

# 256 Great Road

Littleton, MA



**+/- 28,418 SF RETAIL/OFFICE ASSET ON 2 ACRES**

# PROPERTY OVERVIEW

## PROPERTY HIGHLIGHTS

- 2 Stories
- Retail & Office Uses
- 15 Spaces
- 5 Minutes to I-495
- 100 Onsite Parking Spaces



# MARKET AERIAL

The point  
540,000 SF GLA  
MARKET BASKET. O'neil  
cinemas  
COURTYARD®  
Marriott  
115 Keys

KING STREET COMMON  
(under construction)  
2 Million SF Mixed Use Development  
1,100 Housing Units  
115,000 SF Retail/Restaurant Space  
150 Key Hotel  
HIPER  
Global

GREAT ROAD  
14,500 VPD

126,500 VPD  
495

SITE

Abbott Bell  
Westford  
NOKIA 420 Units

Citizens Bank BANK OF AMERICA Middlesex Savings Bank

Acton of Littleton TOYOTA

DONELAN'S FRESH MARKET AUBUCHON HARDWARE

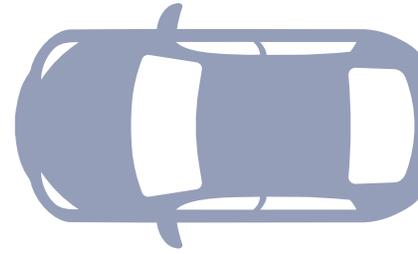
NASHODA VALLEY ski AREA

THE LEARNING EXPERIENCE  
Academy of Early Education

# DEMOGRAPHICS AND TRANSIT DATA



**1/2 MILE**  
TO I-495



**45 MINUTES**  
AVERAGE DRIVE TIME  
TO BOSTON



**60,000**  
POPULATION WITHIN  
A 5 MINUTE DRIVE



**\$750,000**  
MEDIAN  
HOME VALUE



**\$150,000**  
MEDIAN  
HOUSEHOLD INCOME

**WHITNEY CALLIVAN**

Senior Managing Director & Partner

**617.850.9612**

**wgallivan@bradvisors.com**

**HARRISON DEMERITT**

Associate Director

**617.223.1486**

**hdemeritt@bradvisors.com**

**LUKE SWEENEY**

Retail Associate

**401.601.1145**

**lsweeney@bradvisors.com**



**136 Newbury Street | Boston, MA 02116 | 617.375.7900 | BRAdvisors.com**

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