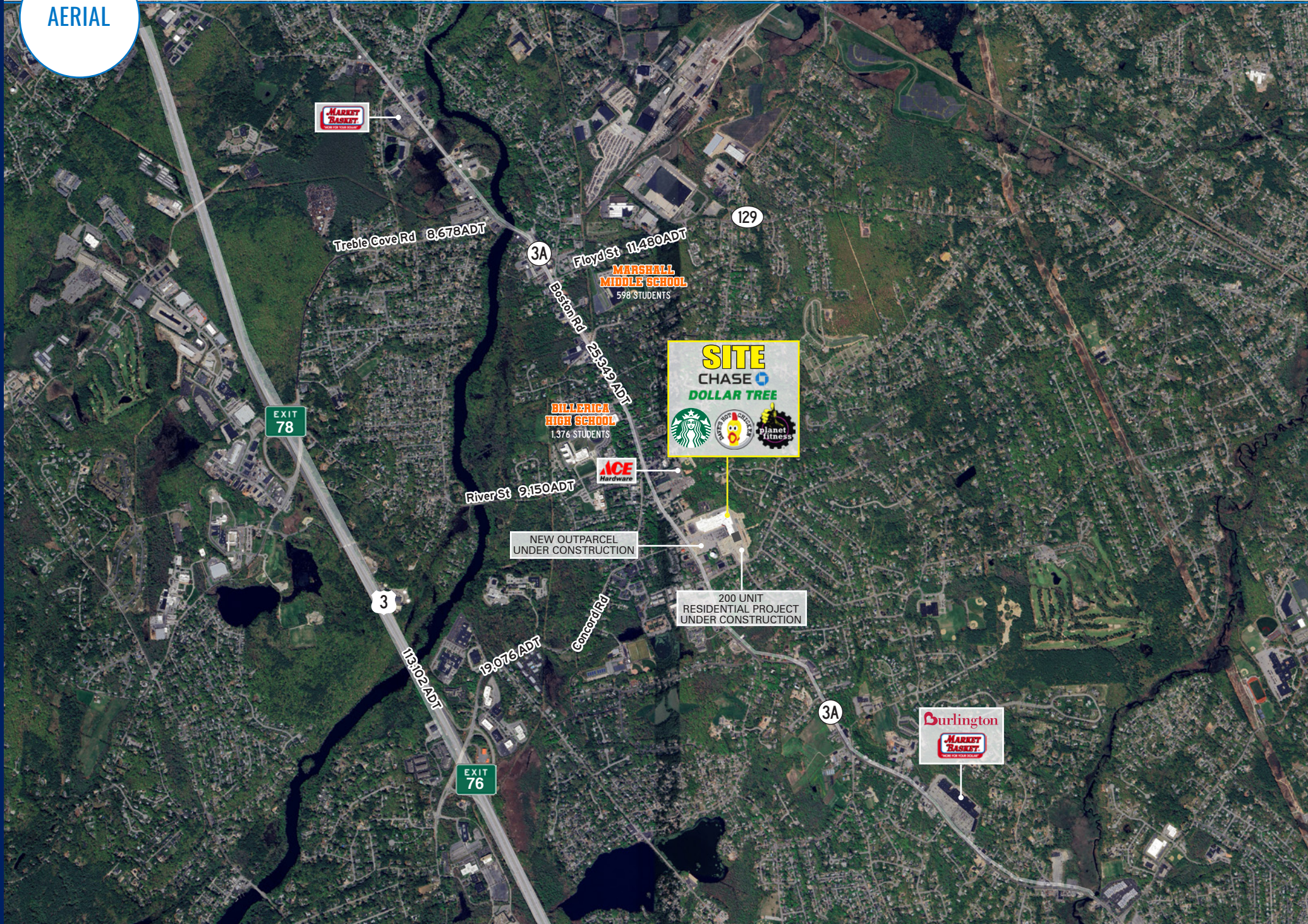


53 mins
AVERAGE
CUSTOMER STAY

ANNUAL STATISTICS

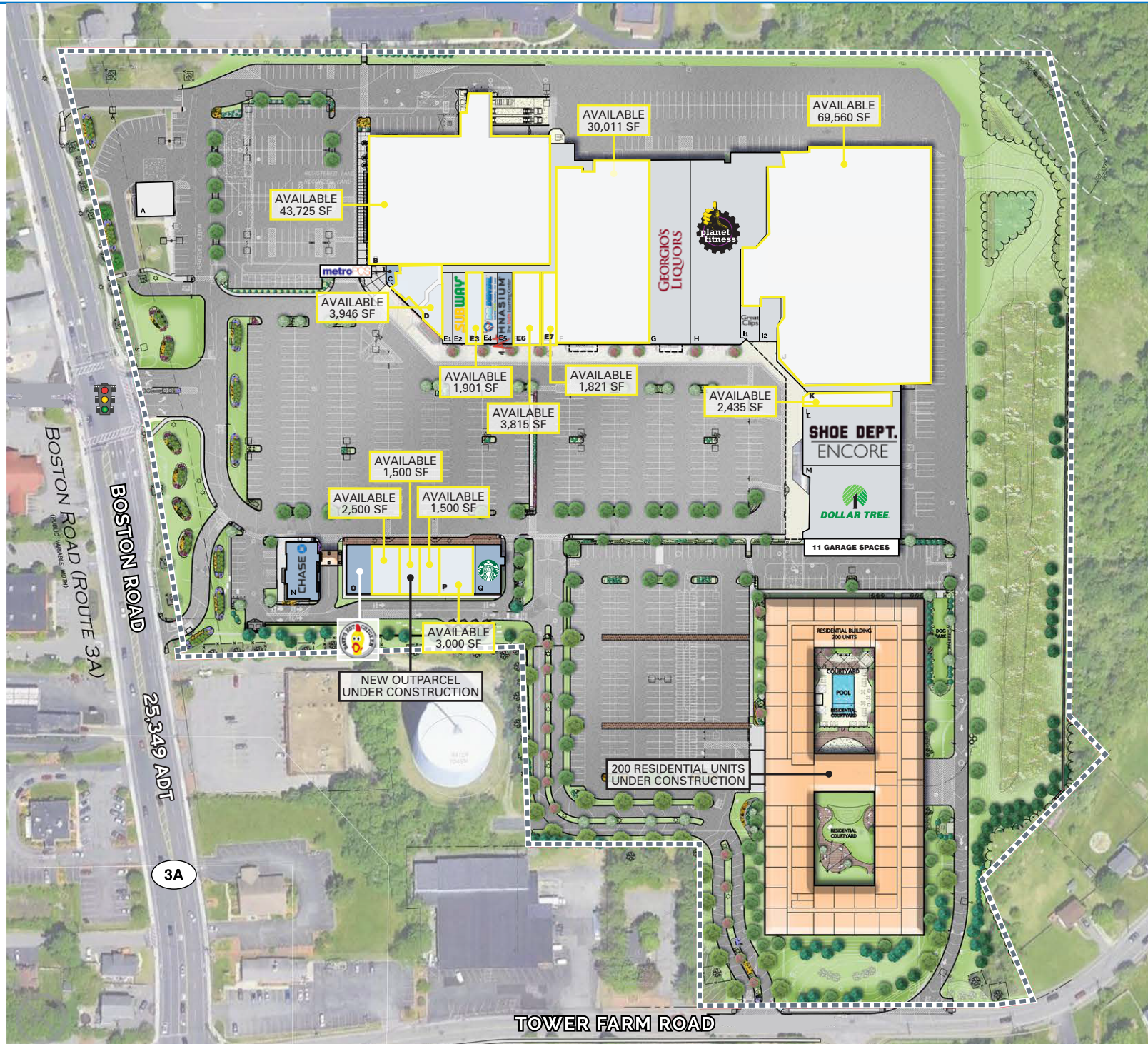


AERIAL



SITE PLAN

THE SHOPS AT BILLERICA • 1,500- 69,560 SF AVAILABLE • RETAIL



SITE
IMAGES

THE SHOPS AT BILLERICA • 1,500- 69,560 SF AVAILABLE • RETAIL



NEW
OUTPARCEL

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