

aries

**2,815 – 10,706 SF RETAIL /
RESTAURANT FOR LEASE**

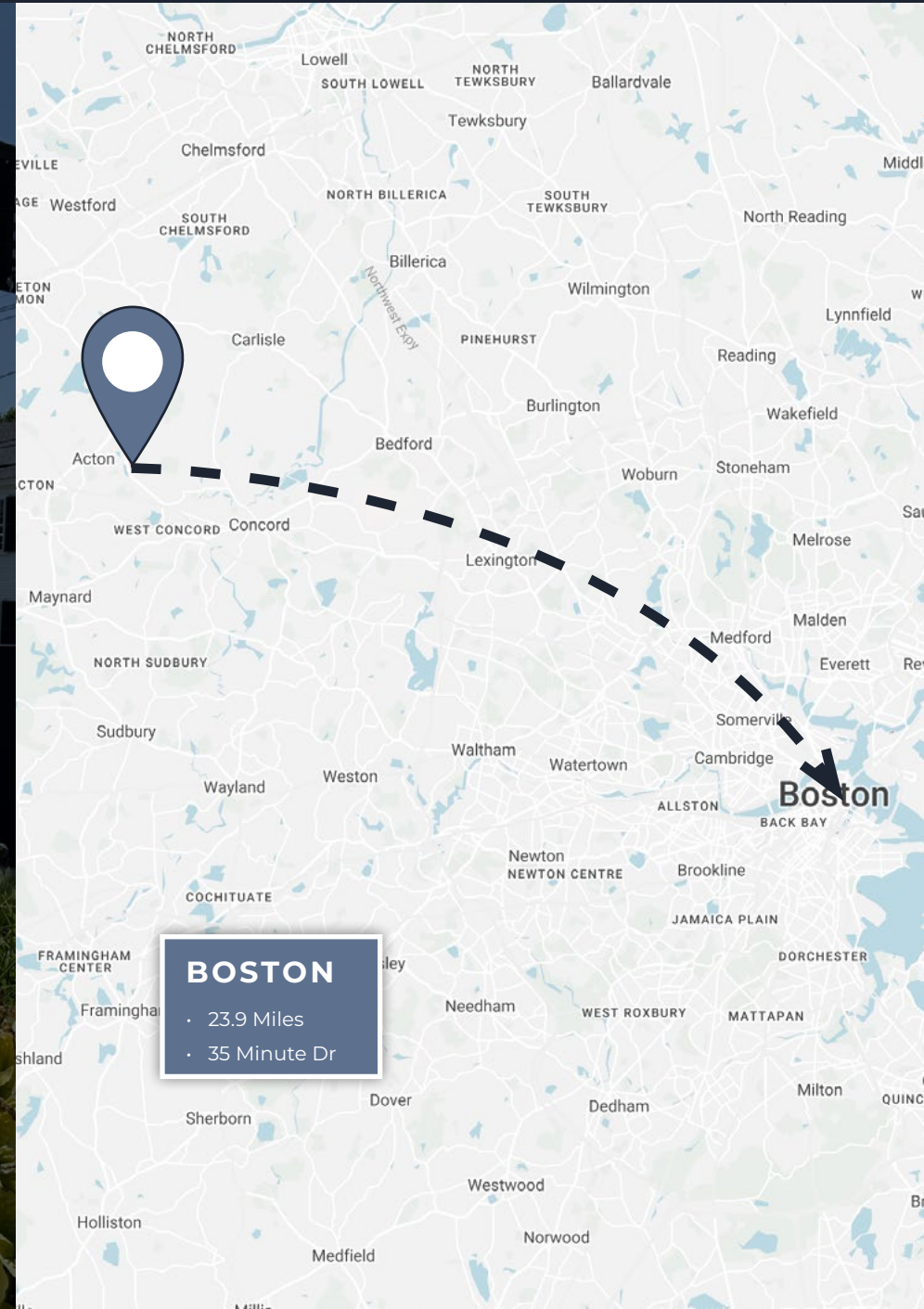
BROOKSIDE SHOPS
145 Great Rd | Acton, MA

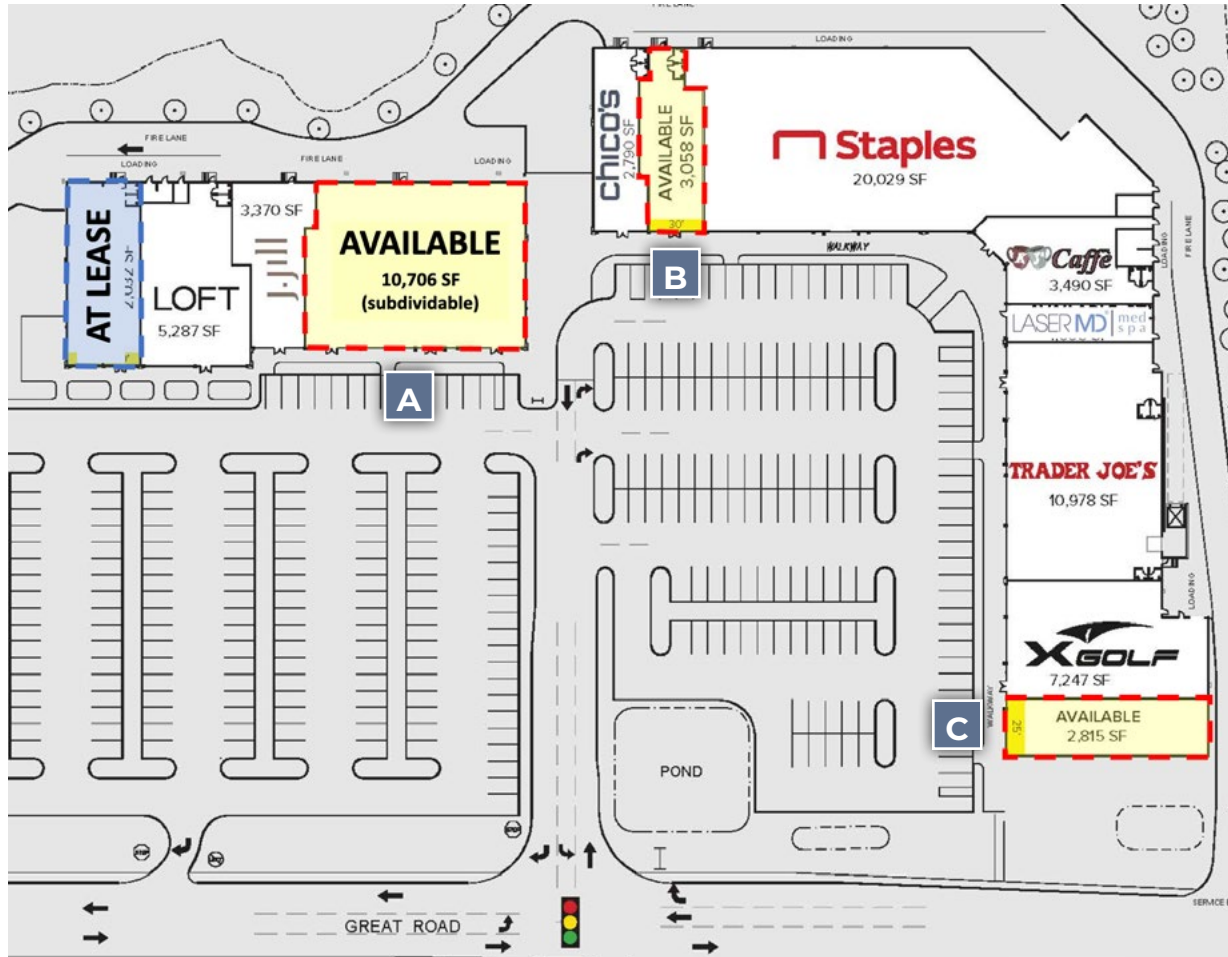
Jeffrey A. White
Partner & Principal Broker
jwhite@ariescre.com
978.821.8396

Within Acton, Brookside Shops stands out as a unique retail destination. Situated on Great Road (17,200+ VPD traffic count) and only 1.5 miles to Route 2 (36,900+ VPD traffic count), a major thoroughfare connecting to Interstates 95 and 495, this lifestyle center caters to the surrounding population. With upscale tenants and convenient access, Brookside Shops offers an unmatched shopping experience for the affluent but underserved trade area within Interstate 495. Brookside Shops presents an unparalleled shopping experience with a strong regional draw.

PROPERTY HIGHLIGHTS

- Trader Joe's anchored retail center
- Multiple end-cap opportunities available
- Ideal for Restaurant and Retail users in under served immediate market
- Surrounded by affluent suburbs of Acton, Concord, and Carlisle, average HHI \$176,000+ within 5-mile radius
- Signalized intersection, easy access and high visibility from Great Road (Route 2A)
- Limited retail competition in trade area, long term tenancy at center
- Local ownership and property management





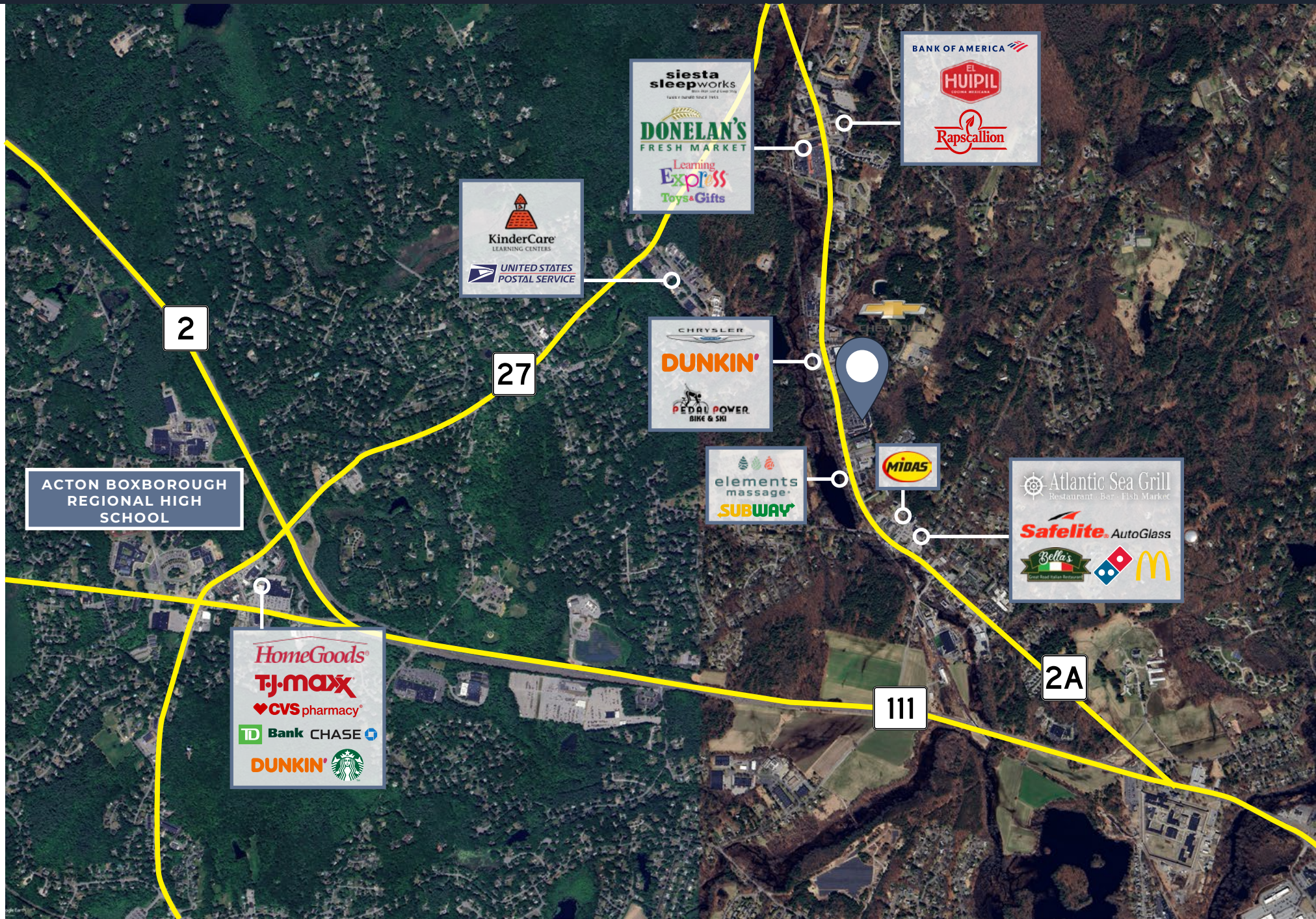
A - 10,706 SF (subdividable)
End-cap, great sightline from property entrance

B - 3,058 SF Inline space, former bank branch location, next to Staples, great sightline from property entrance

C - 2,815 SF End-cap, high profile visibility on Great Rd (2A)



LOCAL AMENITIES



2

27

111

2A

ACTON BOXBOROUGH
REGIONAL HIGH
SCHOOL

HomeGoods
TJ-maxx
CVS pharmacy
TD Bank CHASE
DUNKIN' Starbucks

KinderCare
LEARNING CENTERS
UNITED STATES
POSTAL SERVICE

siesta
sleepworks
DONELAN'S
FRESH MARKET
Learning
Express
Toys & Gifts

CHRYSLER
DUNKIN'
PEDAL POWER
BIKE & SKI

elements
massage
SUBWAY

MIDAS

Atlantic Sea Grill
Restaurant · Bar · Fish Market
Safelite AutoGlass
Bella's
McDonald's

BANK OF AMERICA
EL HUIPIL
RapsCALLION

DEMOGRAPHICS



2024 SUMMARY	1 MILE	3 MILES	5 MILES
Population	3,374	29,388	68,611
Households	1,283	10,907	25,942
Families	892	7,715	18,503
Average Household Size	2.51	2.59	2.58
Owner Occupied Housing Units	859	8,094	19,710
Renter Occupied Housing Units	424	2,813	6,232
Median Age	44.9	44.4	44.6
Median Household Income	\$152,035	\$167,664	\$169,787
Average Household Income	\$209,994	\$230,458	\$232,599

ACTON, MA

Acton, Massachusetts, is a charming New England town known for its historical significance, natural beauty, and strong community atmosphere. The town boasts excellent schools, a vibrant arts scene, and extensive conservation lands.

Nature enthusiasts can explore the Acton Arboretum and the Bruce Freeman Rail Trail, offering scenic walking and biking paths. History buffs will appreciate landmarks like the Faulkner Homestead and the Iron Work Farm, which provide glimpses into Acton's colonial past.

The cultural scene is lively, with Theatre III presenting various performances and the Acton-Boxborough Cultural Council supporting local arts. The Acton Memorial Library hosts exhibitions and community events, enriching the town's cultural life.

West Acton Village, the town's downtown area, features unique shops, cozy cafes, and a weekly farmers market. The village green often hosts community events and seasonal festivals, fostering a friendly atmosphere.

Families are drawn to Acton for its top-rated public schools and diverse recreational programs. The Acton-Boxborough Regional School District is known for academic excellence and strong community involvement.

With its blend of historical charm, natural beauty, and modern amenities, Acton is an ideal place for families, professionals, and retirees to live and thrive.

