

aries



**FOR LEASE**  
**5,400 SF RETAIL BUILDING**  
**(SUBDIVIDABLE DOWN TO 1,740 SF)**

**17 Arlington Street | Dracut, MA**

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**LOCATION**

17 Arlington Street, Dracut, MA 01826

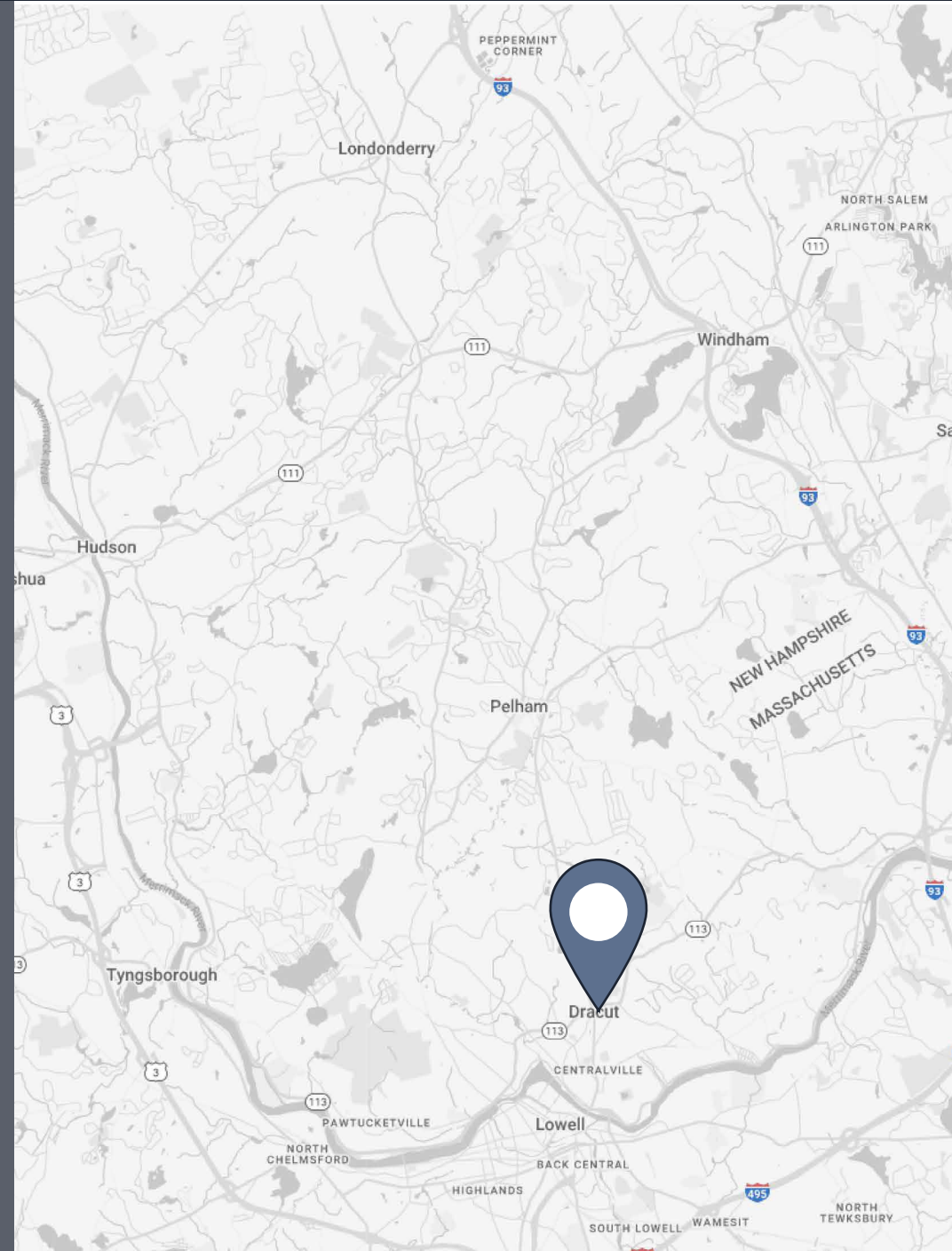
**AVAILABLE**

5,400 SF Retail Building (New Construction)

Can be demised down to 1,740 SF

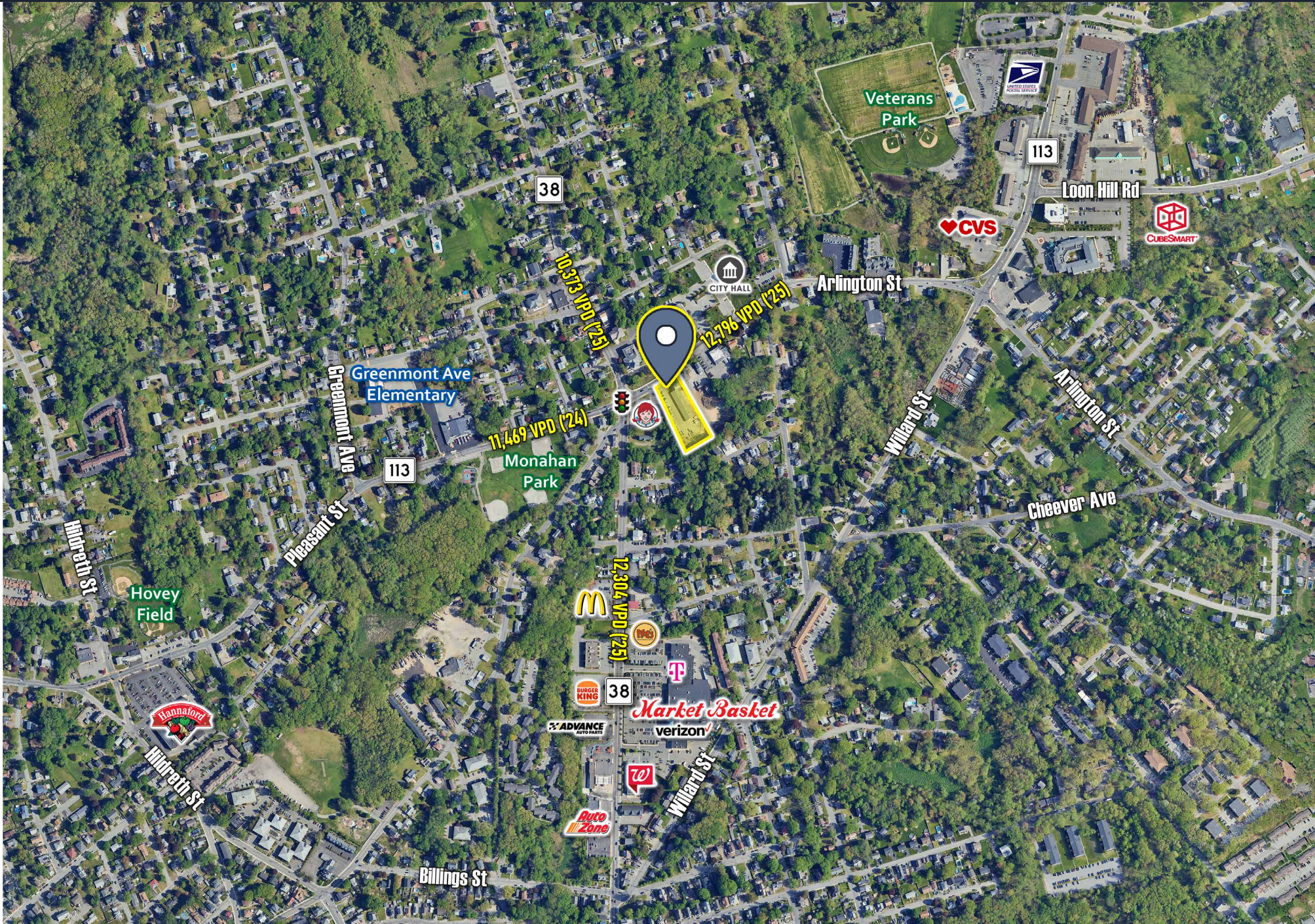
**PROPERTY HIGHLIGHTS**

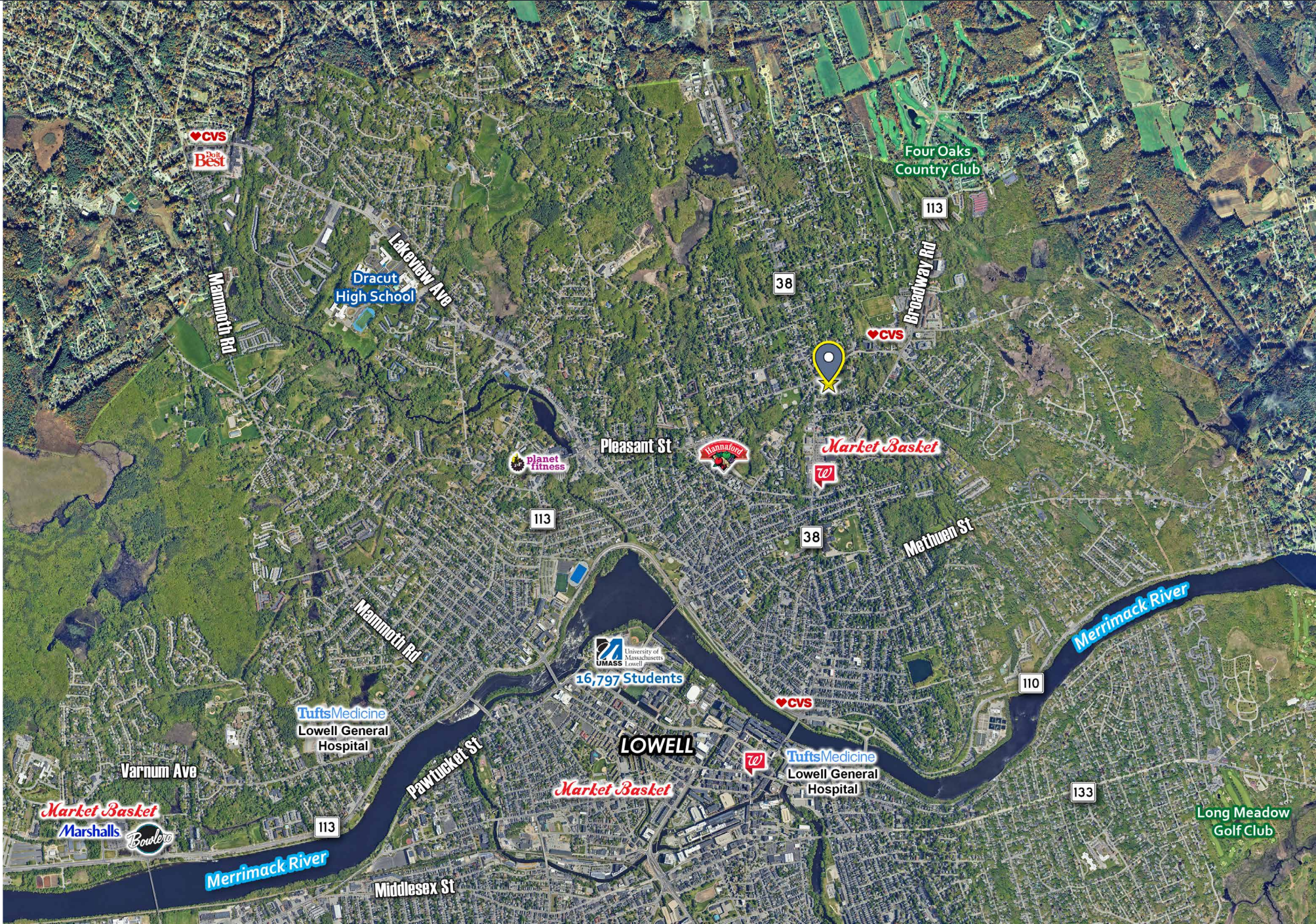
- Highly visible location adjacent to a controlled intersection in tight retail market
- 1.5 Miles from UMass Lowell
- Located near several national retailers including Market Basket, McDonald's, Burger King, Walgreen's and Wendy's
- Total population within 3-mile radius: 113,889
- Average household income within 3-mile radius: \$107,577





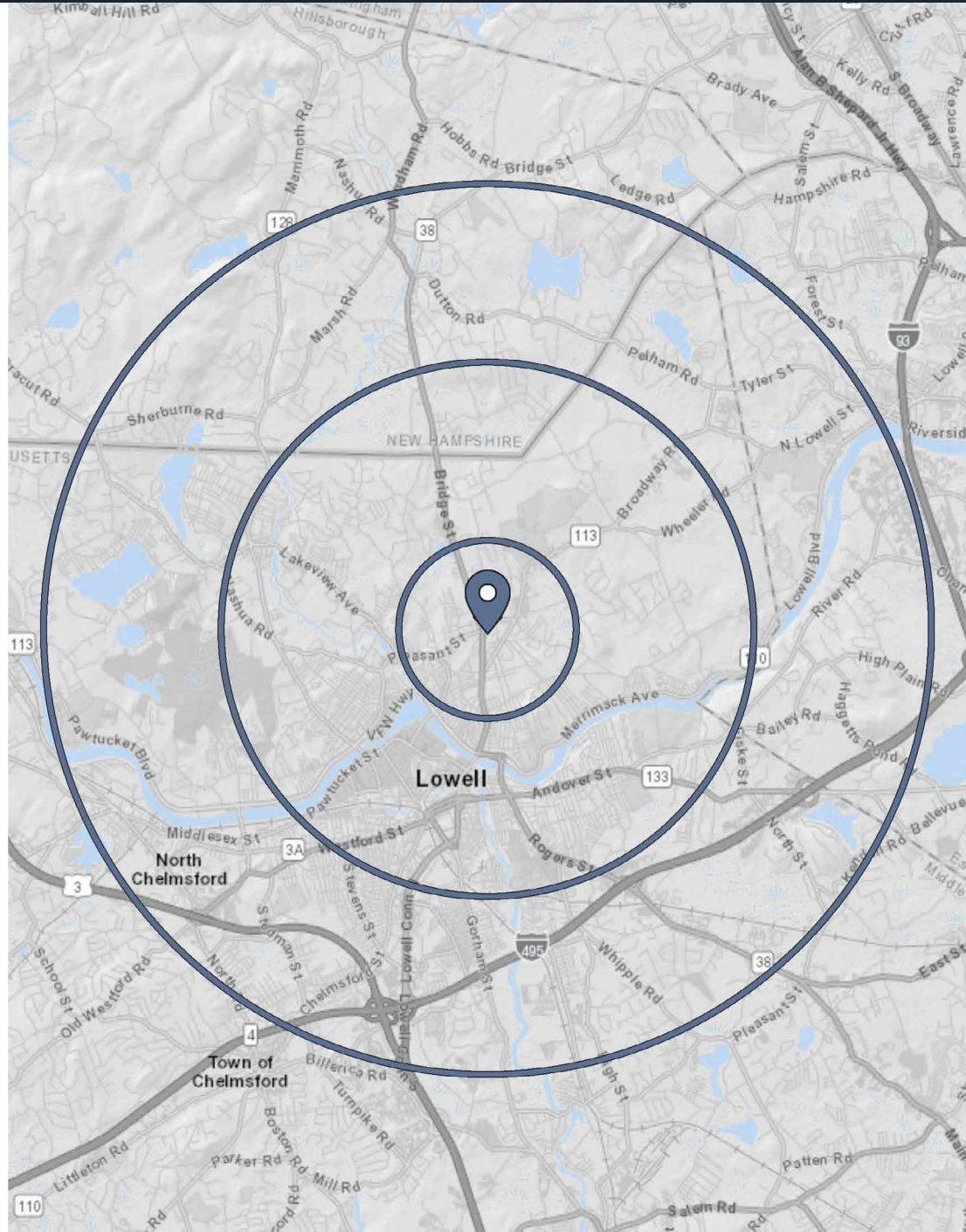








DEMOGRAPHICS



2025 SUMMARY	1 MILE	3 MILES	5 MILES
Population	14,656	113,889	189,789
Households	5,475	41,272	69,179
Families	3,586	25,138	44,530
Average Household Size	2.67	2.63	2.65
Owner Occupied Housing Units	3,209	20,269	39,782
Renter Occupied Housing Units	2,355	22,063	30,778
Median Age	37.7	36.4	38.4
Average Household Income	\$101,848	\$107,577	\$125,663