

# Cornerstone Square

*Dominant Retail Center Anchored by Market Basket  
I-495 (Exit 83) & Route 110*

*Westford, Massachusetts*

***3,100 SF | 2,360 SF Available***

- Leading regional retail center at I-495 (Exit 83) with exceptional visibility, access, and market presence
- Anchored by Market Basket, Marshalls, HomeGoods, Petco, Panera Bread, and Evviva Trattoria
- 238,410 SF GLA on 31 acres
- Average household income: \$175,000+ (5-Mile)
- 4,000' of frontage along Route 110 and Boston Road
- Ample parking
- Traffic counts: 200,000+ ADT

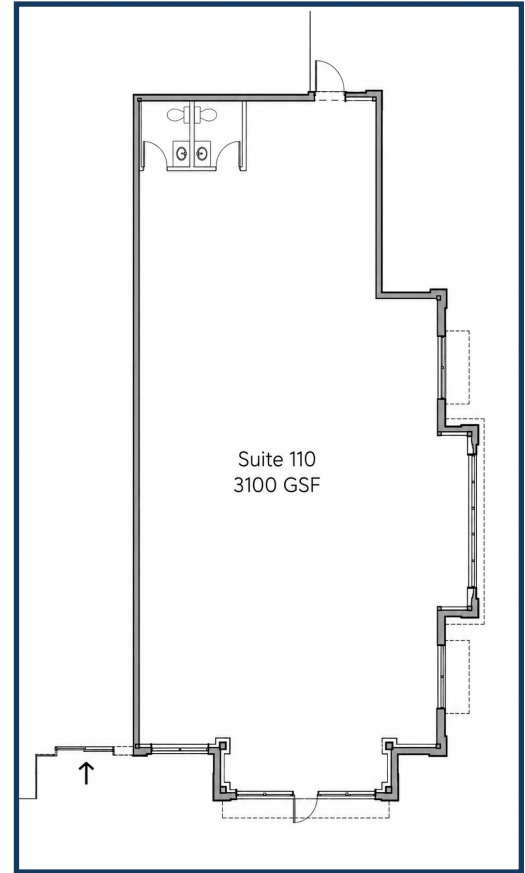


## 6 Cornerstone Square

Suite 110 (Endcap)

3,100 SF Retail Space

- Former Xfinity retail store
- Directly adjacent to Market Basket
- Prominent endcap visibility

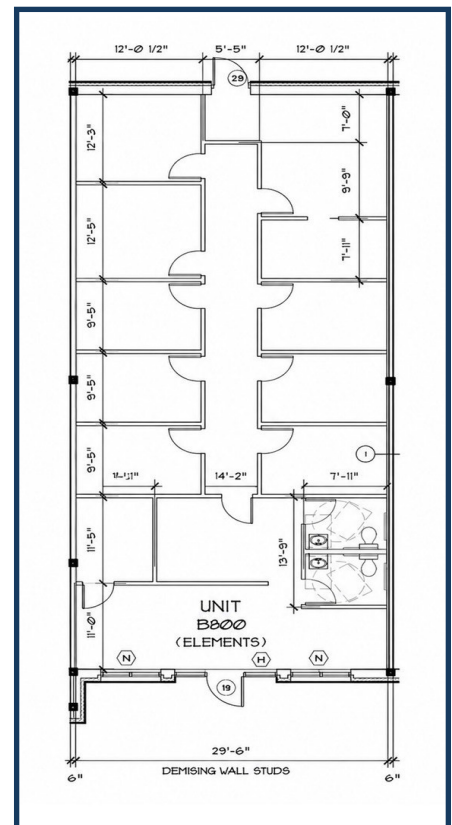


## 9 Cornerstone Square

Suite B800

2,360 SF Retail Space

- Former Elements Massage
- Adjacent to Great Clips
- Strong co-tenancy and foot traffic



# Cornerstone Square

Boston Rd. & Littleton Rd. (Rt. 110) | Westford, MA

## Site Plan



|                                       |                     |                           |
|---------------------------------------|---------------------|---------------------------|
| <b>Available Spaces:</b>              | Oki Poke            | Westford Wine & Spirits   |
| 3,100 SF (Suite 110 Endcap)           | Godly Smoothies     | Evviva Trattoria          |
| 2,360 SF (Suite B800)                 | Five Guys           | La Bella Hair Studio      |
| <b>National and Regional Tenants:</b> | Dalla Nail & Spa    | Eye Level Learning Center |
| Marshalls                             | Great Clips         | Family Eye Care Center    |
| HomeGoods                             | Premier Cleaners    | Burton's Grill            |
| Riverbend & Company                   | Coldwell Banker     | Panera Bread              |
| Zagg Electronics                      | European Wax        | Verizon Wireless          |
| Westford Veterinary Specialists       | UPS                 | Market Basket             |
| Petco                                 | Pure Barre          | Eastern Bank              |
| Westford Veterinary Emergency         | Acupuncture Atelier | Well Being Fitness        |

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| 2025 Demographics        | 3-Mile    | 5-Mile    | 10-Mile   |
|--------------------------|-----------|-----------|-----------|
| Population               | 25,306    | 73,039    | 392,840   |
| Households               | 9,199     | 27,005    | 145,358   |
| Average Household Income | \$186,553 | \$181,229 | \$148,679 |

## Contact Us



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