434 LITTLETON RD

WESTFORD, MA

FOR SALE | **8,281 SF OFFICE/RETAIL SPACE ON 1.86 AC**

- Multi Tenant Property
- Owner/User or Investment Opportunity
- Existing in place Income

EXCLUSIVE AGENT
THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL

PROPERTY SUMMARY

PROPERTY DESCRIPTION

8,281 SF of Retail/ Office Space on 1.86 AC

PROPERTY HIGHLIGHTS

- Multi Tenant Property
- Owner/User or Investment Opportunity
- Existing in place Income
- 1,500 SF Unit Available

PROPERTY SPECIFICATIONS

Building Size:	8,281 SF
Lot Size:	1.86 AC
Stories:	2
Construction:	Wood Frame
Sale Price:	$1,800,000

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	7,167	21,124	103,870
Total Population	19,252	56,433	283,697
Average HH Income	$189,479	$196,652	$172,465

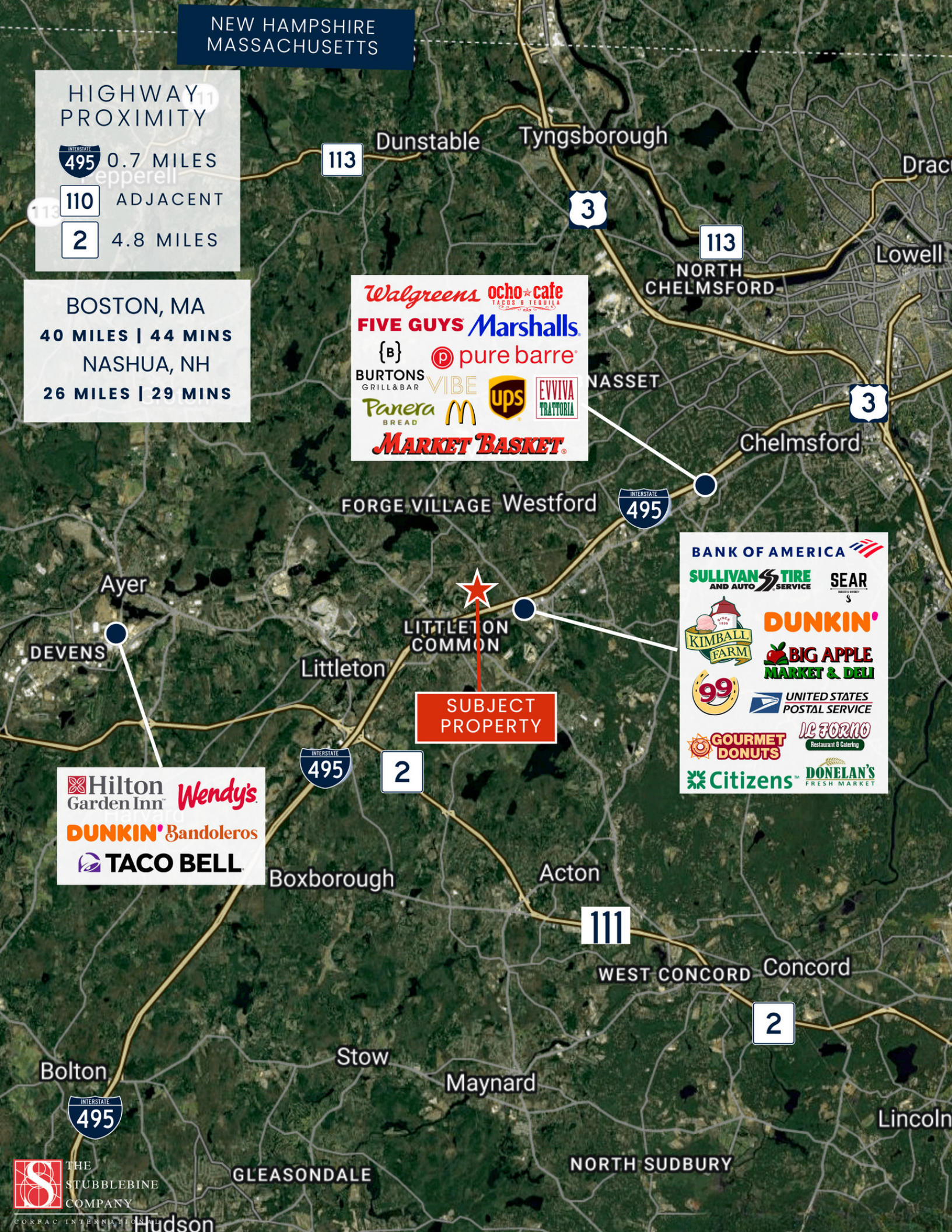
TRAFFIC VOLUME

- I 495: 122,924
- Great Road: 12,984
- Littleton Rd: 11,371
- King St: 10,180

6
Fringe
Hair loft
EXIT

Maine Traditions
PRO SERIES 3/4" SOLID
WINDLASS
COLLECTION
FUSION

CROWN


NEW HAMPSHIRE
MASSACHUSETTS
HIGHWAY PROXIMITY
495 0.7 MILES
110 ADJACENT
2 4.8 MILES
BOSTON, MA
40 MILES | 44 MINS
NASHUA, NH
26 MILES | 29 MINS
Dunstable
Tyngsborough
113
3
NORTH CHELMSFORD
Lowell
NASSET
Chelmsford
FORGE VILLAGE
Westford
495
Ayer
DEVENS
LITTLETON COMMON
Littleton
SUBJECT PROPERTY
2
Boxborough
Acton
111
WEST CONCORD
Concord
Bolton
Stow
Maynard
Lincoln
GLEASONDALE
NORTH SUDBURY
Hudson
Walgreens
ocho cafe
FIVE GUYS
Marshalls
pure barre
BURTONS GRILL&BAR
VIBE
ups
EVVIVA TRATTORIA
Panera BREAD
MARKET BASKET
BANK OF AMERICA
SULLIVAN TIRE AND AUTO SERVICE
SEAR
KIMBALL FARM
DUNKIN'
BIG APPLE MARKET & DELI
99
UNITED STATES POSTAL SERVICE
IL FORNO
GOURMET DONUTS
Citizens
DONELAN'S FRESH MARKET
Hilton Garden Inn
Wendy's
DUNKIN'
Bandoleros
TACO BELL
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