



OFFERING MEMORANDUM

61 PARKHURST ROAD

61 Parkhurst Rd, Chelmsford, MA 01824

Marcus & Millichap

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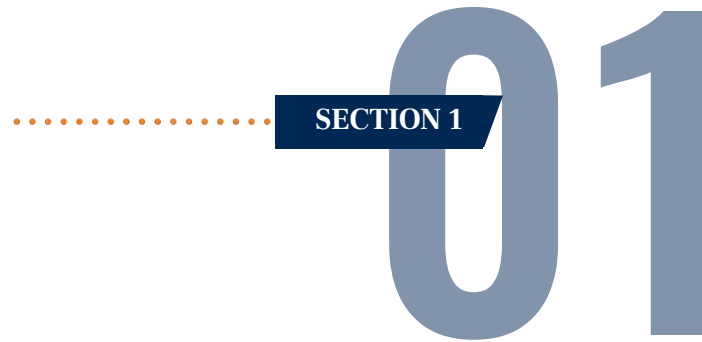
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EXECUTIVE SUMMARY

Offering Summary
Investment Highlights

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OFFERING SUMMARY

61 PARKHURST R AD



Listing Price
\$2,150,000



of Suites
1

FINANCIAL

Listing Price	\$2,150,000
Price/SF	\$187.04

OPERATIONAL

Gross SF	11,496 SF
Rentable SF	11,495 SF
# of Suites	1
Lot Size	0.92 Acres (40,075 SF)
Occupancy	Vacant
Year Built	1976



61 PARKHURST ROAD

61 Parkhurst Rd, Chelmsford, MA 01824

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present 61 Parkhurst Road, an adaptable 11,495-square-foot retail/flex building in Chelmsford, Massachusetts. Delivered fully vacant and ready for immediate occupancy, the property offers a rare opportunity for an owner-user, investor, or hybrid operator seeking functional space with exceptional accessibility. Previously occupied by Middlesex Rental and a dance studio, the building features two drive-in doors, open floor plates, and flexible layouts that accommodate a wide range of retail, industrial, or flex users. With its strategic placement, adaptable configuration, and proximity to major demand drivers, 61 Parkhurst Road represents a compelling opportunity for acquisition in a high-demand Greater Boston submarket.

The property is strategically positioned just 0.25 miles from MA-3 and less than two miles from I-495, placing it within one of the region's most efficient logistics and transportation networks. Several nearby national retailers along Drum Hill Road, including Walmart, Hannaford, Starbucks, and Chipotle, drive significant daily traffic that will benefit any owner-user. Moreover, 61 Parkhurst Road is situated within an economically resilient town known for its strong workforce and sustained commercial growth, supported by Chelmsford's robust business environment and ongoing public and private investment in new development. Once rooted in textile manufacturing, Chelmsford's economy has evolved into a modern innovation hub with a diversified employer base across technology, healthcare, education, and manufacturing. This transformation, paired with regional partnerships and technical training pipelines, continues to attract businesses seeking stability, skilled labor, and accessible infrastructure.

INVESTMENT HIGHLIGHTS

- A Fully Vacant 11,495 SF Retail/Flex Building Ready for Immediate Occupancy
- Two Drive-In Doors and Flexible Layout Suitable for Retail, Industrial, Or Service Commercial Uses
- Prime Location Just 0.25 Miles from MA-3 and Under Two Miles from I-495
- Strong Retail Traffic Draw from Walmart, Hannaford, Starbucks, Chipotle, and Other National Brands
- Located in a Growing Commercial Hub with Robust Infrastructure, Skilled Workforce, and a Diverse Employer Base

SECTION 2

02

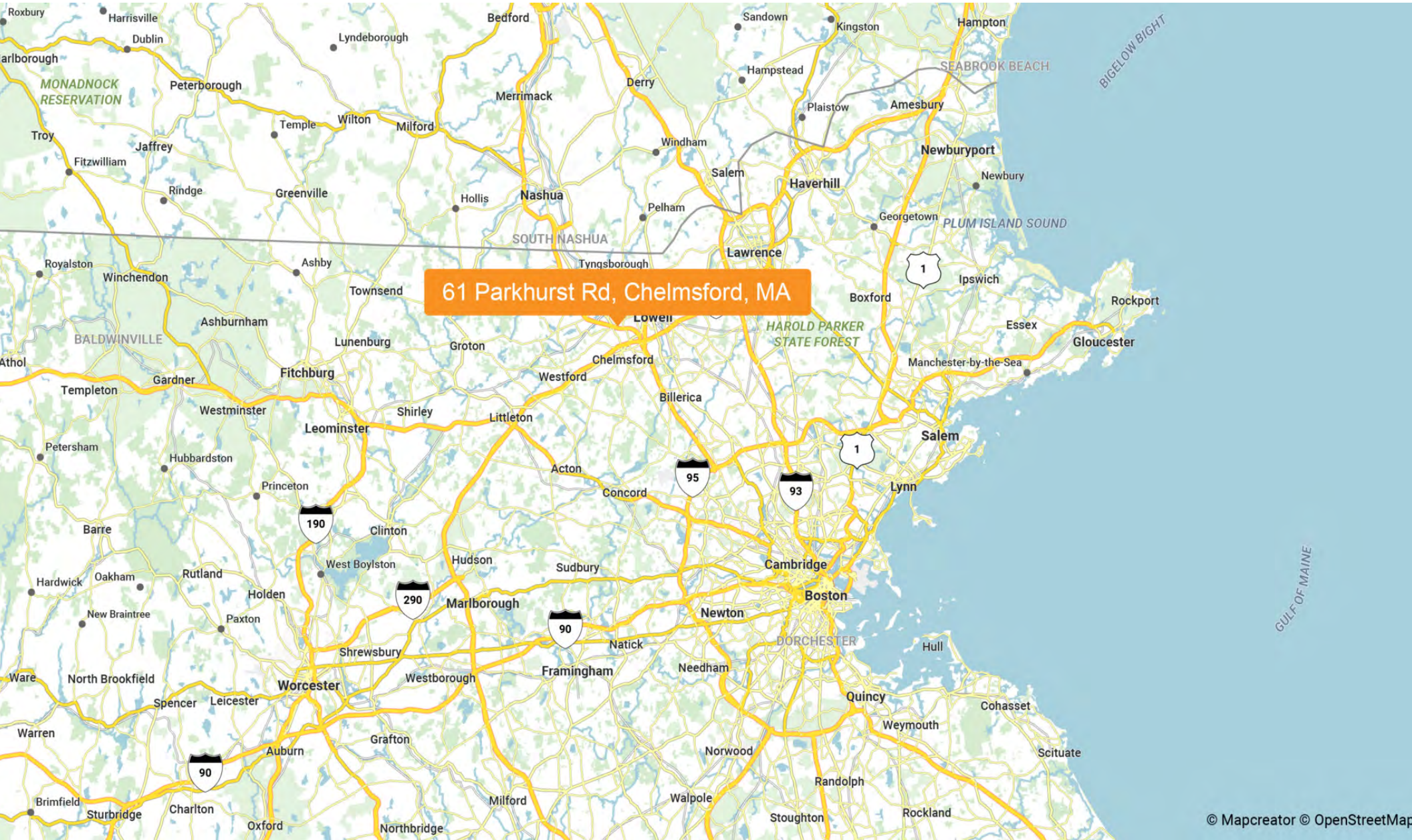
PROPERTY INFORMATION

Regional Map
Local Map
Retailer Map
Property Photo

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61 PARKHURST ROAD

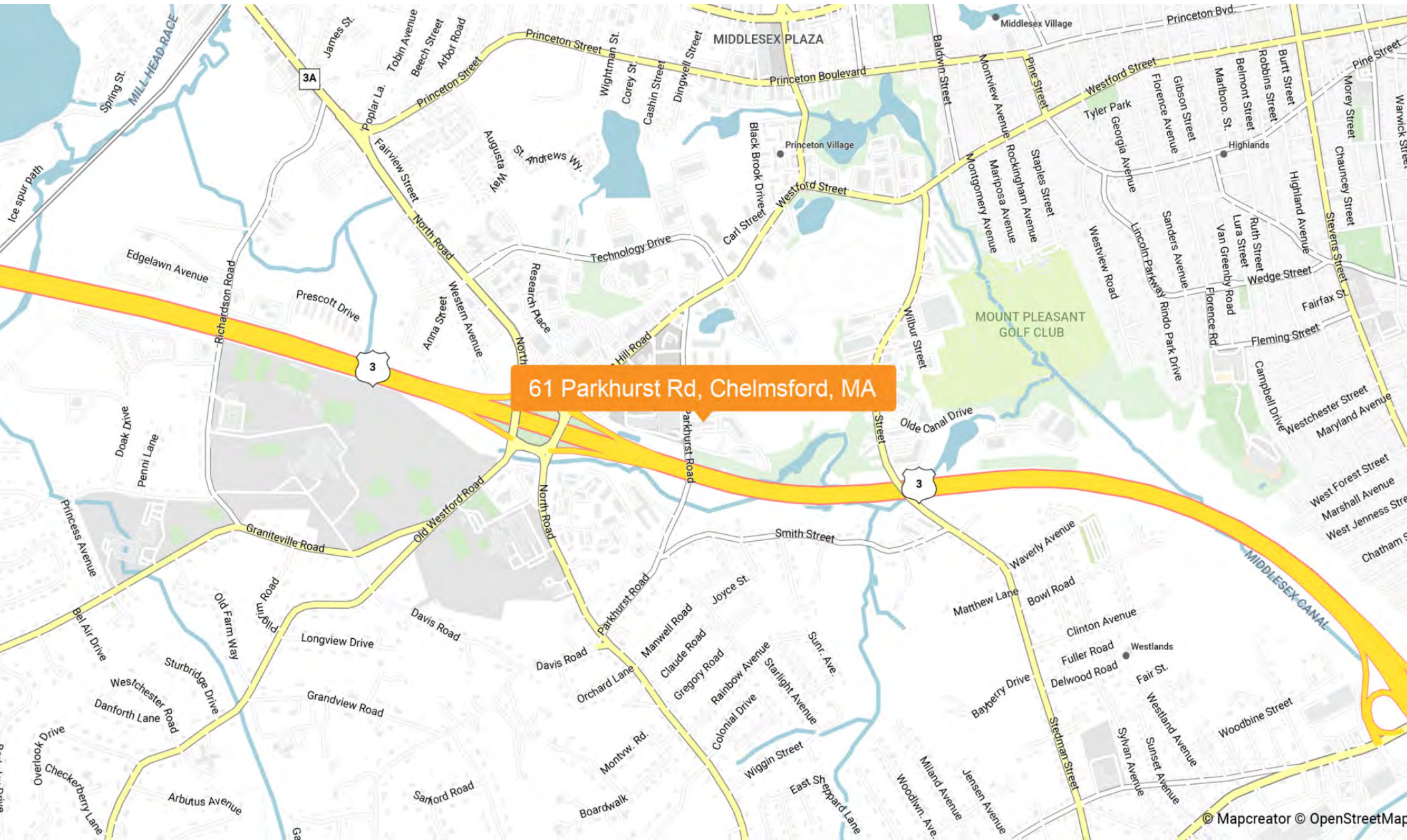
REGIONAL MAP



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61 PARKHURST ROAD

LOCAL MAP



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61 PARKHURST ROAD

RETAILER MAP



61 PARKHURST ROAD

PROPERTY PHOTO



61 PARKHURST RD, CHELMSFORD, MA

61 PARKHURST ROAD

PROPERTY PHOTO



61 PARKHURST ROAD

PROPERTY PHOTO





SECTION 3

03



MARKET OVERVIEW

Market Overview
Demographics

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61 PARKHURST ROAD

MARKET OVERVIEW

MARKET OVERVIEW

Chelmsford is a suburban community located approximately 24 miles northwest of Boston, offering an attractive blend of New England charm, modern infrastructure, and strong economic opportunities. Once a prominent textile manufacturing center, Chelmsford has since evolved into a diversified commercial and industrial hub supported by regional employers across technology, healthcare, education, and manufacturing. Positioned at the crossroads of Route 3 and Interstate 495, the town provides exceptional regional connectivity, enabling residents and businesses to easily access Greater Boston, Nashua, Lowell, and the broader Merrimack Valley. The community benefits from a well-educated workforce, access to technical training programs, and active public-private partnerships that continue to drive investment and business expansion throughout the region.

The town's economic heartbeat is strengthened by Chelmsford Cross Roads at Route 129, a growing business and technology district offering a cluster of innovative companies, modern commercial developments, and mixed-use amenities that support a vibrant live-work-play environment. Chelmsford also maintains a growing downtown business district, anchored by local shops, dining, and community destinations like the Chelmsford Center for the Arts, which hosts performances, exhibitions, and cultural programming year-round. With its network of parks, trails, recreational amenities, strong school system, and convenient access to Boston's world-class universities and employment centers, Chelmsford offers an ideal suburban lifestyle for families and professionals seeking both quality of life and economic opportunity.



HIGHLIGHTS

- **Strategic Regional Connectivity:** Located Along Route 3 And I-495, Providing Direct Access to Boston, Lowell, Nashua, and the Merrimack Valley Employment Corridor.
- **Diverse And Evolving Economic Base:** Modern Technology, Healthcare, Education, And Manufacturing Sectors Supported by Chelmsford Cross Roads at Route 129 and Continued Public-Private Investment.
- **Vibrant Community Amenities:** Home To a Growing Downtown, Cultural Attractions Like Chelmsford Center for the Arts, And Suburban Lifestyle Appeal with Parks, Trails, and High-Quality Schools.

61 PARKHURST ROAD

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	10,585	107,089	206,638
2024 Estimate			
Total Population	10,482	106,445	205,528
2020 Census			
Total Population	10,501	105,968	204,798
2010 Census			
Total Population	9,619	97,607	188,135
Daytime Population			
2024 Estimate	13,326	104,514	192,395
HOUSEHOLDS			
2029 Projection			
Total Households	4,170	38,887	76,573
2024 Estimate			
Total Households	4,130	38,542	75,908
Average (Mean) Household Size	2.5	2.6	2.6
2010 Census			
Total Households	4,074	38,062	74,990
2010 Census			
Total Households	3,924	35,505	69,329
Occupied Units			
2029 Projection	4,313	41,003	80,429
2024 Estimate	4,272	40,632	79,720
HOUSEHOLDS BY INCOME			
2024 Estimate			
\$150,000 or More	31.8%	23.2%	25.9%
\$100,000-\$149,999	18.1%	18.3%	19.3%
\$75,000-\$99,999	12.7%	13.2%	12.4%
\$50,000-\$74,999	11.8%	14.7%	14.2%
\$35,000-\$49,999	7.7%	7.5%	7.7%
Under \$35,000	17.9%	23.0%	20.6%
Average Household Income	\$127,806	\$109,811	\$117,301
Median Household Income	\$109,278	\$90,583	\$97,371
Per Capita Income	\$49,336	\$40,526	\$43,542

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$237,465	\$222,470	\$229,437
Consumer Expenditure Top 10 Categories			
Housing	\$29,856	\$27,977	\$28,782
Transportation	\$14,335	\$13,495	\$13,925
Food	\$11,265	\$10,756	\$10,990
Personal Insurance and Pensions	\$10,291	\$9,496	\$9,884
Entertainment	\$3,482	\$3,251	\$3,376
Education	\$2,920	\$2,772	\$2,979
Apparel	\$2,096	\$1,976	\$1,939
Cash Contributions	\$1,472	\$1,177	\$1,248
Personal Care Products and Services	\$973	\$923	\$946
Alcoholic Beverages	\$714	\$675	\$687
POPULATION PROFILE			
Population By Age			
2024 Estimate Total Population	10,482	106,445	205,528
Under 20	22.7%	23.9%	24.0%
20 to 34 Years	21.1%	23.8%	21.7%
35 to 39 Years	7.9%	7.2%	7.0%
40 to 49 Years	12.4%	11.9%	12.3%
50 to 64 Years	18.4%	18.6%	19.9%
Age 65+	17.4%	14.7%	15.1%
Median Age	40.0	37.0	38.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	7,520	71,077	139,788
Elementary (0-8)	4.5%	8.3%	6.3%
Some High School (9-11)	2.8%	6.2%	5.8%
High School Graduate (12)	21.7%	27.3%	28.1%
Some College (13-15)	12.3%	14.6%	14.9%
Associate Degree Only	6.7%	8.1%	8.1%
Bachelor's Degree Only	29.6%	21.2%	22.2%
Graduate Degree	22.4%	14.3%	14.7%

61 PARKHURST ROAD

DEMOGRAPHICS



POPULATION

In 2024, the population in your selected geography is 205,528. The population has changed by 9.24 percent since 2010. It is estimated that the population in your area will be 206,638 five years from now, which represents a change of 0.5 percent from the current year. The current population is 50.3 percent male and 49.7 percent female. The median age of the population in your area is 38.0, compared with the U.S. average, which is 39.0. The population density in your area is 2,611 people per square mile.



HOUSEHOLDS

There are currently 75,908 households in your selected geography. The number of households has changed by 9.49 percent since 2010. It is estimated that the number of households in your area will be 76,573 five years from now, which represents a change of 0.9 percent from the current year. The average household size in your area is 2.6 people.



INCOME

In 2024, the median household income for your selected geography is \$97,371, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 54.21 percent since 2010. It is estimated that the median household income in your area will be \$110,663 five years from now, which represents a change of 13.7 percent from the current year.

The current year per capita income in your area is \$43,542, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$117,301, compared with the U.S. average, which is \$101,307.



EMPLOYMENT

In 2024, 109,001 people in your selected area were employed. The 2010 Census revealed that 61.8 percent of employees are in white-collar occupations in this geography, and 19.1 percent are in blue-collar occupations. In 2024, unemployment in this area was 3.0 percent. In 2010, the average time traveled to work was 29.00 minutes.



HOUSING

The median housing value in your area was \$438,227 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 42,857.00 owner-occupied housing units and 26,474.00 renter-occupied housing units in your area.



EDUCATION

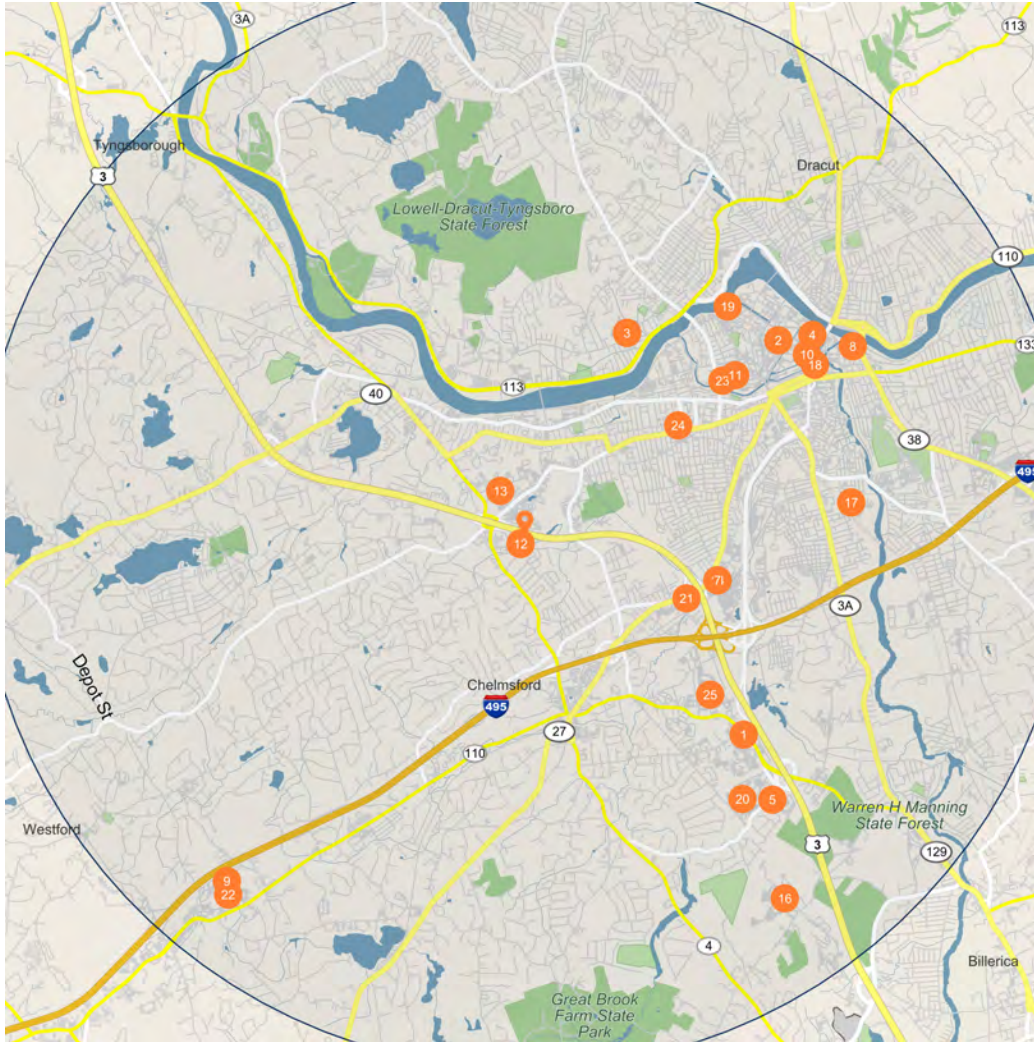
The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 35.3 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 8.1 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was lower than the nation's at 8.6 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.1 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 34.4 percent in the selected area compared with the 19.7 percent in the U.S.

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DEMOGRAPHICS



Major Employers

Employees

1	Bull Data Systems Inc	2,200
2	City of Lowell	1,993
3	Circle Health Inc	1,326
4	Winncompanies LLC	1,269
5	Zoll Medical Corporation-Zoll	1,180
6	Lowell General Hospital	775
7	Plumchoice Inc-Plumchoice Online PC Services	760
8	Lowell General Hospital	736
9	Goodrich Corporation	700
10	Bridgewell Incorporated-Lowell Adult Day Treatment	613
11	Bridgewell Incorporated-Pathfinder	612
12	Genesis Eldercare Nat Ctrs LLC-Genesis	565
13	Lowell General Hospital-Surgery Center At Drum Hill	535
14	Ukg Kronos Systems LLC-Ultimate Kronos Group	520
15	Verizon New England Inc-Verizon	506
16	Curriculum Associates LLC	500
17	Graphic Packaging Intl LLC	483
18	Lowell General Hospital-Womens Services Greater Lowell	468
19	Lowell General Hospital-Saints Memorial West Campus	468
20	Azenta Inc	450
21	Stop & Shop Supermarket Co LLC-Stop & Shop 0480	430
22	Ribbon Cmmncations Federal Inc	421
23	National Grid USA Svc Co Inc	407
24	Genesis Eldercare Nat Ctrs LLC-Genesis	404
25	Aecom C&E Inc-Aecom Environment	400

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