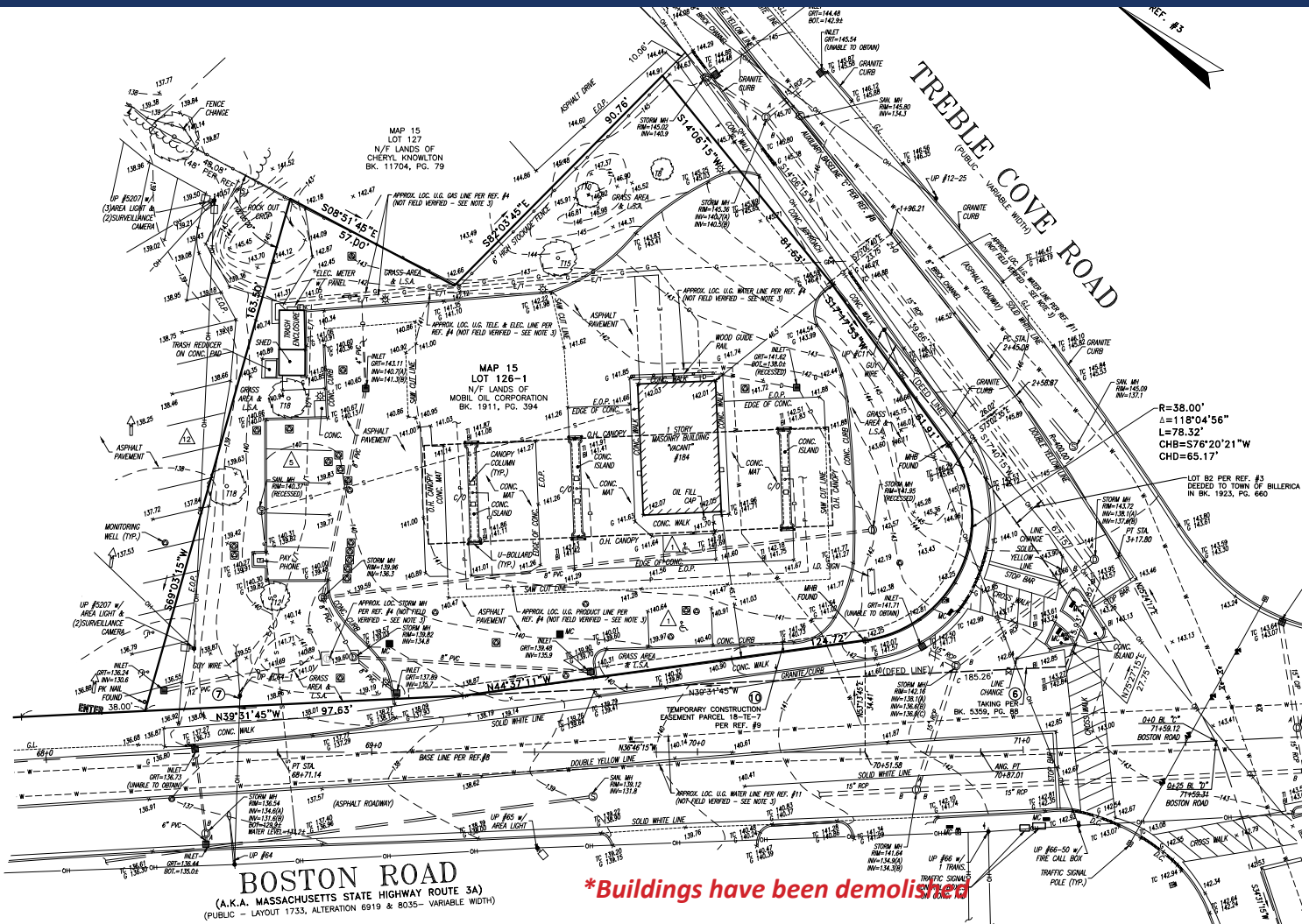


FOR SALE

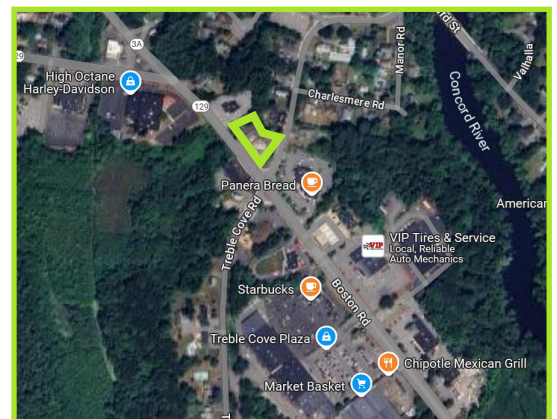
RETAIL DEVELOPMENT OPPORTUNITY



184 BOSTON ROAD, BILLERICA

PROPERTY HIGHLIGHTS

- Real estate development opportunity
- 0.75 acre parcel
- 2024 Assessed Value: \$1,034,200
- 2024 Real Estate Taxes: \$27,355
- Traffic Count: 30,000 vehicles
- Electric & Gas Provider: National Grid
- Zoned: General Business
- Public Water and Sewer



Contact:

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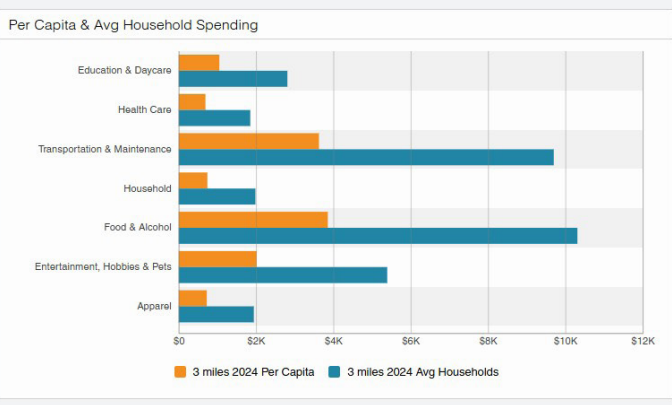
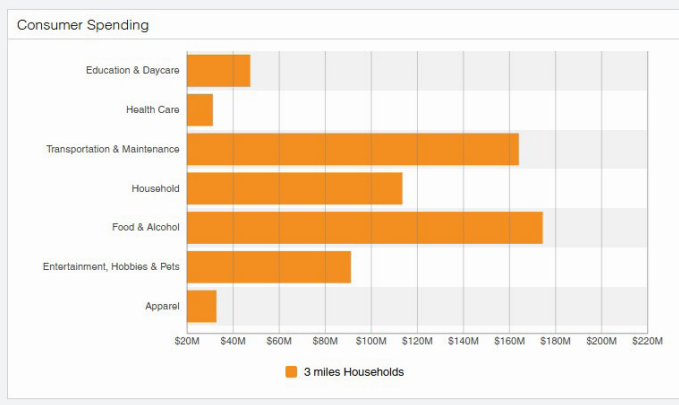


OMNI PROPERTIES

6 Liberty Way, Westford MA 01886

184 Boston Road, Billerica

Location Overview

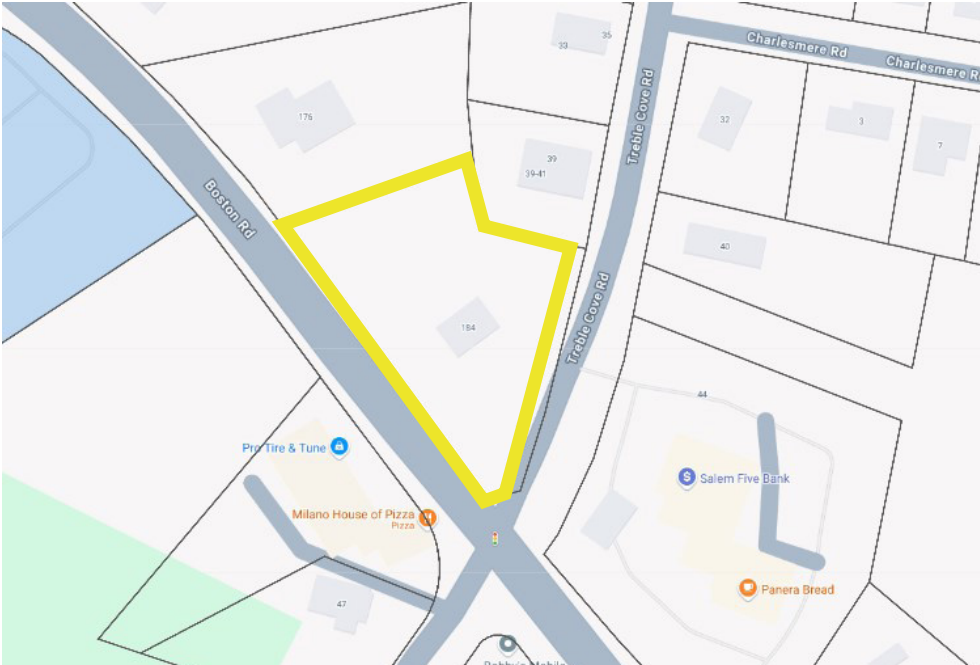
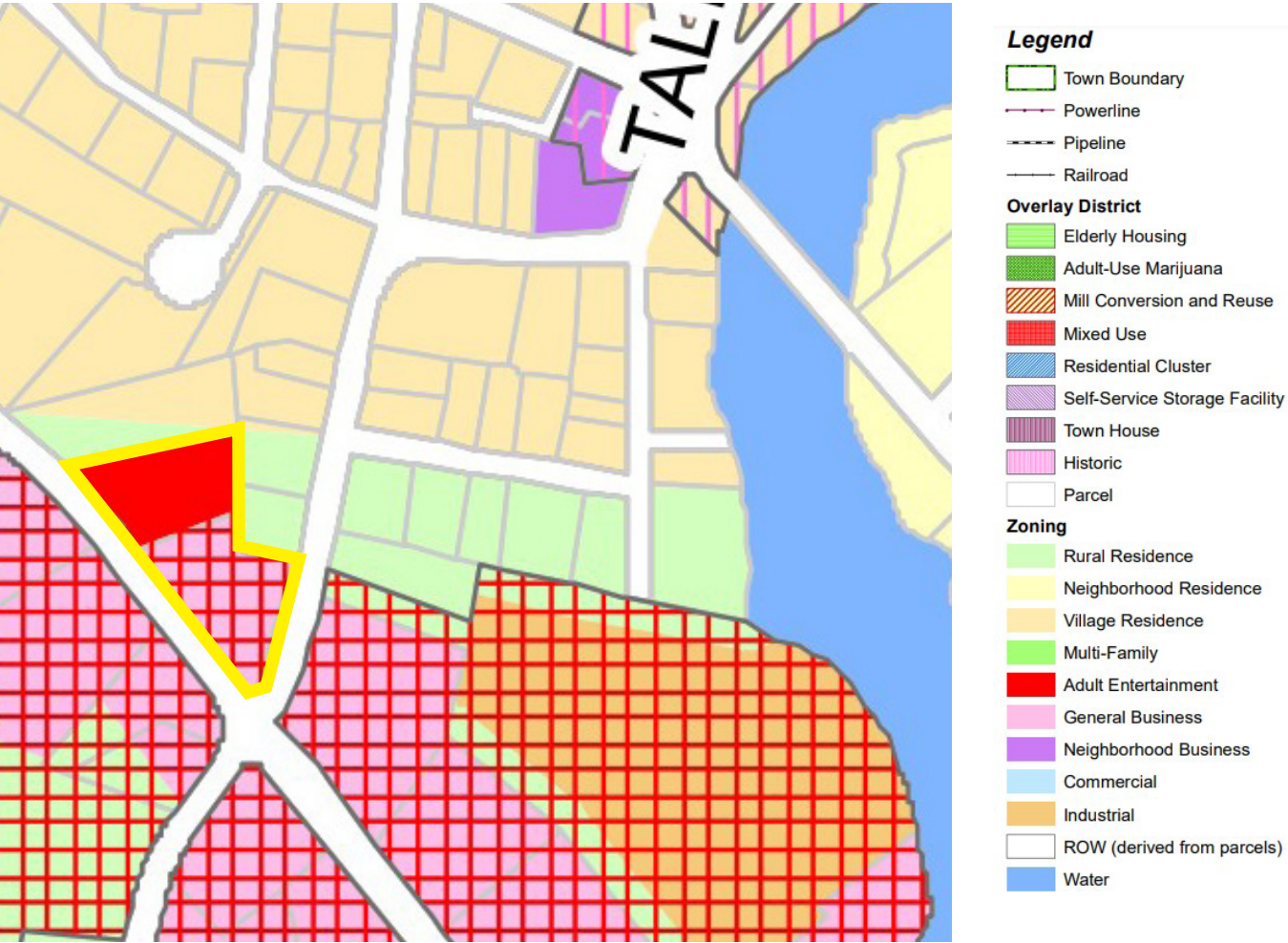


Households			
	1 mile	3 miles	5 miles
2020 Households	1,738	16,667	67,261
2024 Households	1,703	16,931	66,360

Income			
	1 mile	3 miles	5 miles
Avg Household Income	\$121,464	\$126,702	\$117,513
Median Household Income	\$96,209	\$106,055	\$93,262

184 Boston Road, Billerica

Zoning Map



184 Boston Road, Billerica

Omni Properties, LLC has been retained as the exclusive listing broker to arrange the sale of the subject property. Information is subject to prior placement, errors, omissions, changes or withdrawal without notice. Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this offering or making an offer on the property unless a written agreement for the purchase has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived.

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