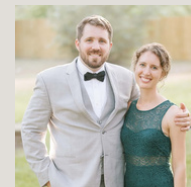


25 & 25R CARLISLE RD

WESTFORD, MA 01886

DOUG WALTERS
REAL ESTATE CONSULTANT
(978) 505-7148
DOUG@LARKINRE.COM

LARKIN & LARKIN REAL ESTATE
24 2ND ST
CHELMSFORD, MA 01824



WWW.25CARLISLE.COM

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- The property's financial performance projections;
- The size, dimensions, or condition of the improvements;
- The presence or absence of hazardous materials or compliance with regulations;
- The financial stability or business prospects of any tenant.

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EXECUTIVE SUMMARY

25 & 25R CARLISLE RD

A truly rare and compelling mixed-use commercial offering, this exceptional property combines a thriving commercial space with a beautifully appointed accessory dwelling unit - available for the first time in 24 years.

Long admired as one of Westford's most charming mixed-use commercial properties, 25 Carlisle Road had been home to the highly successful Veterinary Dermatology of New England practice, generating over \$1.3M in total income in 2024. The property offers 12 on-site parking spaces, a handicap-accessible ramp, and a premier location that is highly visible with convenient access.



25 & 25R CARLISLE RD, WESTFORD



BUILT 1930 / ADU BUILT 2020



4,590 FINISHED SQUARE FEET
2,916 BASEMENT SQUARE FEET



0.9 ACRES



\$1,650,000 LIST PRICE



\$115,030 PROJECTED NOI



7% CAP RATE

PROPERTY OVERVIEW

25 & 25R CARLISLE RD

Inside, the space is nothing short of stunning. The dramatic reception area features ornate wainscoting, abundant natural light, skylights, and a soaring sloped ceiling reaching up to 18 feet, creating a memorable first impression. Three sizable treatment rooms are thoughtfully designed with built-in cabinetry and pet-friendly surfaces, while expansive open clinician areas include multiple faucets and ample workspace. A cozy staff room with kitchen, extensive storage throughout the clinical areas, and a 1,500+ sq ft basement provide exceptional functionality. The property is further enhanced by a Generac backup generator.



An updated kitchen showcases modern stainless steel appliances, a convenient island, stylish wood cabinetry, subway tile, and complementary countertops. Renovated bathrooms feature heated floors, designer finishes, and integrated laundry. Living spaces include a large, light-filled living room with ornate tile fireplace, beamed coffered ceiling, and oversized windows. Additional highlights include a first-floor office with backyard access, beautiful hardwood floors upstairs, barn door closets, a second bedroom with walk-in closet, and a large second-floor office with skylight and easy access to clinician areas. An unfinished expansion room—already insulated, with HVAC and two skylights—offers exciting future potential. Outside, enjoy a large gated yard with a heart-shaped patio, perfect for relaxing or entertaining.

Built in 2020, the 1,300 sq ft accessory dwelling unit at 25R Carlisle Road is a private, light-filled sanctuary. With over 11-foot ceilings, gleaming hardwood floors, and oversized custom windows with privacy blinds, the open floor plan feels both airy and inviting. The centerpiece is an ornate double-sided gas fireplace with custom tile, seamlessly connecting the living and dining areas.

The modern kitchen features stainless steel appliances, beautiful cabinetry and built-ins, stylish countertops, and an eat-in kitchen area. Additional spaces include a cozy dining room, sizable living room, convenient mudroom with built-in storage and bench, and easily accessible in-unit laundry. The expansive bedroom offers a large walk-in closet, while the tiled bath includes dual showerheads. A sizable garage with over 12-foot ceilings and custom built-ins provides excellent storage, and a Generac backup generator ensures peace of mind.



The property's location on Carlisle Road is exceptionally desirable for commercial use, offering strong visibility and effortless access to a broad and established customer base. Situated near Westford Center, major commuter routes, and everyday amenities, the site benefits from consistent traffic, convenient parking, and close proximity to residential neighborhoods, schools, dining, and retail. Its central position within Westford makes it easily accessible for both local and regional clients, supporting long-term business success and continued demand for professional services.

This extraordinary property offers unmatched versatility - ideal for owner-operators, investors, or those seeking a premier live/work opportunity in one of Westford's most desirable locations.

LANDLORD - NNN LEASE

INCOME

	2026
25 Carlisle Rd - Rental Income	\$88,830
25R Carlisle Rd - Rental Income	\$31,200
TOTAL RENTAL INCOME	\$120,030

EXPENSES

Repair/Maintenance	\$5,000
TOTAL EXPENSES	\$5,000

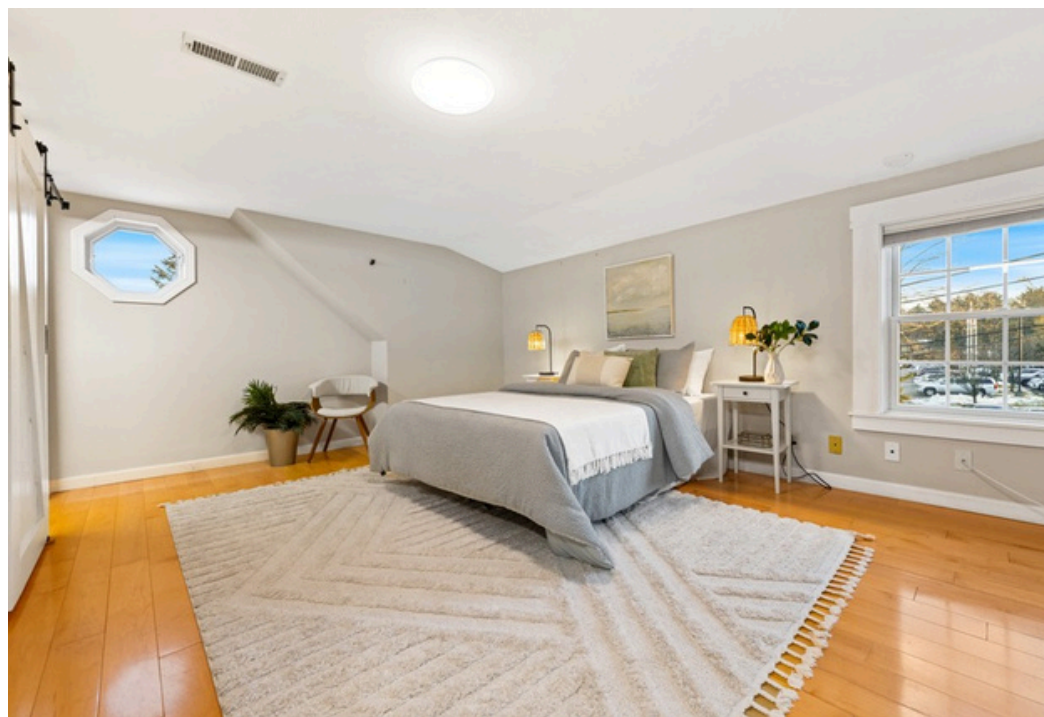
NET OPERATING INCOME: \$115,030

VETERINARIAN TENANT - NNN LEASE

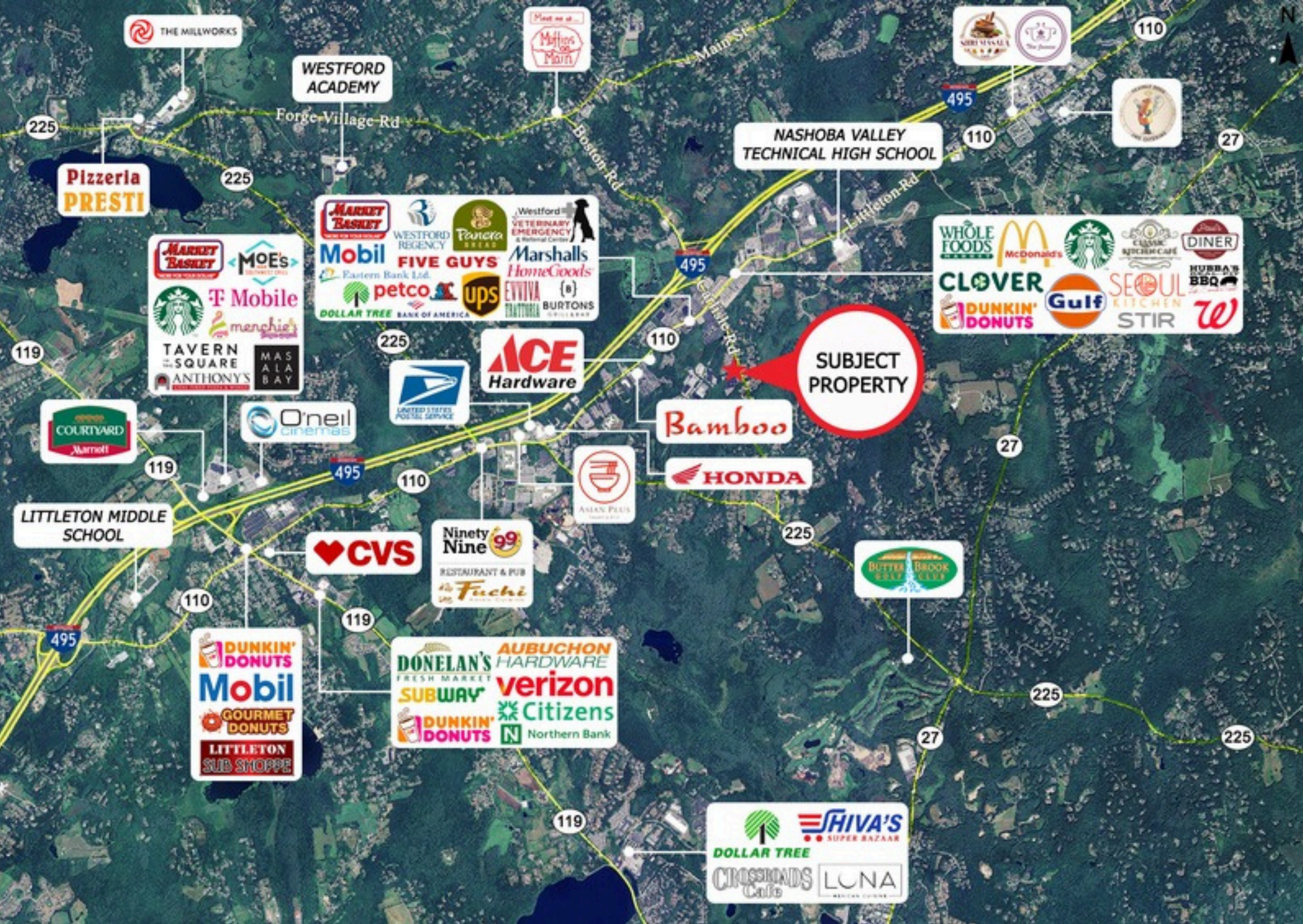
EXPENSES

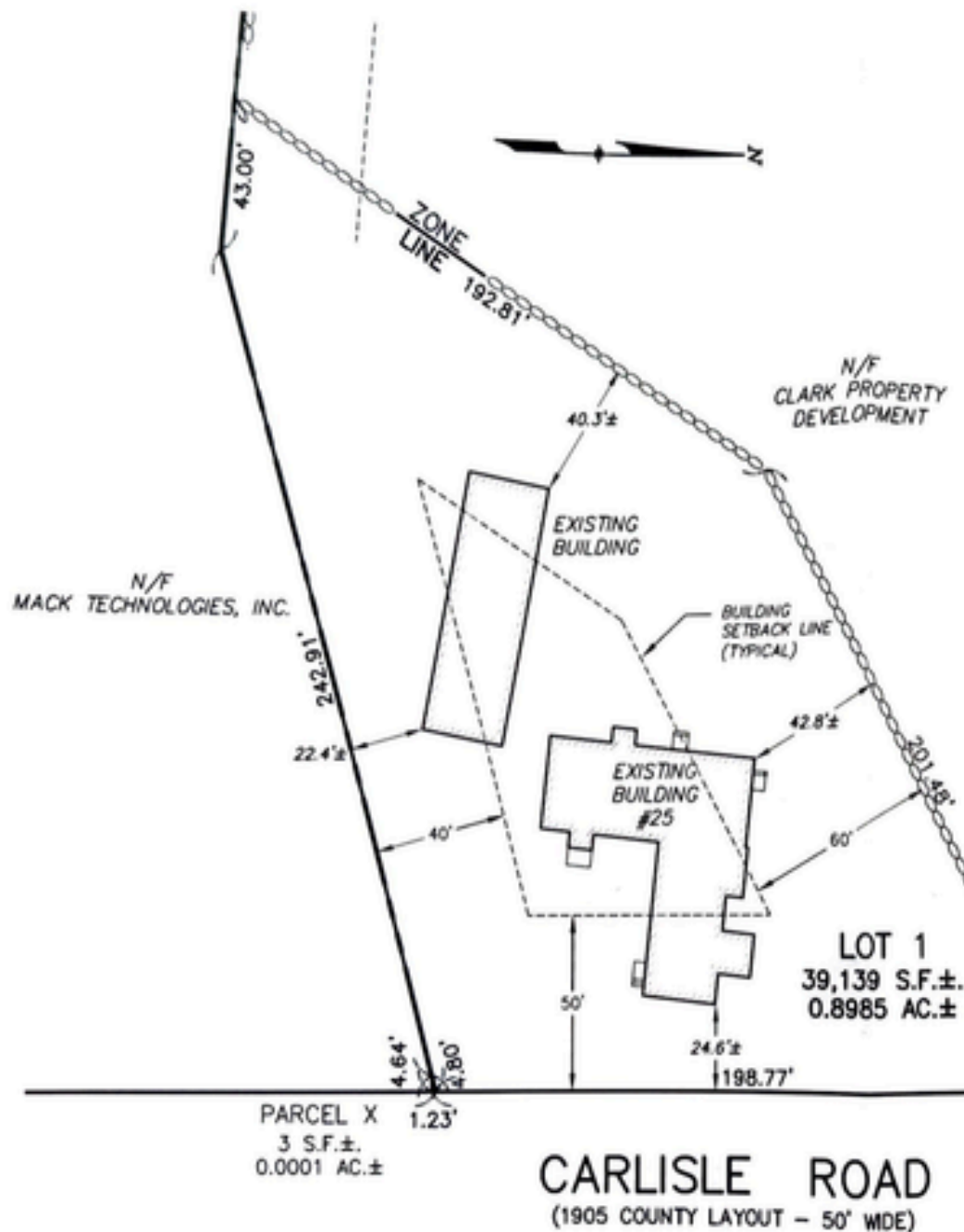
	2026
Real Estate Taxes	\$15,080
Homeowners Insurance	\$890
Landscaping	\$12,782
Gas	\$4,425
Electric	\$11,353
Water	\$2,464
Snowplowing	\$7,500
Trash Removal	\$3,207
TOTAL EXPENSES	\$57,701











THE EXISTING STRUCTURES ON THIS PROPERTY ARE LOCATED AS SHOWN AND ARE NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP; MIDDLESEX COUNTY, MASSACHUSETTS; MAP NUMBER 25017C0241 F DATED: JULY 7, 2014.

6/30/20

Joseph March

DATE

REGISTERED PROFESSIONAL LAND SURVEYOR

PLOT PLAN
IN

WESTFORD, MASSACHUSETTS

(MIDDLESEX COUNTY)

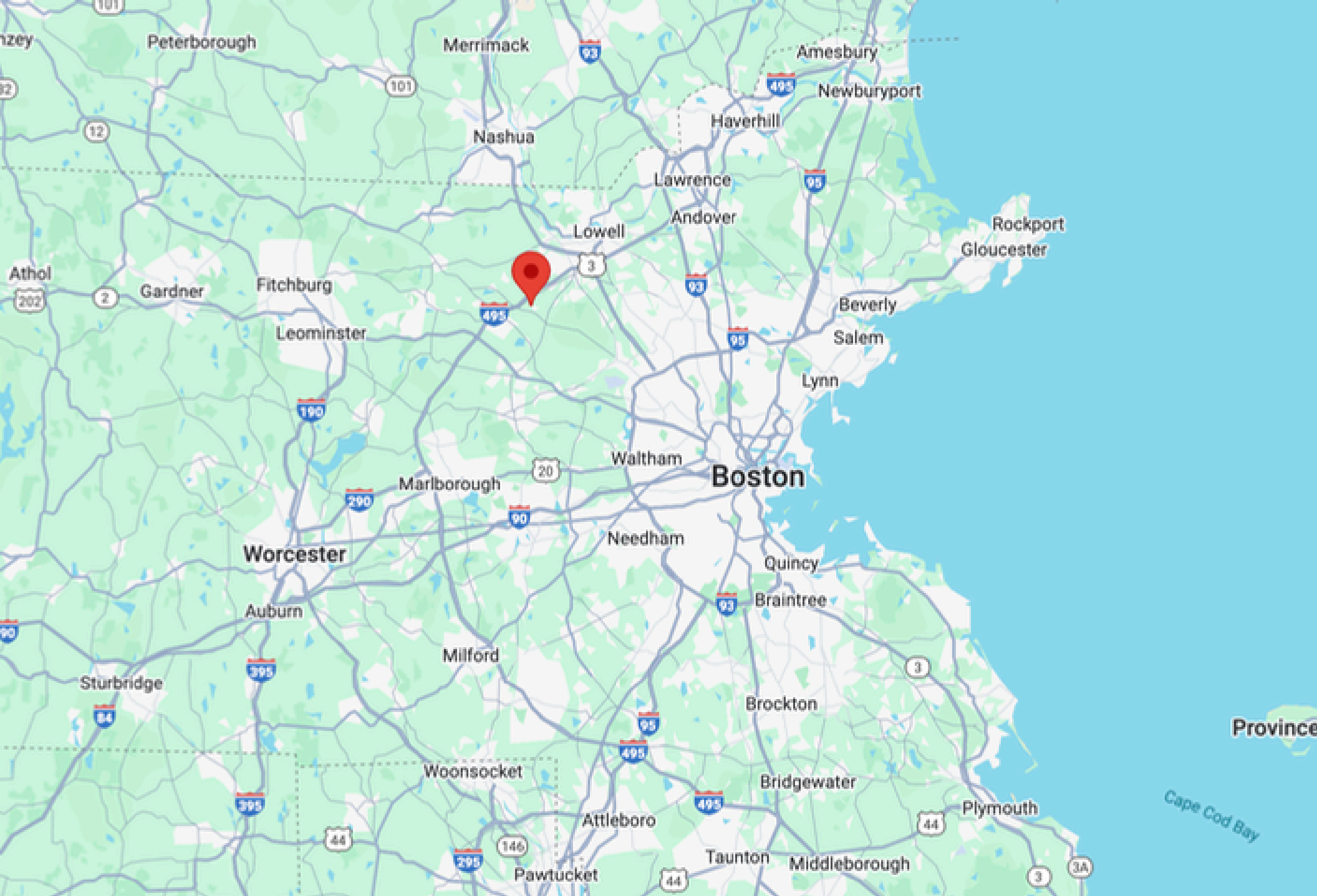
FOR: VETERINARY DERMATOLOGY OF NEW ENGLAND
SCALE: 1"=40' JUNE 29, 2020

STAMSKI AND McNARY, INC.

1000 MAIN STREET ACTON, MASSACHUSETTS
ENGINEERING - PLANNING - SURVEYING

(6581.workPPL.dwg) 25 Carlisle Road SM-6581

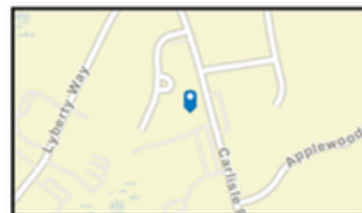
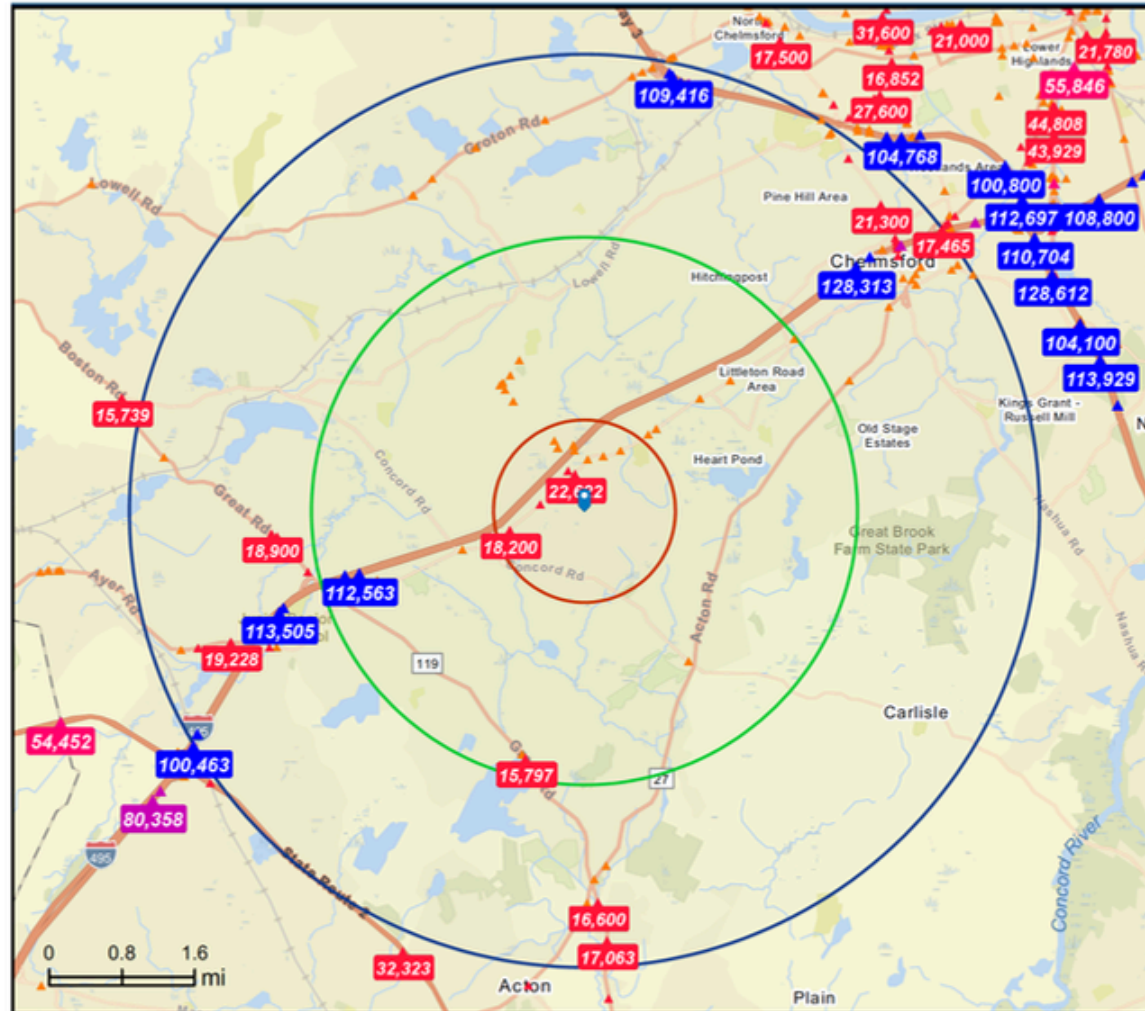




Traffic Count Map

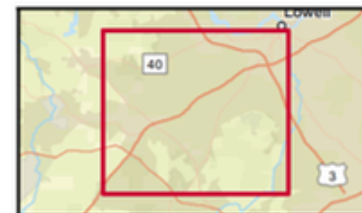
25 Carlisle Rd, Westford, Massachusetts, 01886
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 42.56104
Longitude: -71.42120



Source: ©2025 Kalibrate Technologies (Q1 2025).

Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day





Executive Summary

25 Carlisle Rd, Westford, Massachusetts, 01886
Rings: 1, 3, 5 mile radii

Prepared by Esri
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	1 mile	3 miles	5 miles
Mortgage Income			
2025 Percent of Income for Mortgage	29.7%	27.8%	28.0%
Median Household Income			
2025 Median Household Income	\$176,053	\$180,159	\$172,756
2030 Median Household Income	\$211,727	\$212,114	\$207,080
2025-2030 Annual Rate	3.76%	3.32%	3.69%
Average Household Income			
2025 Average Household Income	\$206,030	\$216,414	\$211,977
2030 Average Household Income	\$234,264	\$244,299	\$238,962
2025-2030 Annual Rate	2.60%	2.45%	2.43%
Per Capita Income			
2025 Per Capita Income	\$75,290	\$79,627	\$78,724
2030 Per Capita Income	\$86,180	\$90,162	\$89,004
2025-2030 Annual Rate	2.74%	2.52%	2.49%
GINI Index			
2025 Gini Index	39.1	38.3	39.4
Households by Income			
Current median household income is \$172,756 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$207,080 in five years, compared to \$92,476 all U.S. households.			
Current average household income is \$211,977 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$238,962 in five years, compared to \$128,612 for all U.S. households.			
Current per capita income is \$78,724 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$89,004 in five years, compared to \$50,744 for all U.S. households.			
Housing			
2025 Housing Affordability Index	79	84	83
2010 Total Housing Units	540	7,846	23,163
2010 Owner Occupied Housing Units	448	6,366	18,752
2010 Renter Occupied Housing Units	89	1,205	3,503
2010 Vacant Housing Units	3	275	908
2020 Total Housing Units	715	9,112	25,780
2020 Owner Occupied Housing Units	478	6,903	20,068
2020 Renter Occupied Housing Units	223	1,849	4,595
2020 Vacant Housing Units	30	369	1,117
2025 Total Housing Units	751	9,496	26,436
2025 Owner Occupied Housing Units	457	6,892	20,374
2025 Renter Occupied Housing Units	279	2,217	4,887
2025 Vacant Housing Units	15	387	1,175
2030 Total Housing Units	778	9,648	26,737
2030 Owner Occupied Housing Units	496	7,078	20,776
2030 Renter Occupied Housing Units	268	2,168	4,753
2030 Vacant Housing Units	14	402	1,208
Socioeconomic Status Index			
2025 Socioeconomic Status Index	61.0	63.4	62.9

Currently, 77.1% of the 26,436 housing units in the area are owner occupied; 18.5%, renter occupied; and 4.4% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 25,780 housing units in the area and 4.3% vacant housing units. The annual rate of change in housing units since 2020 is 0.48%. Median home value in the area is \$773,594, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 1.65% annually to \$839,503.



Executive Summary

25 Carlisle Rd, Westford, Massachusetts, 01886
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 42.56104
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	1 mile	3 miles	5 miles
Population			
2010 Population	1,690	20,853	60,608
2020 Population	2,102	23,992	67,002
2025 Population	2,313	24,851	68,330
2030 Population	2,416	25,138	68,883
2010-2020 Annual Rate	2.21%	1.41%	1.01%
2020-2025 Annual Rate	1.84%	0.67%	0.37%
2025-2030 Annual Rate	0.88%	0.23%	0.16%
2020 Male Population	49.1%	48.8%	48.9%
2020 Female Population	50.9%	51.2%	51.1%
2020 Median Age	43.3	43.4	43.8
2025 Male Population	49.5%	49.3%	49.6%
2025 Female Population	50.5%	50.7%	50.4%
2025 Median Age	44.0	44.2	44.4

In the identified area, the current year population is 68,330. In 2020, the Census count in the area was 67,002. The rate of change since 2020 was 0.37% annually. The five-year projection for the population in the area is 68,883 representing a change of 0.16% annually from 2025 to 2030. Currently, the population is 49.6% male and 50.4% female.

Median Age

The median age in this area is 44.4, compared to U.S. median age of 39.6.

Race and Ethnicity

	1 mile	3 miles	5 miles
2025 White Alone	67.6%	70.2%	72.6%
2025 Black Alone	1.2%	1.6%	1.7%
2025 American Indian/Alaska Native Alone	0.3%	0.1%	0.1%
2025 Asian Alone	23.6%	20.6%	18.1%
2025 Pacific Islander Alone	0.0%	0.0%	0.0%
2025 Other Race	1.3%	1.4%	1.4%
2025 Two or More Races	5.9%	6.0%	6.1%
2025 Hispanic Origin (Any Race)	3.2%	4.1%	3.8%

Persons of Hispanic origin represent 3.8% of the population in the identified area compared to 19.7% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 47.7 in the identified area, compared to 72.7 for the U.S. as a whole.

Households

	1 mile	3 miles	5 miles
2025 Wealth Index	200	228	229
2010 Households	537	7,571	22,255
2020 Households	701	8,752	24,663
2025 Households	736	9,109	25,261
2030 Households	764	9,246	25,529
2010-2020 Annual Rate	2.70%	1.46%	1.03%
2020-2025 Annual Rate	0.93%	0.76%	0.46%
2025-2030 Annual Rate	0.75%	0.30%	0.21%
2025 Average Household Size	3.05	2.69	2.68

The household count in this area has changed from 24,663 in 2020 to 25,261 in the current year, a change of 0.46% annually. The five-year projection of households is 25,529, a change of 0.21% annually from the current year total. Average household size is currently 2.68, compared to 2.69 in the year 2020. The number of families in the current year is 18,625 in the specified area.

Business Summary

25 Carlisle Rd, Westford, Massachusetts, 01886
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 42.56104
Longitude: -71.42120

Data for all businesses in area	1 mile		3 miles		5 miles	
Total Businesses:	478		1,223		2,677	
Total Employees:	7,039		14,803		26,831	
Total Population:	2,313		24,851		68,330	
Employee/Population Ratio (per 100 Residents)	304.3		59.6		39.3	
by NAICS Codes	Businesses		Employees		Businesses	
	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	2	0.4%	4	0.1%	7	0.6%
Mining	0	0.0%	0	0.0%	0	0.0%
Utilities	0	0.0%	0	0.0%	0	0.0%
Construction	22	4.6%	216	3.1%	90	7.4%
Building Construction	4	0.8%	49	0.7%	28	2.3%
Heavy/Civil Eng Construction	2	0.4%	7	0.1%	6	0.5%
Specialty Trade Contractor	16	3.4%	160	2.3%	56	4.6%
Manufacturing	28	5.9%	605	8.6%	74	6.0%
Wholesale Trade	17	3.6%	301	4.3%	55	4.5%
Durable Goods	15	3.1%	288	4.1%	47	3.8%
Nondurable Goods	1	0.2%	7	0.1%	5	0.4%
Trade Broker	2	0.4%	6	0.1%	3	0.3%
Retail Trade	32	6.7%	557	7.9%	96	7.8%
Motor Vehicle & Parts Dealers	3	0.6%	59	0.8%	11	0.9%
Furniture & Home Furnishings Stores	2	0.4%	8	0.1%	4	0.3%
Electronics & Appliance Stores	2	0.4%	17	0.2%	5	0.4%
Building Material & Garden Equipment & Supplies Dealers	2	0.4%	12	0.2%	14	1.1%
Food & Beverage Stores	7	1.5%	252	3.6%	16	1.3%
Health & Personal Care Stores	2	0.4%	10	0.1%	5	0.4%
Gasoline Stations & Fuel Dealers	2	0.4%	13	0.2%	8	0.7%
Clothing, Clothing Accessories, Shoe and Jewelry Stores	2	0.4%	22	0.3%	2	0.2%
Sporting Goods, Hobby, Book, & Music Stores	9	1.9%	76	1.1%	23	1.9%
General Merchandise Stores	2	0.4%	87	1.2%	8	0.7%
Transportation & Warehousing	11	2.3%	101	1.4%	27	2.2%
Truck Transportation	1	0.2%	2	0.0%	4	0.3%
Information	18	3.8%	562	8.0%	46	3.8%
Finance & Insurance	26	5.4%	449	6.4%	47	3.8%
Central Bank/Credit Intermediation & Related Activities	11	2.3%	82	1.2%	21	1.7%
Securities & Commodity Contracts	10	2.1%	37	0.5%	16	1.3%
Funds, Trusts & Other Financial Vehicles	5	1.1%	330	4.7%	10	0.8%
Real Estate, Rental & Leasing	23	4.8%	397	5.6%	54	4.4%
Professional, Scientific & Tech Services	73	15.3%	879	12.5%	168	13.7%
Legal Services	12	2.5%	70	1.0%	24	2.0%
Management of Companies & Enterprises	0	0.0%	0	0.0%	0	0.0%
Administrative, Support & Waste Management Services	11	2.3%	60	0.8%	47	3.8%
Educational Services	12	2.5%	201	2.9%	41	3.4%

Source: Copyright 2025 Data Axle, Inc. All rights reserved. Esri Total Population forecasts for 2025.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.

Business Summary

25 Carlisle Rd, Westford, Massachusetts, 01886
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 42.56104
Longitude: -71.42120

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Health Care & Social Assistance	79	16.5%	987	14.0%	136	11.1%	1,783	12.0%	286	10.7%	3,398	12.7%
Ambulatory Health Care	63	13.2%	677	9.6%	104	8.5%	1,046	7.1%	214	8.0%	2,102	7.8%
Hospital	1	0.2%	19	0.3%	2	0.2%	34	0.2%	7	0.3%	141	0.5%
Nursing/Residential Care	5	1.1%	150	2.1%	9	0.7%	332	2.2%	16	0.6%	481	1.8%
Social Assistance	9	1.9%	141	2.0%	22	1.8%	371	2.5%	50	1.9%	673	2.5%
Arts, Entertainment & Recreation	15	3.1%	492	7.0%	38	3.1%	958	6.5%	82	3.1%	1,296	4.8%
Accommodation & Food Services	39	8.2%	899	12.8%	67	5.5%	1,363	9.2%	140	5.2%	2,209	8.2%
Accommodation	5	1.1%	292	4.2%	9	0.7%	410	2.8%	13	0.5%	479	1.8%
Food Services & Drinking Places	34	7.1%	608	8.6%	58	4.7%	952	6.4%	127	4.7%	1,730	6.5%
Other Services (except Public Administration)	51	10.7%	309	4.4%	146	11.9%	684	4.6%	360	13.4%	1,590	5.9%
Repair & Maintenance	6	1.3%	143	2.0%	32	2.6%	284	1.9%	65	2.4%	402	1.5%
Automotive Repair & Maintenance	4	0.8%	8	0.1%	26	2.1%	93	0.6%	45	1.7%	165	0.6%
Personal & Laundry Service	26	5.4%	93	1.3%	48	3.9%	174	1.2%	123	4.6%	459	1.7%
Civic and Other Orgs	20	4.2%	73	1.0%	65	5.3%	226	1.5%	172	6.4%	730	2.7%
Public Administration	3	0.6%	22	0.3%	38	3.1%	329	2.2%	92	3.4%	917	3.4%
Unclassified Establishments	15	3.1%	0	0.0%	45	3.7%	2	0.0%	105	3.9%	17	0.1%
Total	478	100.0%	7,039	100.0%	1,223	100.0%	14,803	100.0%	2,677	100.0%	26,831	100.0%

Source: Copyright 2025 Data Axle, Inc. All rights reserved. Esri Total Population forecasts for 2025.

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Business Summary

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Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 42.56104
Longitude: -71.42120

by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	9	1.9%	94	1.3%	39	3.2%	306	2.1%	85	3.2%	546	2.0%
Construction	21	4.4%	212	3.0%	84	6.9%	672	4.5%	217	8.1%	1,584	5.9%
Manufacturing	25	5.2%	584	8.3%	68	5.6%	1,229	8.3%	109	4.1%	1,733	6.5%
Transportation	12	2.5%	103	1.5%	33	2.7%	217	1.5%	56	2.1%	417	1.6%
Communication	2	0.4%	6	0.1%	4	0.3%	27	0.2%	16	0.6%	110	0.4%
Utility	0	0.0%	0	0.0%	4	0.3%	21	0.1%	15	0.6%	88	0.3%
Wholesale Trade	18	3.8%	303	4.3%	56	4.6%	891	6.0%	102	3.8%	1,403	5.2%
Retail Trade Summary	68	14.2%	1,172	16.6%	159	13.0%	2,371	16.0%	352	13.2%	4,349	16.2%
Home Improvement	2	0.4%	12	0.2%	14	1.1%	102	0.7%	30	1.1%	208	0.8%
General Merchandise Stores	2	0.4%	84	1.2%	5	0.4%	120	0.8%	9	0.3%	233	0.9%
Food Stores	8	1.7%	276	3.9%	19	1.6%	510	3.5%	35	1.3%	789	2.9%
Auto Dealers & Gas Stations	5	1.1%	72	1.0%	16	1.3%	396	2.7%	38	1.4%	606	2.3%
Apparel & Accessory Stores	2	0.4%	22	0.3%	2	0.2%	28	0.2%	14	0.5%	86	0.3%
Furniture & Home Furnishings	5	1.1%	28	0.4%	13	1.1%	57	0.4%	24	0.9%	96	0.4%
Eating & Drinking Places	32	6.7%	579	8.2%	53	4.3%	887	6.0%	117	4.4%	1,589	5.9%
Miscellaneous Retail	15	3.1%	100	1.4%	36	2.9%	271	1.8%	85	3.2%	741	2.8%
Finance, Insurance, Real Estate Summary	51	10.7%	850	12.1%	102	8.3%	1,277	8.6%	239	8.9%	2,115	7.9%
Banks, Savings & Lending Institutions	11	2.3%	82	1.2%	21	1.7%	163	1.1%	45	1.7%	379	1.4%
Securities Brokers	10	2.1%	37	0.5%	16	1.3%	56	0.4%	44	1.6%	144	0.5%
Insurance Carriers & Agents	5	1.1%	330	4.7%	10	0.8%	459	3.1%	32	1.2%	560	2.1%
Real Estate, Holding, Other Investment Offices	25	5.2%	401	5.7%	55	4.5%	600	4.0%	118	4.4%	1,032	3.9%
Services Summary	255	53.4%	3,694	52.5%	590	48.2%	7,460	50.4%	1,288	48.1%	13,549	50.5%
Hotels & Lodging	5	1.1%	292	4.2%	9	0.7%	410	2.8%	13	0.5%	479	1.8%
Automotive Services	5	1.1%	9	0.1%	29	2.4%	102	0.7%	53	2.0%	182	0.7%
Movies & Amusements	21	4.4%	528	7.5%	48	3.9%	1,032	7.0%	104	3.9%	1,419	5.3%
Health Services	67	14.0%	770	10.9%	111	9.1%	1,223	8.3%	227	8.5%	2,453	9.1%
Legal Services	12	2.5%	68	1.0%	23	1.9%	140	0.9%	65	2.4%	339	1.3%
Education Institutions & Libraries	8	1.7%	168	2.4%	28	2.3%	939	6.3%	66	2.5%	2,128	7.9%
Other Services	138	28.9%	1,859	26.4%	342	28.0%	3,614	24.4%	761	28.4%	6,548	24.4%
Government	3	0.6%	22	0.3%	39	3.2%	330	2.2%	93	3.5%	921	3.4%
Unclassified Establishments	15	3.1%	0	0.3%	45	3.7%	2	2.2%	105	3.9%	17	3.4%
Totals	478	100.0%	7,039	100.0%	1,223	100.0%	14,803	100.0%	2,677	100.0%	26,831	100.0%

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Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.



CONTACT

DOUG WALTERS
REAL ESTATE CONSULTANT
(978)-505-7148
DOUG@LARKINRE.COM



LARKIN & LARKIN REAL ESTATE
24 2ND ST
CHELMSFORD, MA 01886