

RETAIL · FOR LEASE

**1,850 SF**

Triple Net (NNN) — Contact Broker for Rate

**25,000+**

VEHICLES PER DAY



**102,544**

POPULATION

**\$83,276**

MEDIAN HH INCOME

**\$1,060,000**

AVG HH NET WORTH

**36.4**

MEDIAN AGE

**\$5,883**

AVG MO. SPEND

## PROPERTY HIGHLIGHTS

- Prime Location**  
0.25 miles from Rt. 3, Exit 32 — Drum Hill Rotary
- High Traffic Corridor**  
20,000+ cars daily on Drum Hill Rd; abundant front & rear parking
- Regional Trade Area**  
Serves Lowell, Chelmsford & the Rt. 3 Northwest Boston Suburbs
- Strong Co-Tenancy**  
AutoZone, FedEx Office, TD Bank, Chipotle, Geico & AFC Urgent Care
- Flexible Permitted Uses**  
Retail, Flex, Select Food Uses — 14' clear heights, rear loading
- Major Employers Nearby**  
Kronos, Raytheon, 3M, Lockheed Martin, Rockwell Automation

NEARBY: Walmart • Hannaford • McDonald's • Starbucks • Panera Bread • Dave's Hot Chicken • Popeye's • UPS Store

**0.25 mi**

Exit 32 · Rt. 3

**30 mi**

Logan Airport

**25,000+**

Daily Traffic

**\$1,060,000**

Avg. HH Net Worth

**PROPERTY SPECIFICATIONS**

Building Type	Retail / Restaurant
Available Space	1,850 SF
Lease Type	NNN — Contact for Rate
Town Zoning	CB (Roadside Commercial)
Signage	Building & Pylon
Loading	Rear Door
Clear Heights	14'
Permitted Uses	Retail, Flex, Select Food Uses
Access	Fully Lighted Intersection
Bathrooms	1
Frontage	~20 ft on Drum Hill Rd

**MARKET DEMOGRAPHICS**

Population (5-mi radius)	102,544
Adult Population (25+)	69,054
Households	37,238
Avg. Household Net Worth	<b>\$1,060,000</b>
Median HH Income	<b>\$83,276</b>
Adj. Daytime Population	95,685
Avg. Monthly Expenditure	\$5,883
Median Age	36.4 yrs
White Collar Workers	64%
Blue Collar Workers	36%

**0.25 mi**  
to Route 3 / Exit 32

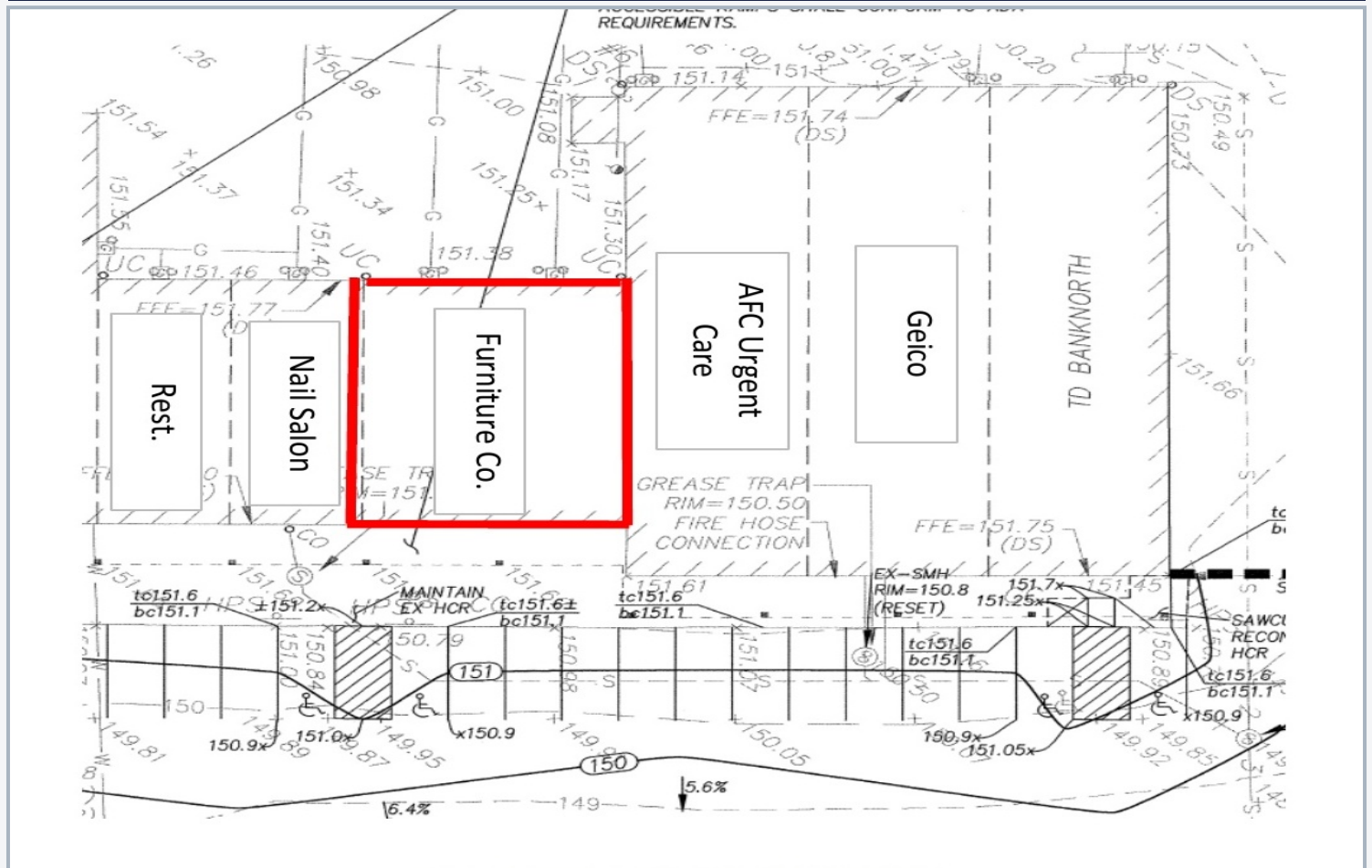
**30 mi**  
to Logan Airport

**AFFLUENT REGIONAL MARKET**

Chelmsford borders the highly affluent towns of Carlisle, Westford & Groton, as well as working-class communities Billerica, Lowell & Tyngsborough. A strong white-collar employment base anchored by defense & technology employers.

**SITE PLAN — DRUM HILL PLAZA**

Available unit outlined in red



IN-PLAZA: AutoZone • FedEx Office • TD Bank • Chipotle • Geico • AFC Urgent Care • Nail Salon • Furniture Co.