

HAARTZ CORPORATION WORLD HQ  
200+ EMPLOYEES

ACTON POLICE DEPT.

KinderCare  
LEARNING CENTERS

ACTON-BOXBORO  
REGIONAL HIGH SCHOOL  
(AN OPEN CAMPUS)  
1,683 STUDENTS

RJ GREY JUNIOR  
HIGH SCHOOL  
825 STUDENTS

MCCARTHY-TOWNE SCHOOL  
483 STUDENTS

2

27

38,000 ADT

11,495 ADT

DUNKIN'

Gulf

verizon  
SUPERCUTS

Middlesex  
Savings Bank

CHASE

Roche Bros.  
HomeGoods  
TJ-maxx  
paper  
store

PHILLIPS  
66

Santander

PROPOSED

111

SITE  
STOP&SHOP

BUENO  
Y SANDOZ

Massachusetts Ave

5,466 ADT

111

Starbucks

TD Bank

WIDENING OF LANES  
AND ADDING DEDICATED  
TURN LANE

DRONE  
LOCATION SERVICES

CVS pharmacy

The  
Victor School

SUBWAY  
SORRENTO'S  
Brick Oven Pizzeria

252 MAIN ST

# ACTON, MA - KELLEY'S CORNER

2,550 - 3,600 SF AVAILABLE FOR LEASE



# PROJECT DETAILS

252 MAIN ST • 2,500 - 3,600 SF AVAILABLE

## AVAILABLE SPACE

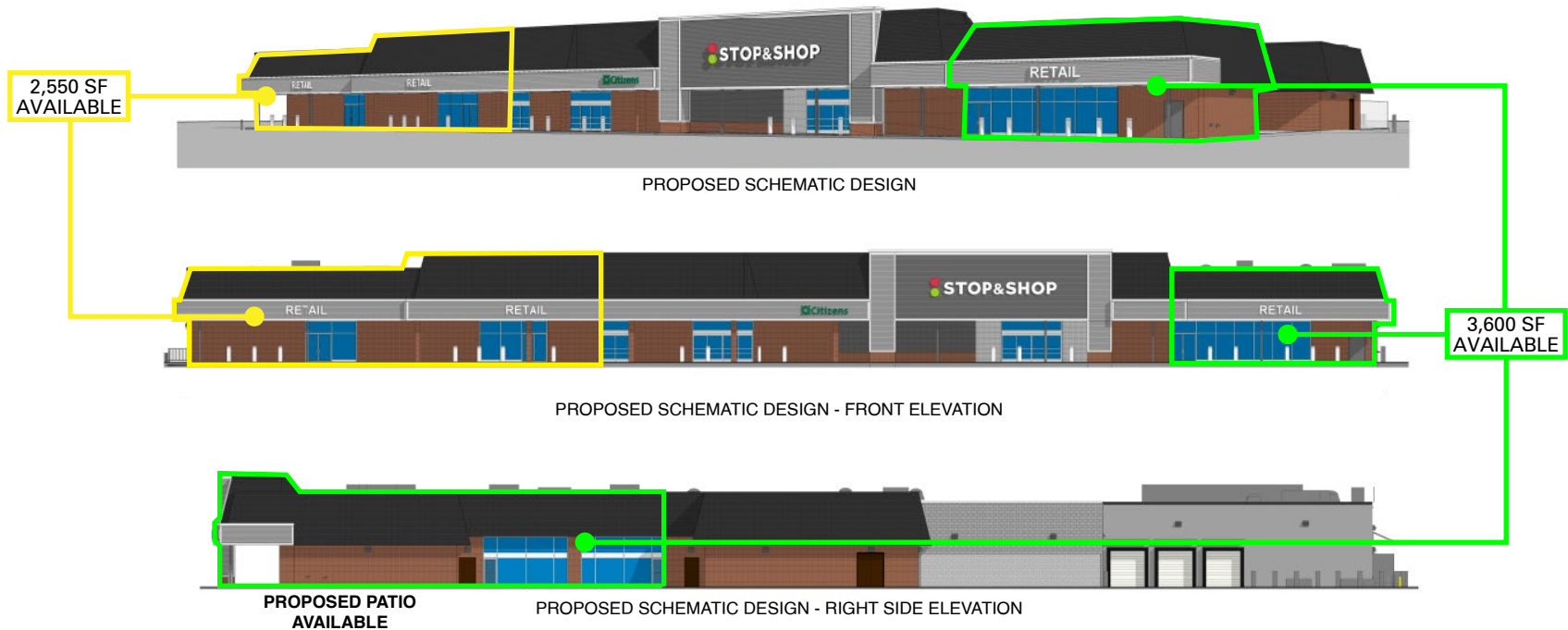
2,550 and 3,600 SF endcaps

## PROPERTY HIGHLIGHT

- New Stop & Shop - Opening fall 2024
- Area retailers: Roche Bros., TJ Maxx, HomeGoods, The Paper Store, Starbucks, Chase
- Located in the heart of Kelley's Corner
- Improved access - \$19M in roadway improvements including installation of signalized light, widening of roadway with dedicated turn lane
- Located in the affluent Concord/Acton market
- Approximately 3,000 students attend neighboring schools
- Rt 27 ADT 11,495

## 2023 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	7 MILES
TOTAL POPULATION	4,086	31,025	68,765	106,079
DAYTIME POPULATION	5,646	29,555	69,277	114,042
MEDIAN HH INCOME	\$169,169	\$152,741	\$155,846	\$167,594



SITE PLAN



PROPOSED

PROPOSED NEW TRAFFIC PATTERN

**SITE**  
STOP & SHOP

WIDENING OF LANES AND ADDING DEDICATED TURN LANE

**SUBWAY**  
SORRENTO'S  
Brick Oven Pizzeria

**BUENO Y SANO**

**PHILLIPS 66**

**Middlesex Savings Bank**

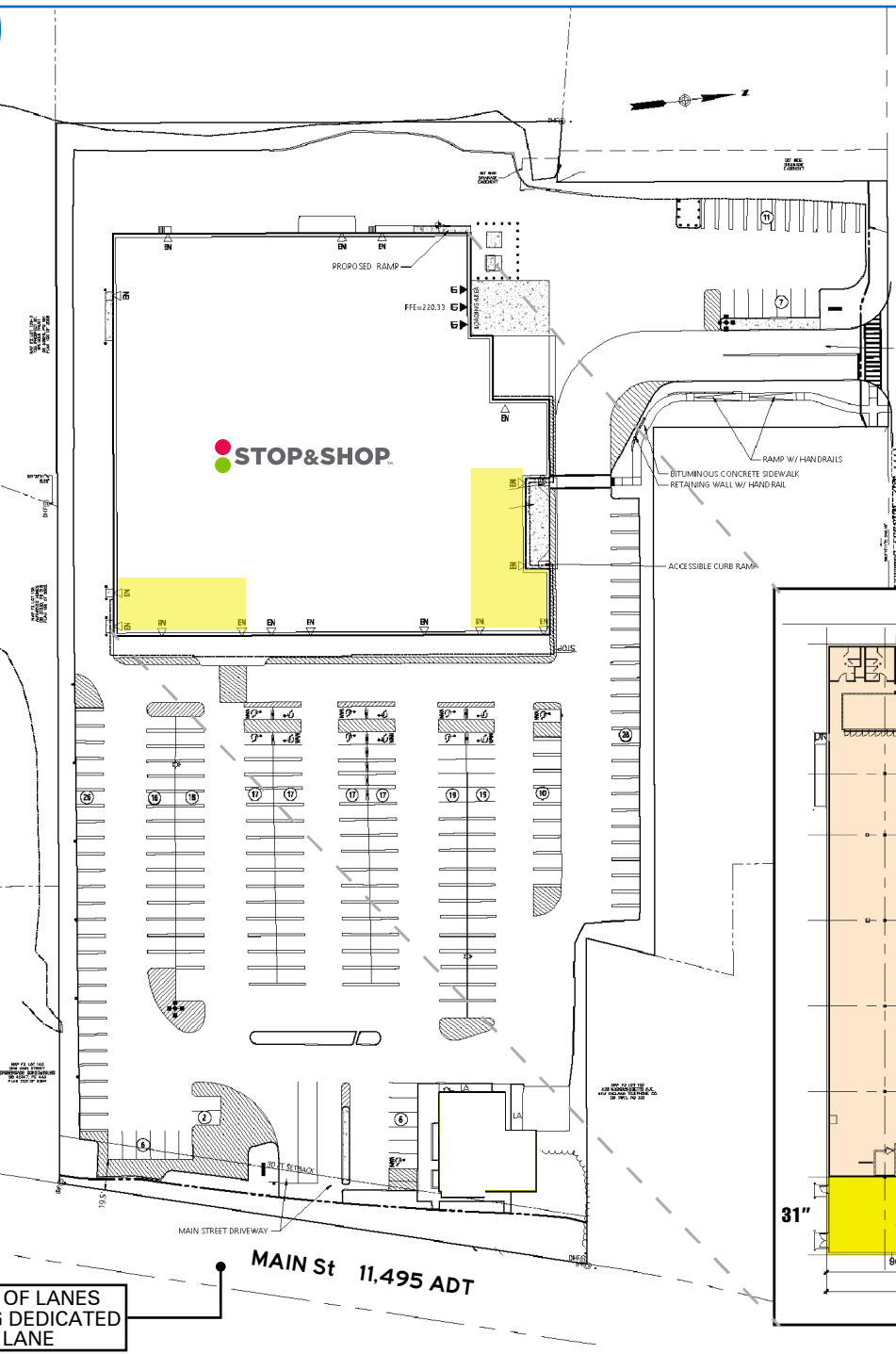
**Santander**

**Starbucks**

**Gulf**

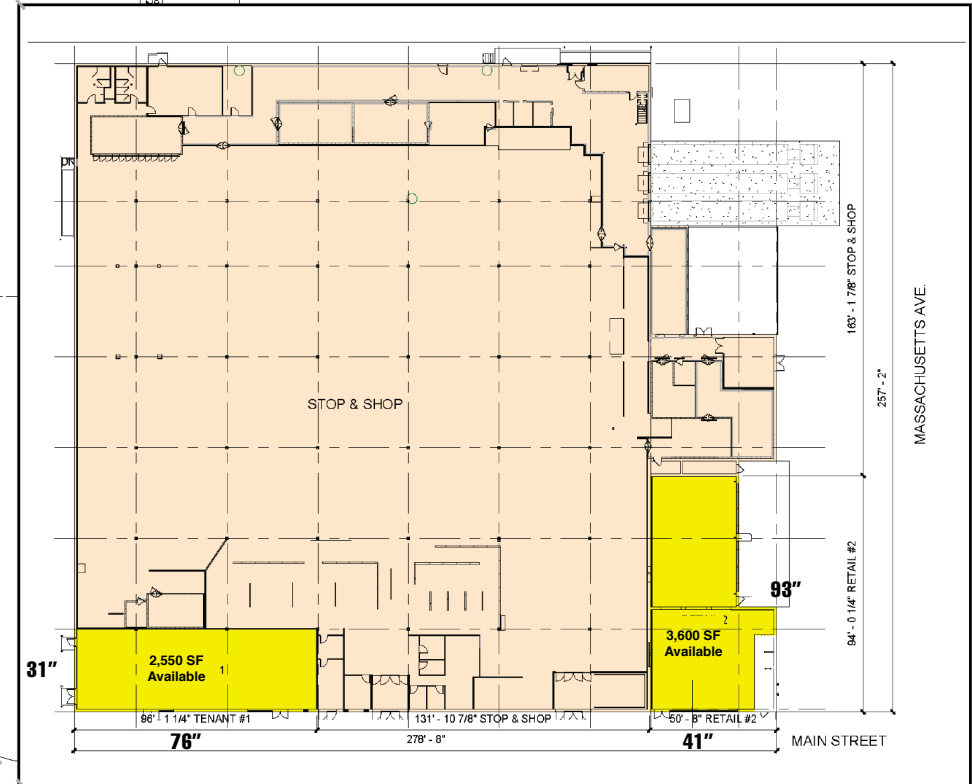
**SITE PLAN**

252 MAIN ST • 2,500 - 3,600 SF AVAILABLE

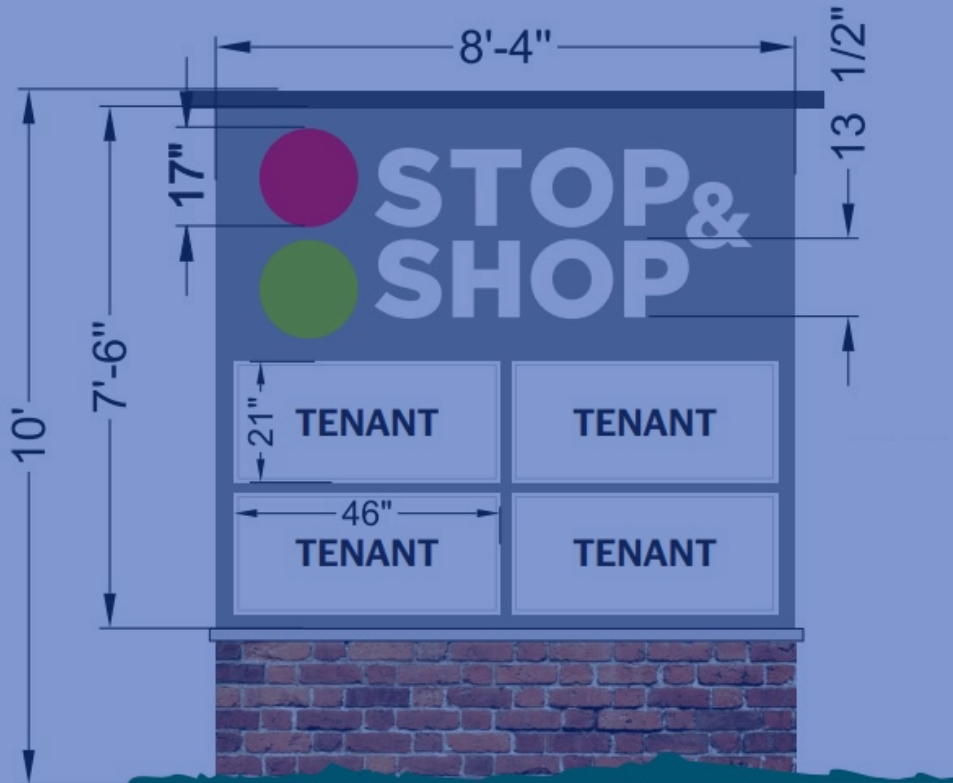


Proposed

Massachusetts Ave 5,466 ADT



WIDENING OF LANES  
AND ADDING DEDICATED  
TURN LANE



252 MAIN ST, ACTON, MA

# KELLEY'S CORNER

2,500 - 3,600 SF AVAILABLE | RETAIL

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**ALBANY**

**ATLANTA**

**BOSTON**

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617.239.3600

**CHARLOTTE**

**LOS ANGELES**

**NEW YORK CITY**

**ORLANDO**

**PITTSBURGH**

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RETAIL ADVISORS