

aries

**100% LEASED
RETAIL/FLEX/LIGHT INDUSTRIAL
FOR SALE**

671 Great Rd | Littleton, MA

Jeffrey A. White
Partner & Principal Broker
jwhite@ariescre.com
978.821.8396

Aries Commercial Real Estate is pleased to present for sale the property at 671 Great Road, Littleton MA. This presents a compelling opportunity to acquire a well-located commercial asset in one of MetroWest Boston's most desirable suburban markets. Positioned along Great Road (Route 119), the property benefits from strong daily traffic counts, excellent visibility, and direct access to surrounding affluent communities including Acton, Westford, and Boxborough. The immediate trade area is characterized by above-average household incomes, strong educational attainment, and a stable, family-oriented population base, with median household incomes well exceeding state and national averages within a 3-5 mile radius. The property is situated within a well-established commercial corridor featuring a mix of national retailers, local businesses, and service-oriented tenants, supporting consistent consumer activity throughout the day. Physically, the asset offers a functional layout with on-site parking, prominent frontage, and flexible space configurations suitable for a range of uses including retail, medical, office, and service users. The building's accessibility, combined with its strong visibility and positioning within a supply-constrained submarket, creates a durable leasing environment and long-term value potential. Additionally, proximity to Route 2, Interstate 495, and the Littleton/Route 495 commuter rail station further enhances the property's appeal to both tenants and investors seeking convenience, connectivity, and exposure to a high-quality suburban customer base.

PROPERTY HIGHLIGHTS

- 12,991 SF flex/retail building
- 16'+ Clear Height
- 1.8 miles from I-495
- Close proximity to restaurants/retail/hotels
- Annual rent increases as a hedge against inflation
- Existing Pylon Sign

INCOME (2026)

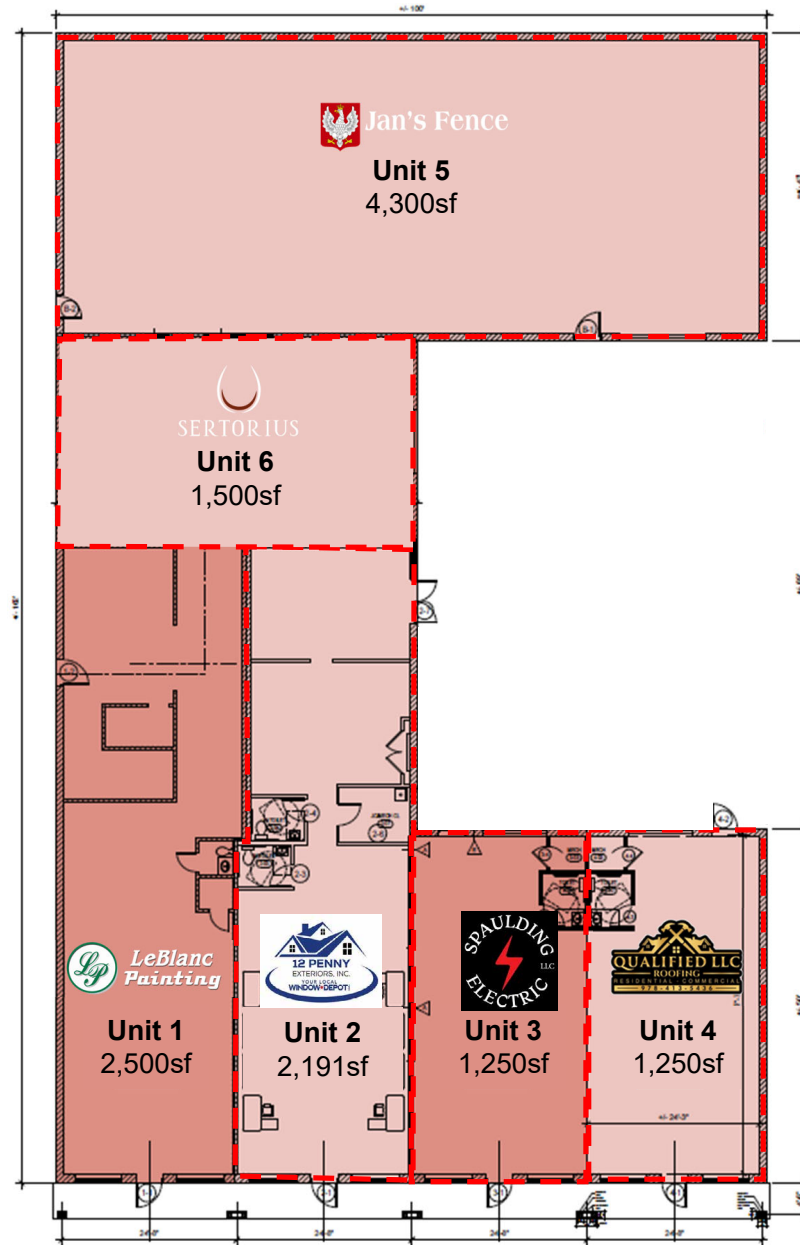
UNIT	SQ. FT	\$/SF	ANNUAL RENT	MONTHLY RENT	LEASE COMMENCEMENT	LEASE END DATE	OPTIONS	NOTES
Qualified Roofing	1,250	\$17.51	\$21,250.00	\$1,823.96	10/15/2024	10/15/2027	(1) 3-year option	3% Annual Increases
Spaulding Electric	1,250	\$18.69	\$23,362.56	\$1,946.88	7/1/2023	6/30/2027	(1) 3-year option	4% Annual Increases
12 Penny Remodeling	2,191	\$18.00	\$39,438.00	\$3,286.50	1/1/2026	12/31/2028	(1) 3-year option	3% Annual Increases
LeBlanc Painting	2,500	\$18.00	\$45,000.00	\$3,750.00	6/11/2026	9/10/2031	(1) 5-year option	3% Annual Increases
Sertorius Wine Imports	1,500	\$16.00	\$24,000.00	\$2,000.00	1/1/2026	12/31/2027	(1) 1-year option	3% Annual Increases
Jan's Fence	4,300	\$8.19	\$35,288.88	\$2,935.74	2/1/2016	2/28/2031	(1) 5-year option	3% Annual Increases
TOTAL INCOME	12,991		\$188,976.96					

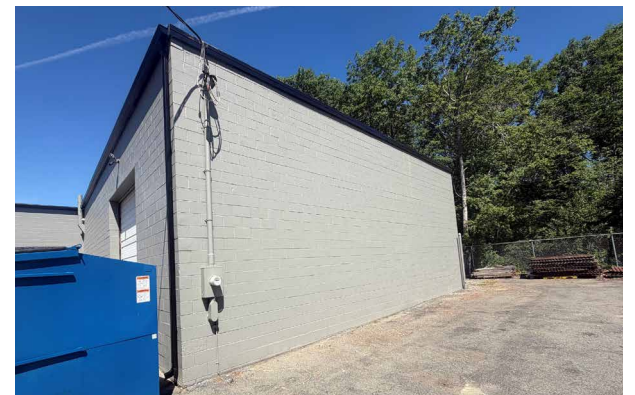
*Landlord Work in progress, Lease to begin after delivery to Tenant, date is an estimate

EXPENSES (2026)

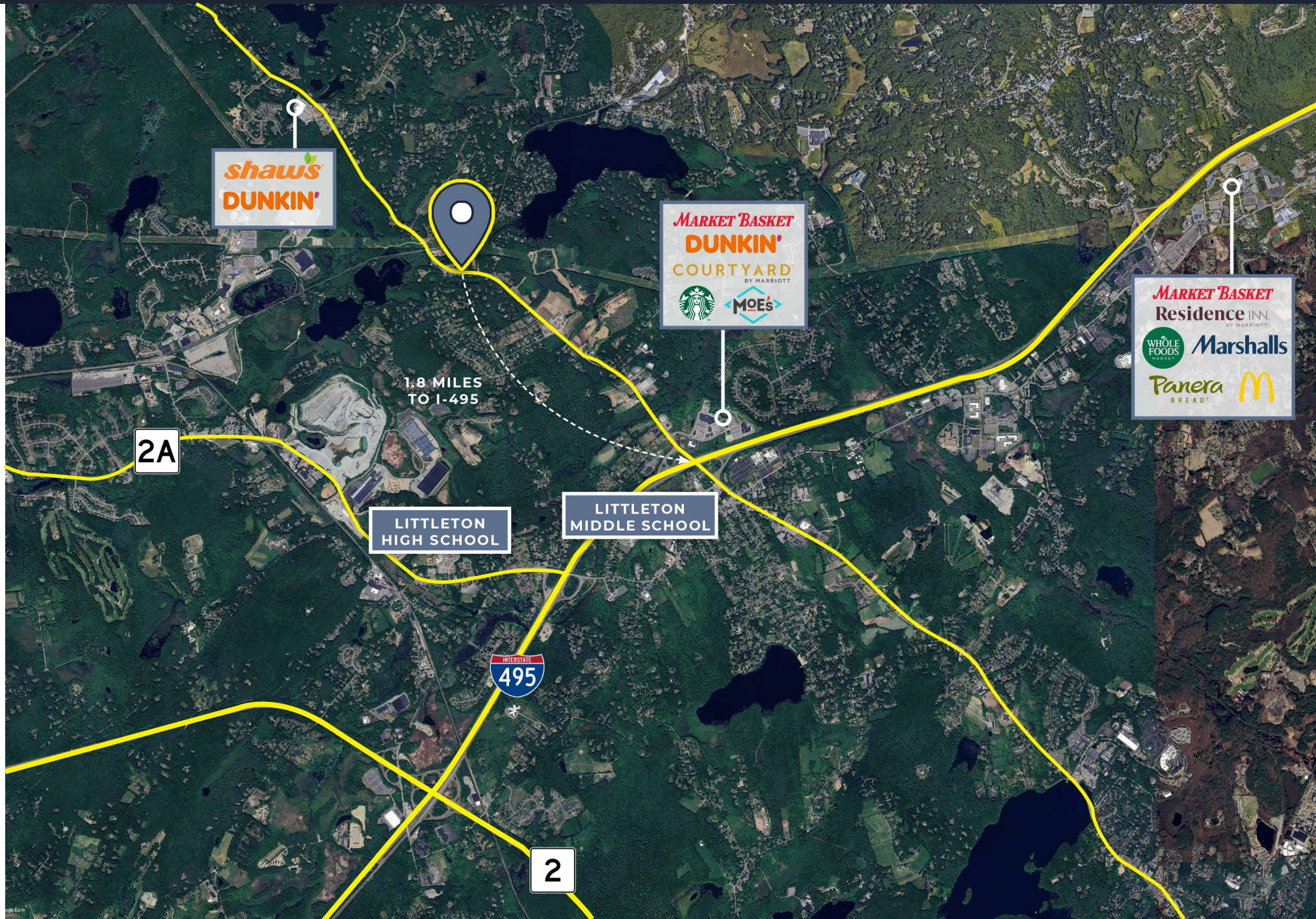
Real Estate Taxes	\$30,172
Insurance	\$8,619
Landscaping/Plowing	\$5,960
Repairs/Maintenance	\$7,500
TOTAL EXPENSES	\$52,251.00
NOI	\$136,725.96

FLOOR PLAN





LOCAL AMENITIES



DEMOGRAPHICS



2024 SUMMARY	1 MILE	3 MILES	5 MILES
Population	1,974	18,986	46,348
Households	701	7,024	17,451
Families	541	5,124	12,434
Average Household Size	2.81	2.69	2.61
Owner Occupied Housing Units	642	5,836	13,564
Renter Occupied Housing Units	59	1,188	3,887
Median Age	44.1	43.1	43.1
Median Household Income	\$180,640	\$163,638	\$156,709
Average Household Income	\$253,172	\$218,503	\$214,746

LITTLETON, MA

Littleton, Massachusetts, is a charming New England town that blends a rich historical heritage with a strong sense of community and a love for nature. Located in Middlesex County, Littleton offers small-town charm with easy access to urban centers.

Nature lovers will enjoy Littleton's parks and trails, such as Oak Hill Conservation Land and Prouty Woods, which provide excellent hiking and bird-watching opportunities. Long Lake Park is popular for swimming, fishing, and canoeing in the warmer months.

With landmarks like the Littleton Common Historic District and the Littleton Historical Society Museum, the town showcases its colonial past. The historic architecture around the town common adds to Littleton's historical appeal.

The community is vibrant, supported by the Littleton Cultural Council, which hosts concerts, art exhibitions, and workshops. The Reuben Hoar Library is a community hub, offering events for all ages.

Families are attracted to Littleton for its highly regarded public schools, part of the Littleton Public School District, known for academic excellence. The town also offers a variety of recreational programs, from sports to arts.

The town center features cozy cafes, family-owned restaurants, and unique shops, fostering a welcoming atmosphere. The seasonal farmers market is a community favorite, supporting local agriculture.

Littleton's proximity to major highways and the Littleton/Route 495 MBTA station provides easy access to Boston, making it ideal for those who work in the city but prefer suburban life.

With its mix of historical charm, natural beauty, and a tight-knit community, Littleton is a wonderful place for families, professionals, and retirees to call home.

