

**43 Drum Hill Road, Chelmsford, Massachusetts**  
**Retail Space for Lease (1000-2000 SF)**  
\* Ask \$\$ NNN + Est. \$\$ +/- SF (CAM + Taxes)

**Bield**



<b>Population</b>	102,544	<b>Median HH Income</b>	\$83,276
- Annual Growth	0.70%	- Annual Growth	3.30%
<b>Adult Pop. &gt; 25</b>	69,054	<b>Adj. Daytime Population &gt; 16</b>	95,685
<b>Households</b>	37,238	<b>Avg Monthly Expenditure</b>	\$5,883
<b>Avg. Household Net Worth</b>	\$1,060,000	<b>Median Age</b>	36

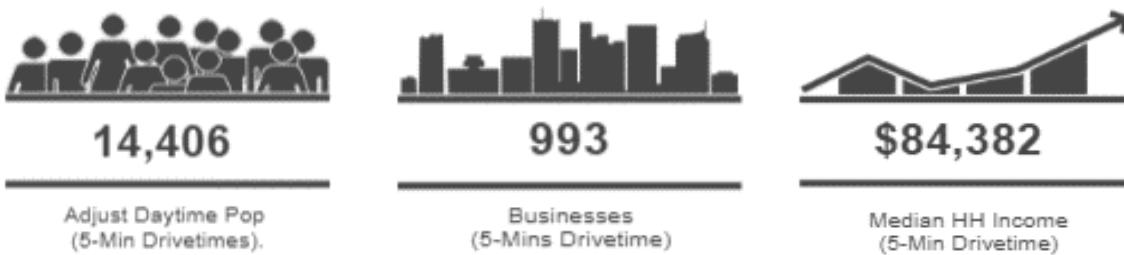
#### **NOTES**

- 1000-2000 SF fronting on Drum Hill Road in the heart of North Chelmsford, Drum Hill serves the City of Lowell and the Route 3 corridor - northwest of Boston
- Drum Hill Road sees 15,000 cars daily, and 43 Drum Hill offers abundant front and rear parking.
- Plaza tenants include Autozone, FedEx Office, TD Bank, Chipotle, AFC Urgent Care; immediate neighbors include Walmart, Hannafords, McDonalds, UPS Store, Einsteins Bagels, Popeye's, Starbucks, and Panara.
- Drum Hill Plaza is located (.25 miles) from Exit 32, beyond residents and employees, traffic drivers include Chelmsford High School, Walmart, & Hannafords
- Local employers include Kronos, Lowell General Hospital, Market Basket, Raython, 3M, Lockheed Martin, Rockwell Automation, Accurtronics & Laird Plastics
- The leading market occupations are Professional, Office, and Sales, >50% of local employees; 36%+ of the local population has a bachelors degree
- The mix of occupations is a well balanced modern mix - White Collar (64%) vs. Blue Collar (36%)
- Chelmsford abuts highly affluent towns including: Carlisle, Westford, and Groton, as well as working class communities Billerica, Lowell, and Tyngsborough

**Prepared by Reiley O'Connor & Tom Sibley**  
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