



279 BOSTON ROAD

BILLERICA, MA

6,000 SF | FIRST FLOOR RETAIL SPACE FOR LEASE

ELLEN GARTHOFF
CHRIS MICHNIEWICZ
JAMES STUBBLEBINE
DAVID STUBBLEBINE

978.760.1263
774.994.1698
617.592.3388
617.592.3391

ellen@stubblebinecompany.com
chris@stubblebinecompany.com
james@stubblebinecompany.com
david@stubblebinecompany.com



THE
STUBBLEBINE
COMPANY

CORFAC INTERNATIONAL

PROPERTY SUMMARY



PROPERTY DESCRIPTION

6,000 SF FIRST FLOOR RETAIL NEW DEVELOPMENT SPACE FOR LEASE. SUBDIVIDABLE IN 2,000 SF INCREMENTS

LOCATION HIGHLIGHTS

- 1.5 Miles to Route 3
- 4.5 Miles to I-495
- 7.5 Miles to I-93

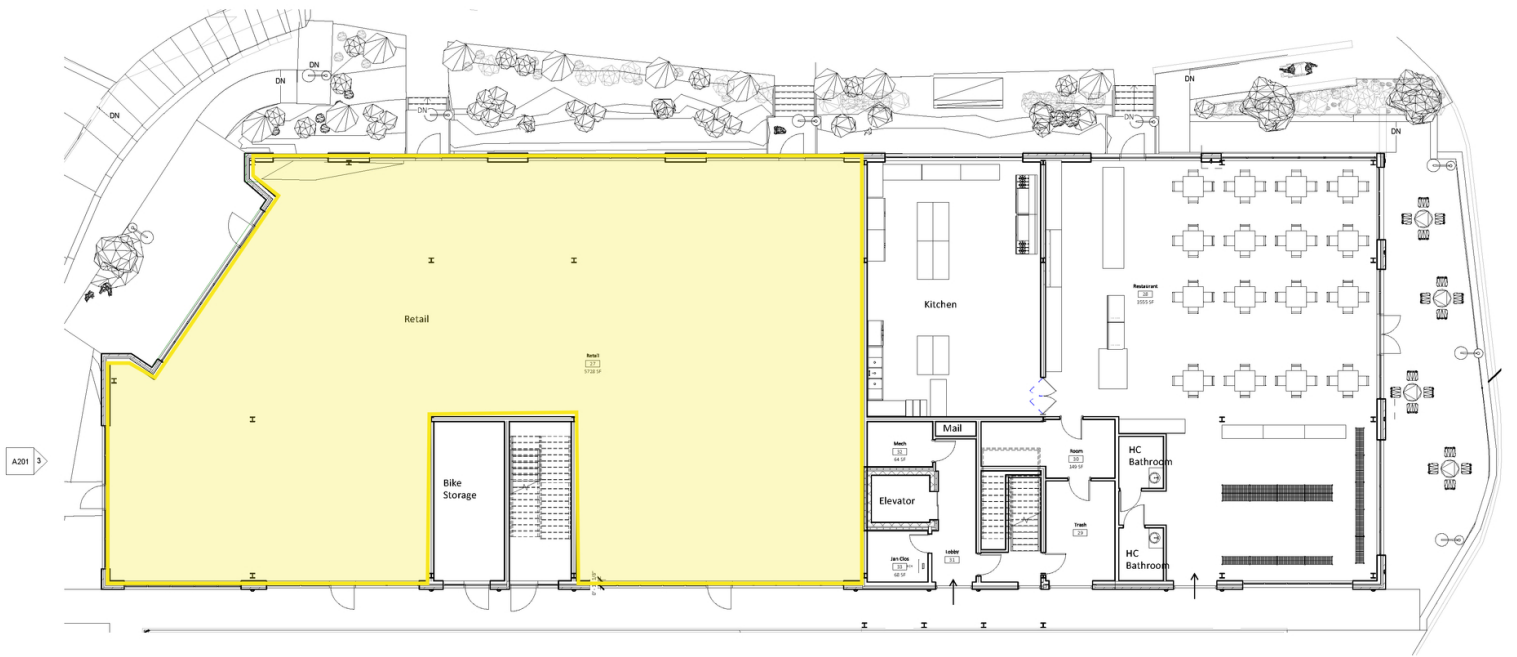
OFFERING SUMMARY

Lease Rate:	Market
Available SF:	2,000 - 6,000 SF
Building Size:	33,923 SF

DEMOGRAPHICS	3 MILES	5 MILES
Total Households	13,488	49,676
Total Population	38,699	137,638
Average HH Income	\$92,401	\$86,789

FLOOR PLAN

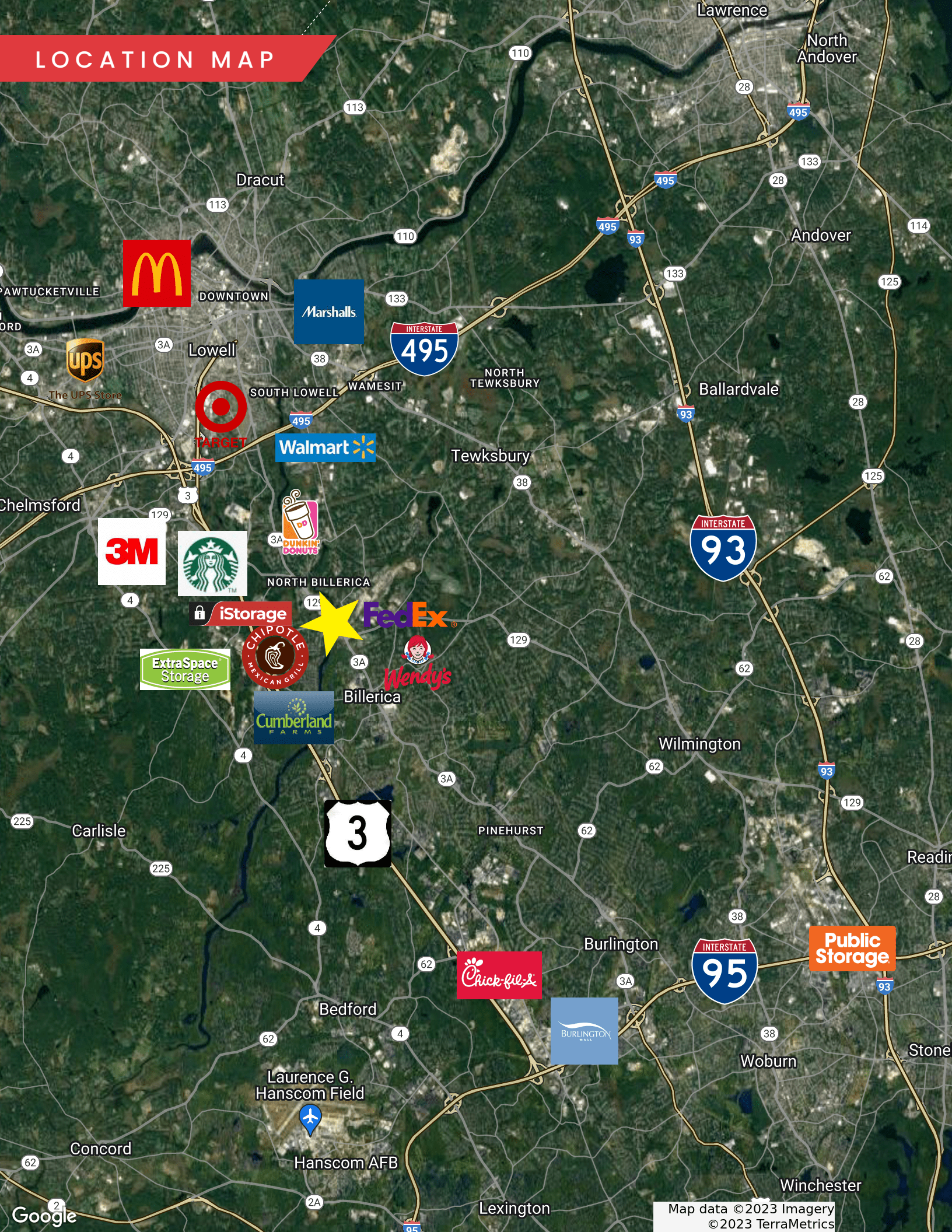
SQUARE FOOTAGE:
Restaurant: 3555 SF
Retail: 5728 SF
Core: 840 SF
Total: 10,123 SF



1 Level 1
1/8" = 1'-0" A300



LOCATION MAP



279 BOSTON ROAD

BILLERICA, MA

6,000 SF | FIRST FLOOR RETAIL SPACE FOR LEASE

ELLEN GARTHOFF

978.760.1263

ellen@stubblebinecompany.com

CHRIS MICHNIEWICZ

774.994.1698

chris@stubblebinecompany.com

JAMES STUBBLEBINE

617.592.3388

james@stubblebinecompany.com

DAVID STUBBLEBINE

617.592.3391

david@stubblebinecompany.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



**THE
STUBBLEBINE
COMPANY**

CORFAC INTERNATIONAL