

# O'Connor Hardware Plaza

446 Boston Rd. (Rt. 3A), Billerica, MA 01821

# FOR LEASE

934 SF

-  **BILLERICA AUTO PARTS**  
NOW OPEN
-  **934 SF AVAILABLE FORMER SALON**
-  **Bella Mia**  
Hair Salon  
JUST EXPANDED
-  **CHAMPIONS INDOOR GOLF**  
NOW OPEN
-  **Los Altos Mexican Restaurant & Cantina**  
COMING SOON
-  **O'CONNOR HARDWARE** **ACE**  
Billerica Center  
TOP RANKED STORE



**CONTACT:** Rob Grady  
Vice President of Retail Brokerage  
RGrady@KeyPointPartners.com  
781.418.6267

Magnolia Neu  
Retail Brokerage Associate  
MNeu@KeyPointPartners.com  
781.418.6272

# O'Connor Hardware Plaza

446 Boston Rd. (Rt. 3A), Billerica, MA 01821

# FOR LEASE

934 SF



Tenant	SF
1 Billerica Auto Parts	11,209 SF
2 Available (14.5' x 63.5')	934 SF
3 Dr. Healy Dentist	2,019 SF
4 Robert A. Scott General Contracting	920 SF
5 Bella Mia Salon	1,600 SF
6 Tiger An's Taekwondo	2,440 SF
7 Divito Brothers Pizza	1,640 SF
8 Champions Indoor Golf	4,800 SF
9 Los Altos Mexican Restaurant (Coming Soon)	6,580 SF
10 O'Connor Hardware	51,080 SF
<b>TOTAL</b>	<b>83,222 SF</b>

**CONTACT:** Rob Grady  
 Vice President of Retail Brokerage  
 RGrady@KeyPointPartners.com  
 781.418.6267

Magnolia Neu  
 Retail Brokerage Associate  
 MNeu@KeyPointPartners.com  
 781.418.6272

# O'Connor Hardware Plaza

446 Boston Rd. (Rt. 3A), Billerica, MA 01821

FOR LEASE

934 SF

## PROPERTY HIGHLIGHTS

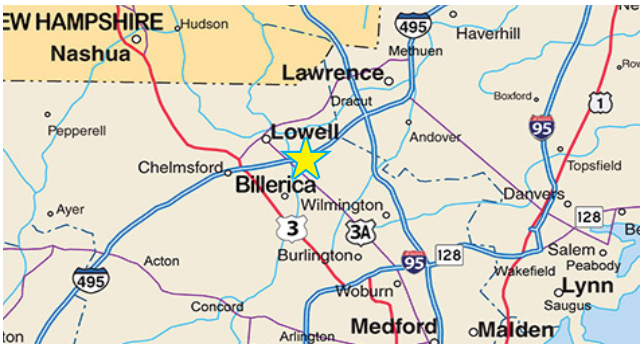
83,222 square foot shopping center with signalized main entrance and rear access on Andover Road

Anchored by O'Connor Hardware, the dominant home improvement retailer within a 5 mile radius

Located in the heart of Billerica Center along the heavily-traveled Route 3A retail corridor

Densely populated area: 45,395 persons with average household income of \$170,758 within 3 miles

New multi-tenant pylons coming soon



2024 Demographics	1 Mile	3 Mile	5 Mile
POPULATION	6,313	45,395	122,839
DAYTIME POPULATION	2,960	29,269	89,444
NUMBER OF HH	2,635	16,240	44,917
AVERAGE HH INCOME	\$156,018	\$170,758	\$179,224

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change in price, rental or other conditions, or withdrawal without notice.



O'Connor Hardware Plaza

**O'CONNOR HARDWARE** Billerica Center

**ACE** The helpful place.

Tiger An's Taekwondo

DiVito Brother's Italian Pizzeria

Bella Min Hair Salon

Robert A. Scott

MATTHEW HEALY DMD

**BILLERICA AUTO PARTS**

CHAMPIONS INDOOR GOLF

Los Altos Mexican Restaurant & Cantina (Coming Soon)

Shops at Billerica

**BIG LOTS!**

SHOE DEPT. ENCORE

planet fitness

**DOLLAR TREE**

GEORGIO'S LIQUORS

Great Clips

Mixed-Use Redevelopment Under Construction

**CONTACT:** Rob Grady  
 Vice President of Retail Brokerage  
 RGrady@KeyPointPartners.com  
 781.418.6267

Magnolia Neu  
 Retail Brokerage Associate  
 MNeu@KeyPointPartners.com  
 781.418.6272