



FOR LEASE

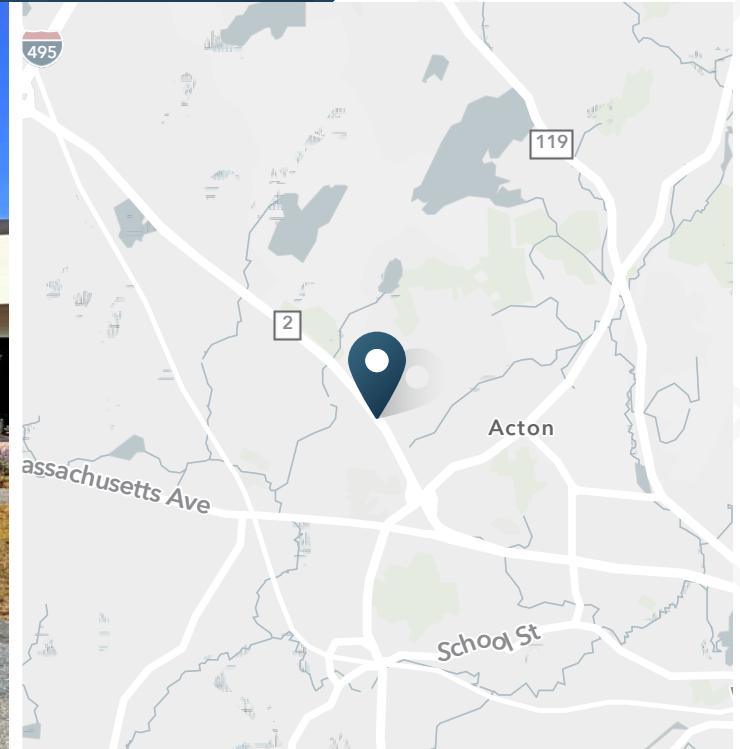
425 Great Road

425 Great Road | Acton, MA



425 Great Road

425 Great Road | Acton, MA 01720



2,000 - 5,800 SF
Available

18,159 SF
GLA

Contact
Broker
Rate

ABOUT THE PROPERTY

- Highly visible retail space on Great Road (Route 119 / Route 2A) in Acton, MA.
- Heavily trafficked retail corridor seeing approximately 16,000 vehicles per day.
- Warm vanilla shell delivery, ideal for medical, dental, fitness, specialty retail, and restaurant use.
- Strong trade area demographics: Average household income of \$203,141 and a 5-mile population of 58,524.
- Pylon signage available.

NEARBY RETAILERS



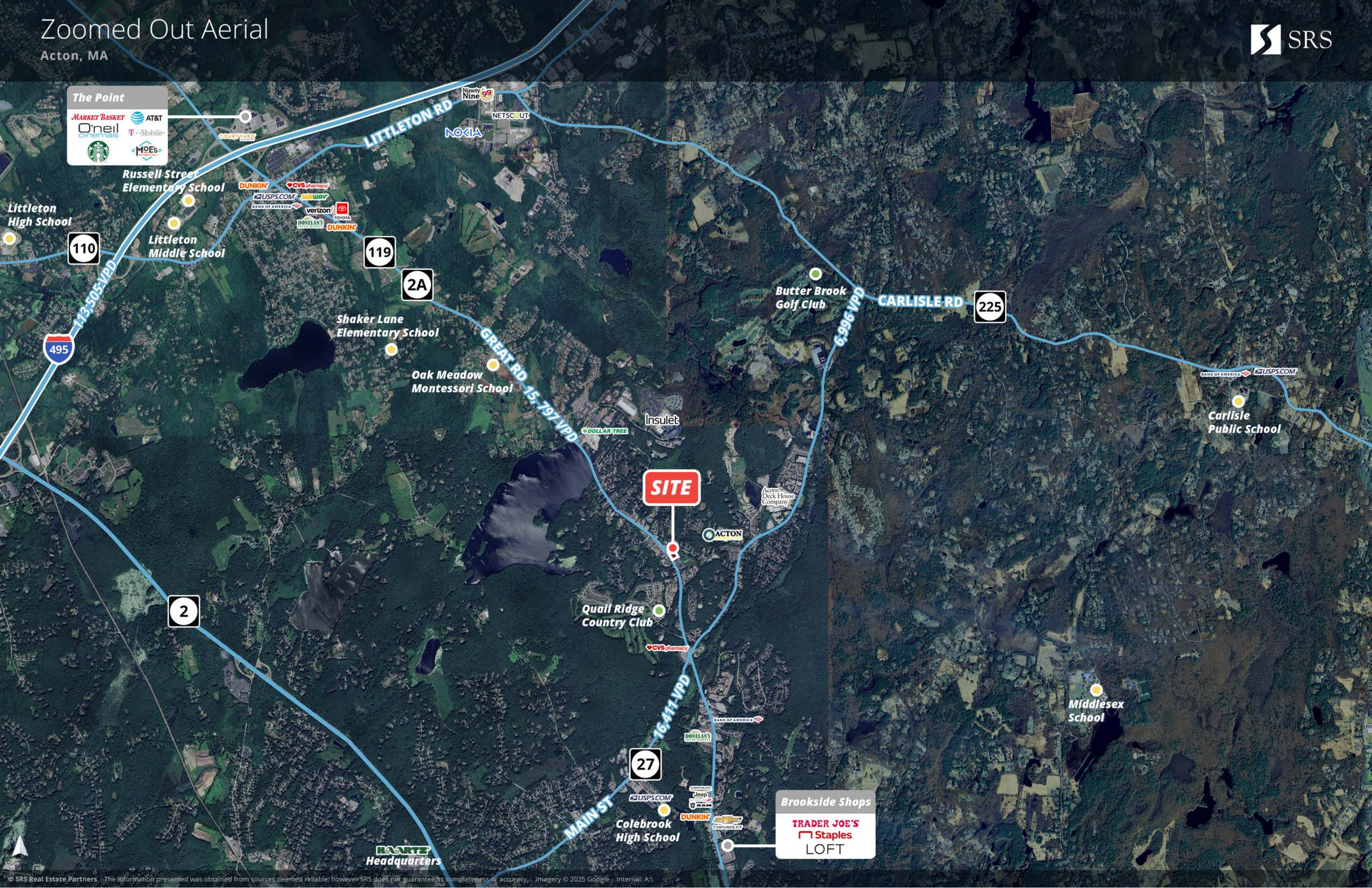
LOFT

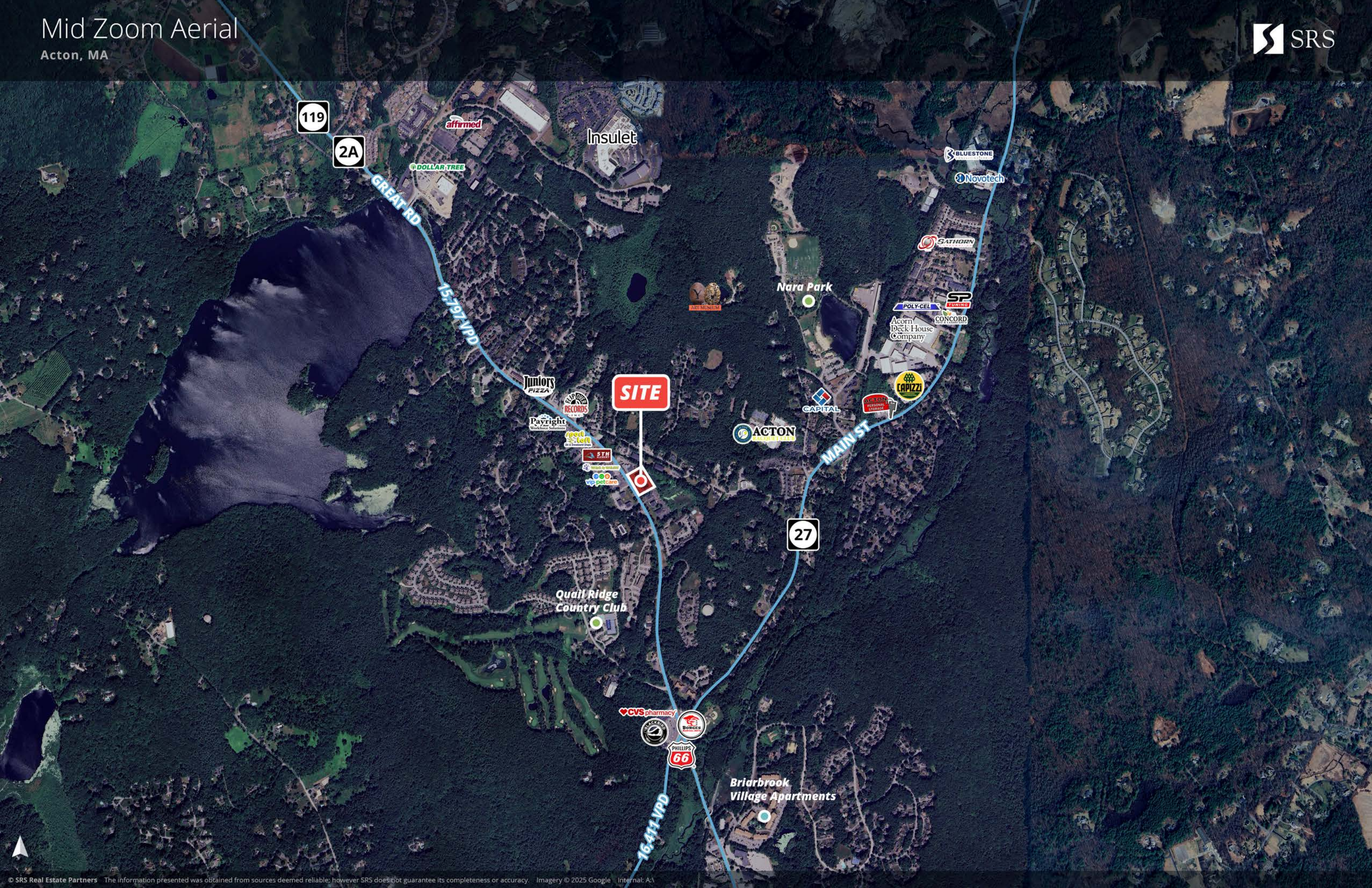


TRAFFIC COUNTS

Great Road	15,797 VPD
Main Street	16,411 VPD
Acton Road	6,996 VPD

Year: 2024/2025 | Source: massDOT, Esri & Kalibrate Technologies





119

2A

GREAT RD

151-197 VPD

SITE

27

MAIN ST

16-411 VPD

Quail Ridge
Country Club

Briarbrook
Village Apartments

Insulet

Nara Park

affirmed

DOLLAR TREE

BLUESTONE

Novotech

GATHORN

POLY-CEL

CONCORD

Acorn
Deck House
Company

CAPIZZI

CAPITAL

ACTON

Juniors
PIZZA

RECORDS

Payright

pet left

S.T.H.

vip petcare

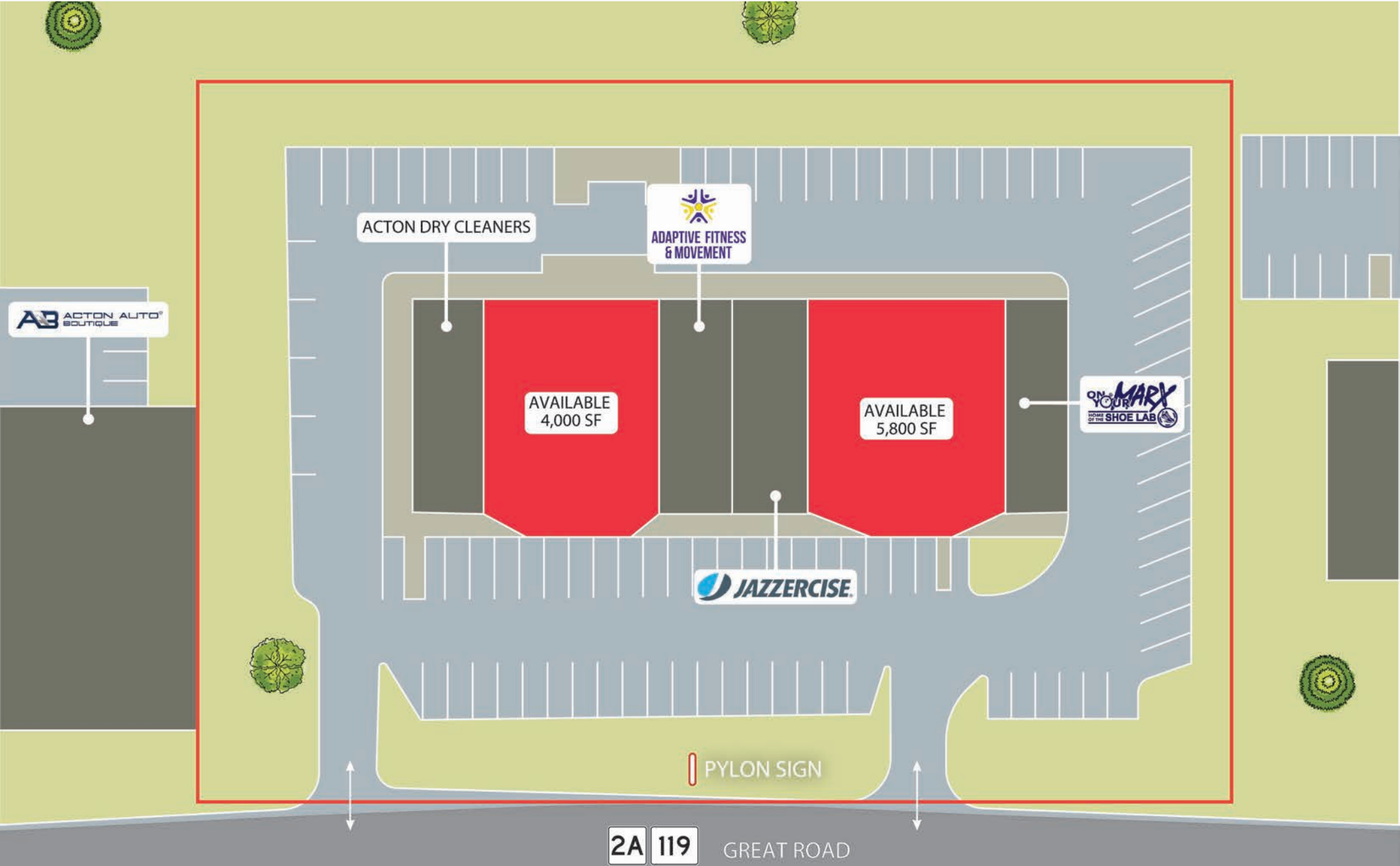
CVS pharmacy

BORGES

PHILLIPS
66

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DEMOGRAPHIC HIGHLIGHTS

Population

	1 mile	3 miles	5 miles
2025 Estimated Population	5,787	21,761	58,524
2030 Projected Population	5,832	22,065	58,459
Proj. Annual Growth 2025 to 2030	0.16%	0.28%	-0.02%

Daytime Population

2025 Daytime Population	5,862	24,782	71,018
Workers	3,156	14,459	43,380
Residents	2,706	10,323	27,638

Income

2025 Est. Average Household Income	\$203,141	\$229,191	\$241,341
2025 Est. Median Household Income	\$127,548	\$174,602	\$193,378

Households & Growth

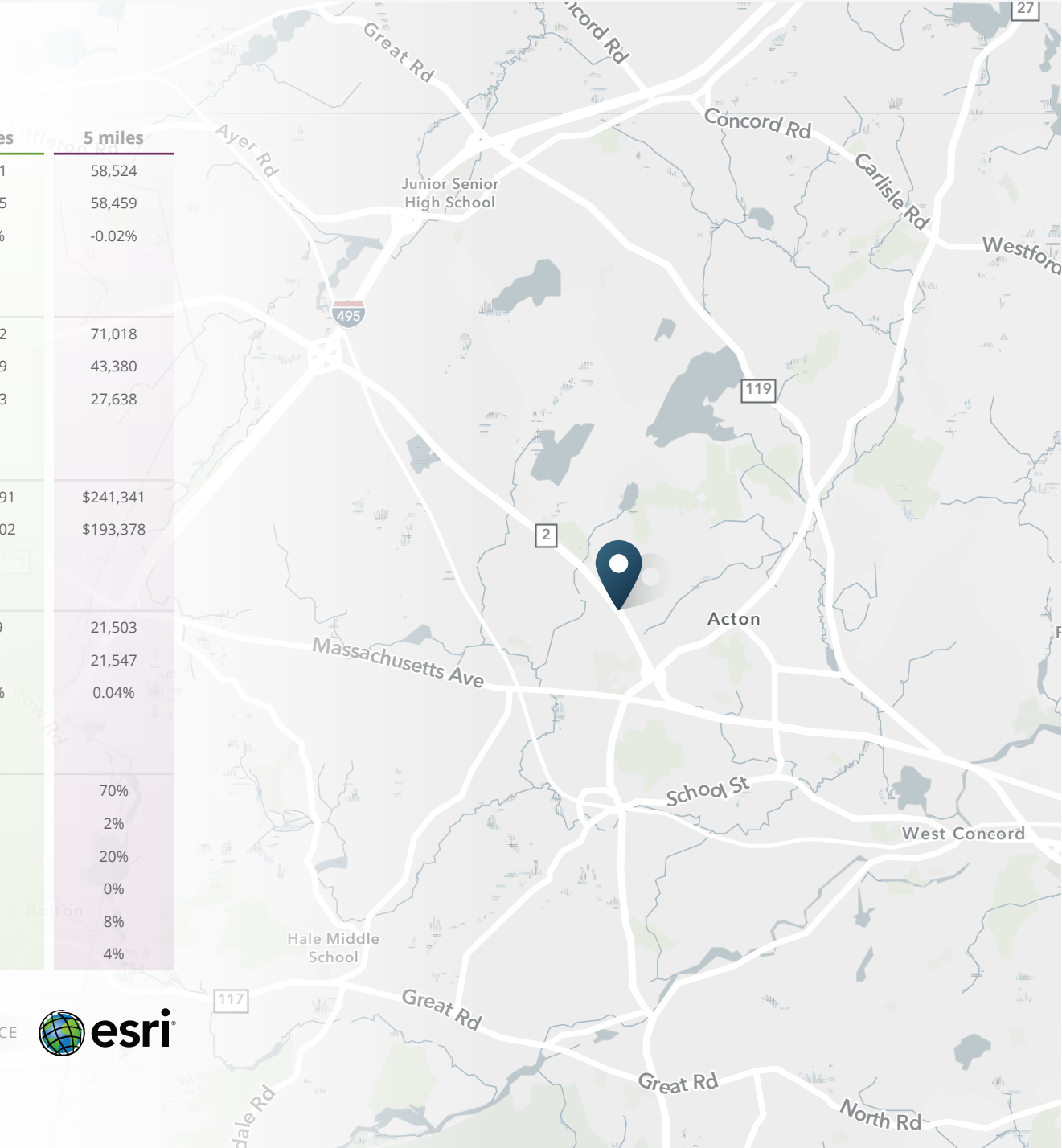
2025 Estimated Households	2,390	8,179	21,503
2030 Estimated Households	2,409	8,321	21,547
Proj. Annual Growth 2025 to 2030	0.16%	0.34%	0.04%

Race & Ethnicity

2025 Est. White	48%	65%	70%
2025 Est. Black or African American	4%	3%	2%
2025 Est. Asian or Pacific Islander	38%	24%	20%
2025 Est. American Indian or Native Alaskan	0%	0%	0%
2025 Est. Other Races	10%	9%	8%
2025 Est. Hispanic (Any Race)	5%	4%	4%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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