



480 BOSTON ROAD | BILLERICA, MA

THE SHOPS AT BILLERICA

1,901 - 69,560 SF AVAILABLE



PROJECT DETAILS

THE SHOPS AT BILLERICA • 1,901 - 69,560 SF AVAILABLE • RETAIL

PROPERTY HIGHLIGHTS

- New Outparcel Available: Join Starbucks & Chase
- 69,560 SF Big Box Space Available
- 1,901 - 11,645 SF Small Shop Space
- 25,349 ADT on Route 3A
- Fully Signalized Access
- New 200 Unit Residential Development

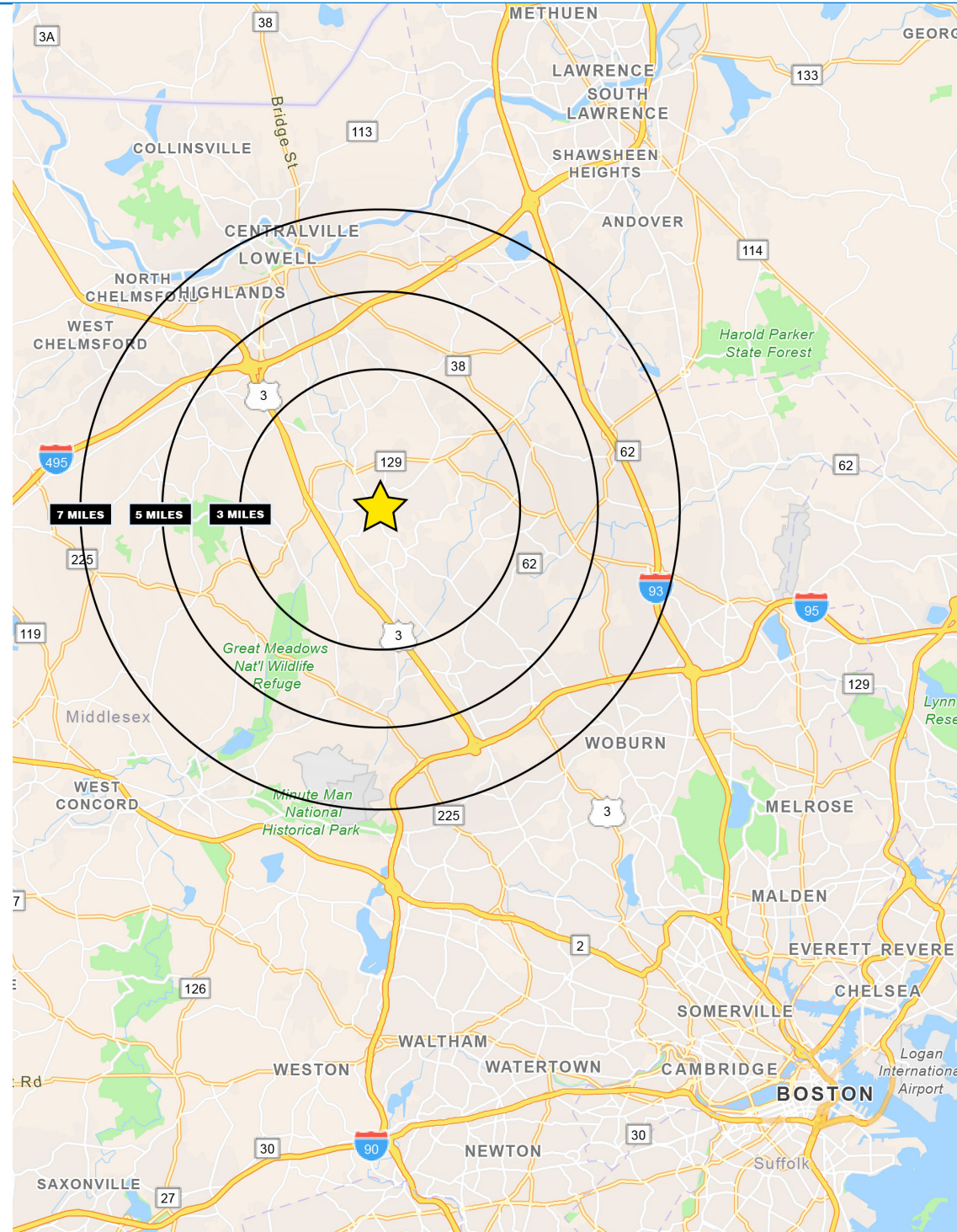
OFFERING SUMMARY

AVAILABLE SPACE 1,901 SF - 69,560 SF

PROPERTY SIZE 243,434 SF

2023 DEMOGRAPHICS

	3 MILE	5 MILES	7 MILES
TOTAL POPULATION	45,892	123,933	274,812
DAYTIME POPULATION	43,786	133,316	344,408
MEDIAN HH INCOME	\$116,977	\$120,980	\$107,985
TOTAL HOUSEHOLDS	16,452	45,106	101,040



PLACER REPORT

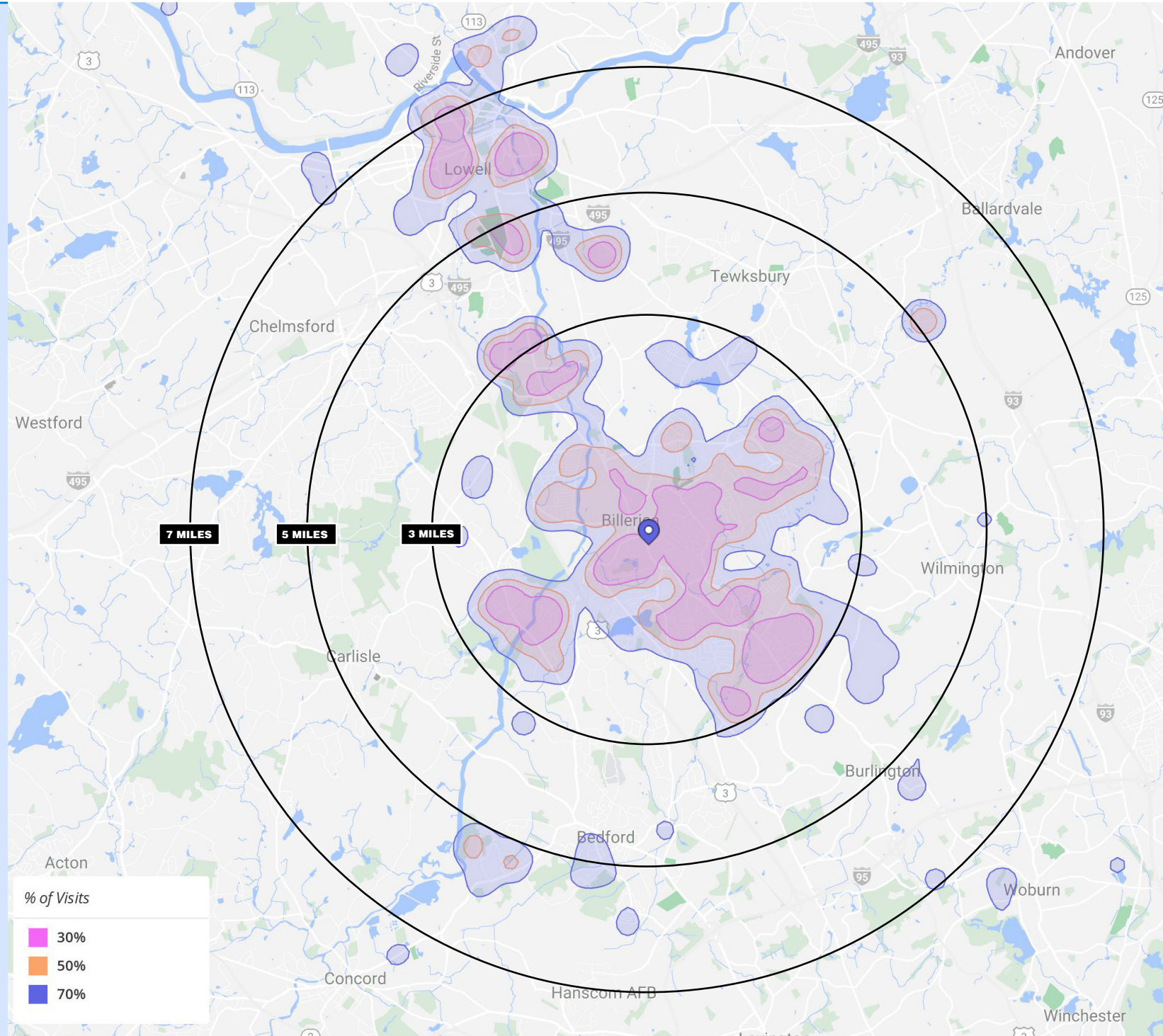
OPEN
228.9k
 INDIVIDUAL CUSTOMERS

1.6M
 INDIVIDUAL VISITS

\$108K
 AVERAGE INCOME OF SHOPPER

53 mins
 AVERAGE CUSTOMER STAY

ANNUAL STATISTICS

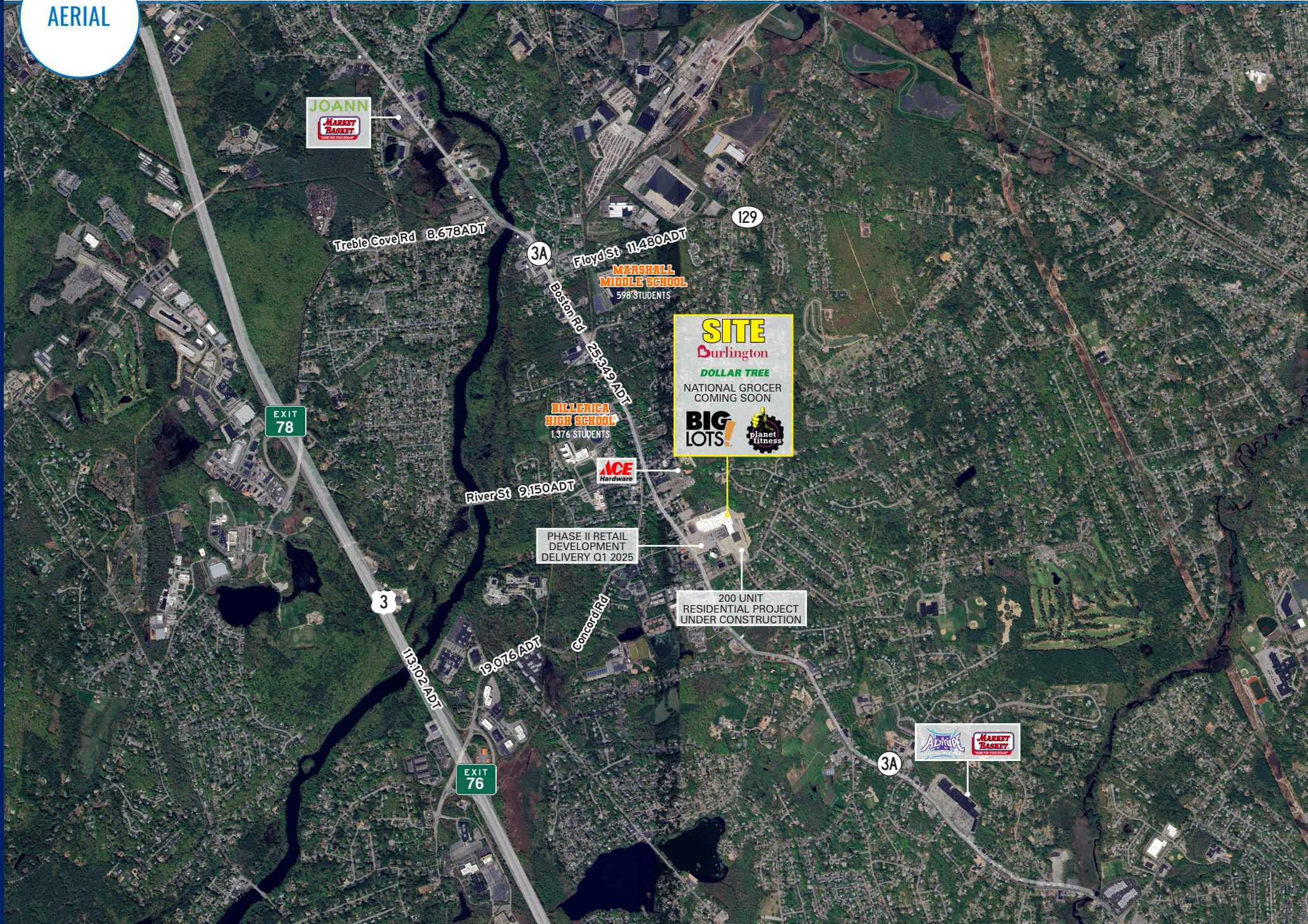


Acton

% of Visits

- 30%
- 50%
- 70%

AERIAL



JOANN
MARKET BASKET
MORE FOR YOUR DOLLAR

Treble Cove Rd 8,678 ADT

3A

Floyd St 11,480 ADT

MARSHALL MIDDLE SCHOOL
598 STUDENTS

129

BILLERICA HIGH SCHOOL
1,376 STUDENTS

SITE
Burlington
DOLLAR TREE
NATIONAL GROCER
COMING SOON
BIG LOTS!
planet fitness

ACE Hardware

River St 9,150 ADT

PHASE II RETAIL DEVELOPMENT
DELIVERY Q1 2025

200 UNIT RESIDENTIAL PROJECT
UNDER CONSTRUCTION

Concord Rd

12,076 ADT

3

I-93 113,102 ADT

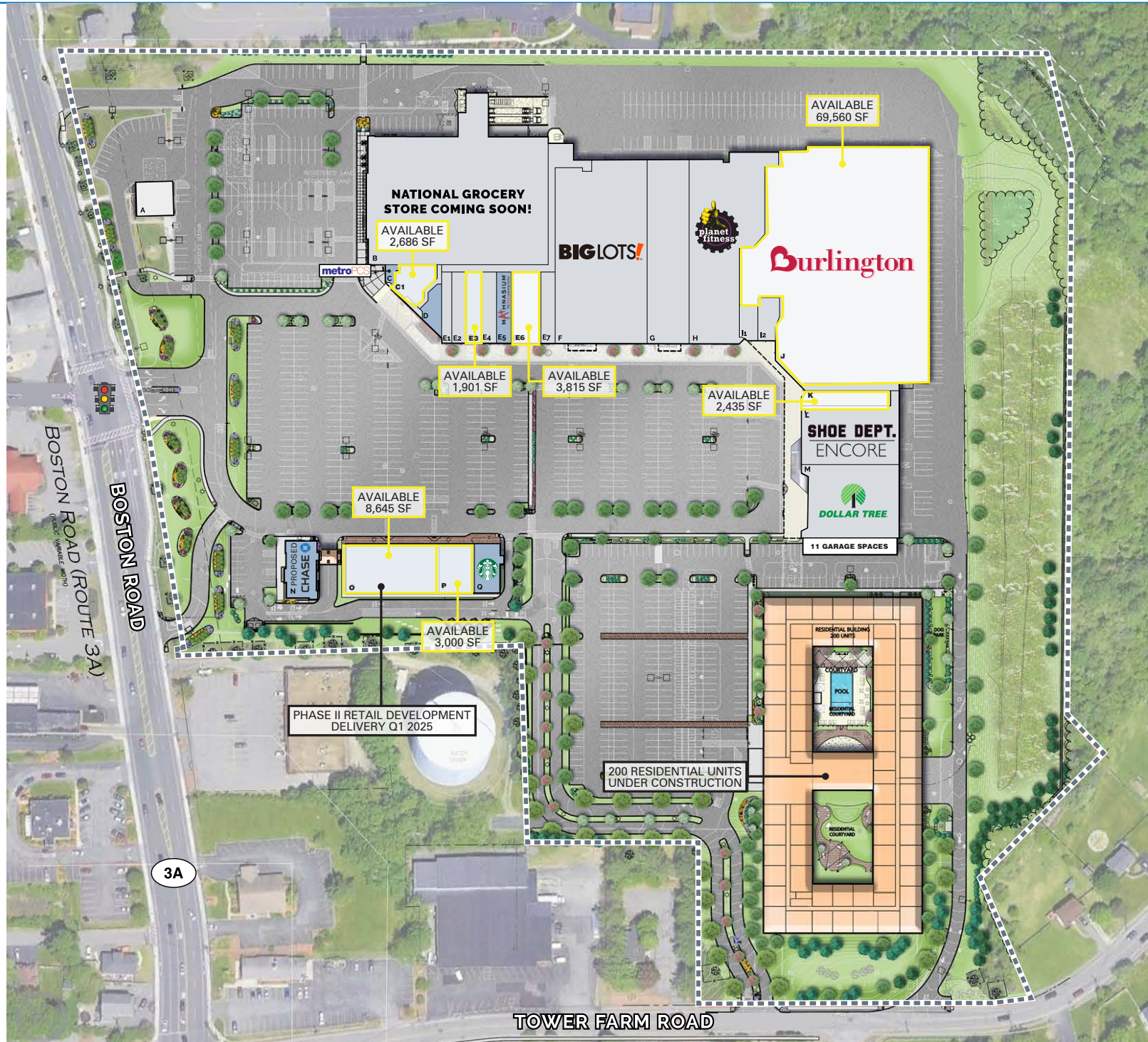
EXIT 78

EXIT 76

3A

ABITCO
MARKET BASKET
MORE FOR YOUR DOLLAR

SITE PLAN



SITE IMAGES

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SITE
RENDER

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BRIAN ROACHE

617.239.3638
BROACHE@ATLANTICRETAIL.COM

JACK LYMAN

860.391.1736
JLYMAN@ATLANTICRETAIL.COM



ALBANY

ATLANTA

BOSTON

THE PRUDENTIAL CENTER
BOSTON, MA 02199
617.239.3600

CHARLOTTE

LOS ANGELES

NEW YORK CITY

ORLANDO

PITTSBURGH

WEST PALM BEACH

WWW.ATLANTICRETAIL.COM

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