

aries

AVAILABLE

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**6,003 SF RETAIL/FLEX/LIGHT  
INDUSTRIAL SPACE FOR LEASE**  
UNIT 1: 3,812 SF | UNIT 2: 2,191 SF

671 Great Rd | Units 1 + 2 | Littleton, MA

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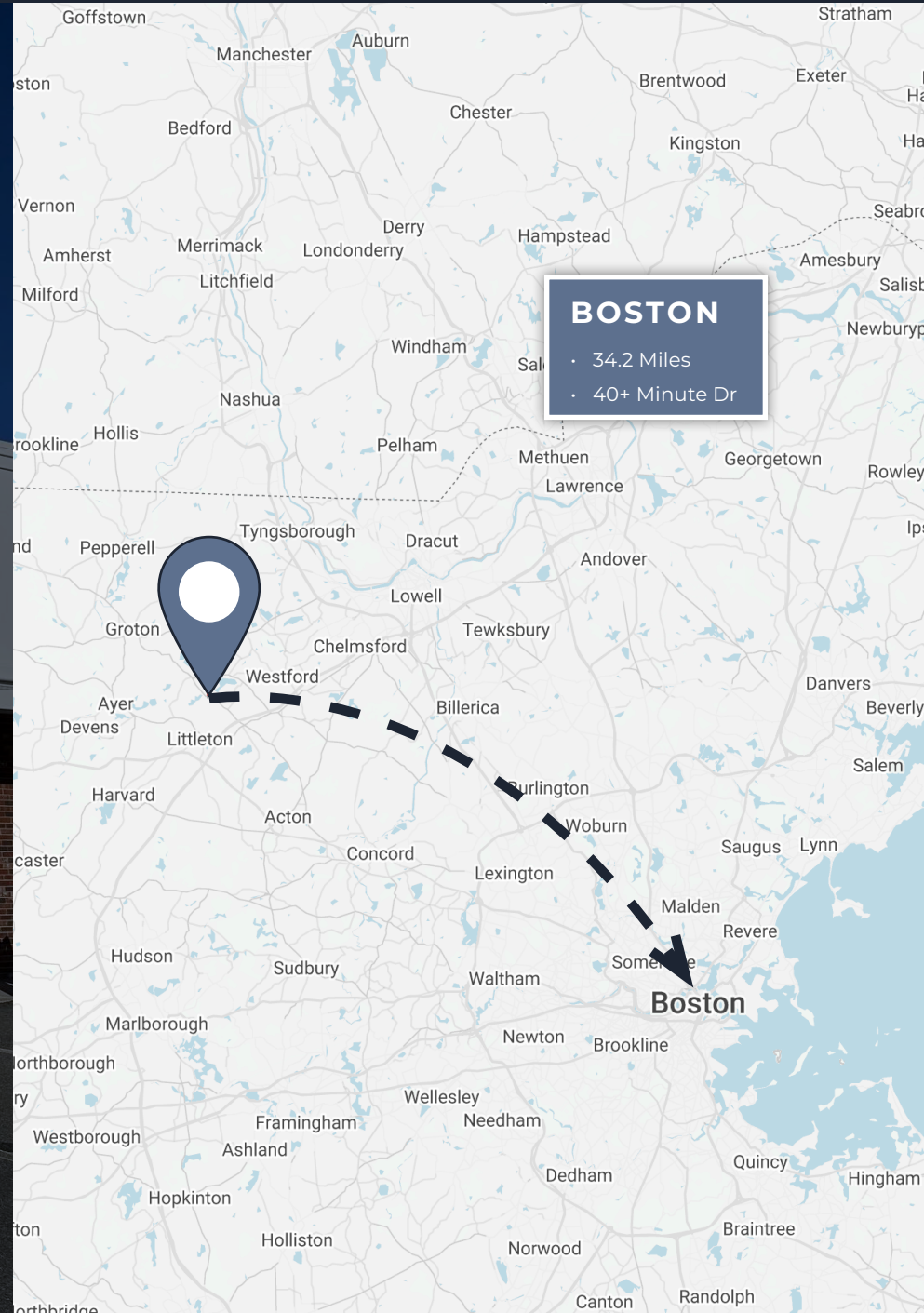


Aries Commercial Real Estate, LLC is pleased to present 6,003 sf of Retail/Flex/Light Industrial space in 2 units (3,812 sf & 2,191 sf) for Lease at 671 Great Road, Littleton, MA. The building is situated 1.8 miles from I-495, and benefits from traffic counts of 12,000+ daily. Great visibility from Great Road and ample parking on site, this unit is ideal for a local retailer or flex user looking to have presence in the greater Littleton market.

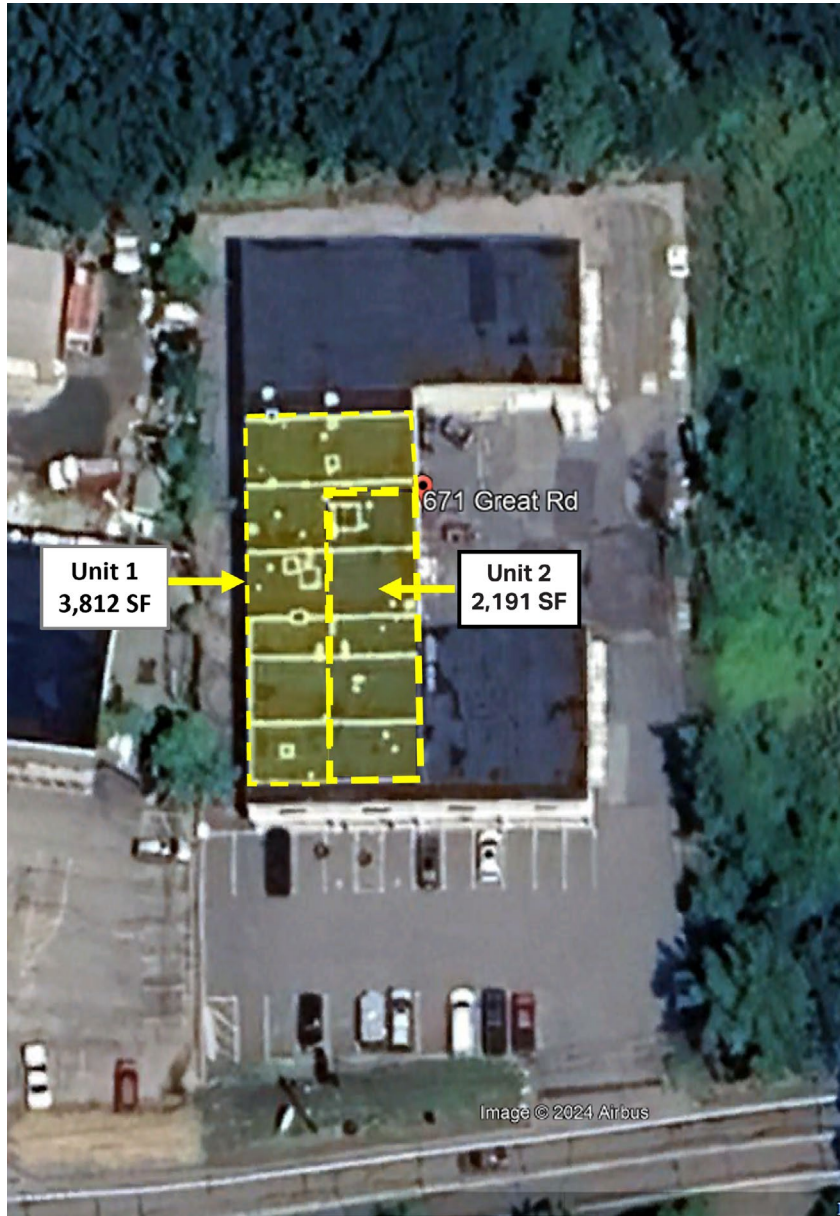


## PROPERTY HIGHLIGHTS

- Unit 1: 3,812 sf, Retail/Flex/Light Industrial user
- Unit 2: 2,191 sf, Retail/Flex user
- 16'+ Clear Height
- Building signage and pylon signage opportunities
- 1.8 miles from I-495
- Close proximity to restaurants/retail/hotels
- Asking Rent: \$18.00/sf gross plus utilities
- 8' x 8' overhead door (Unit 1)

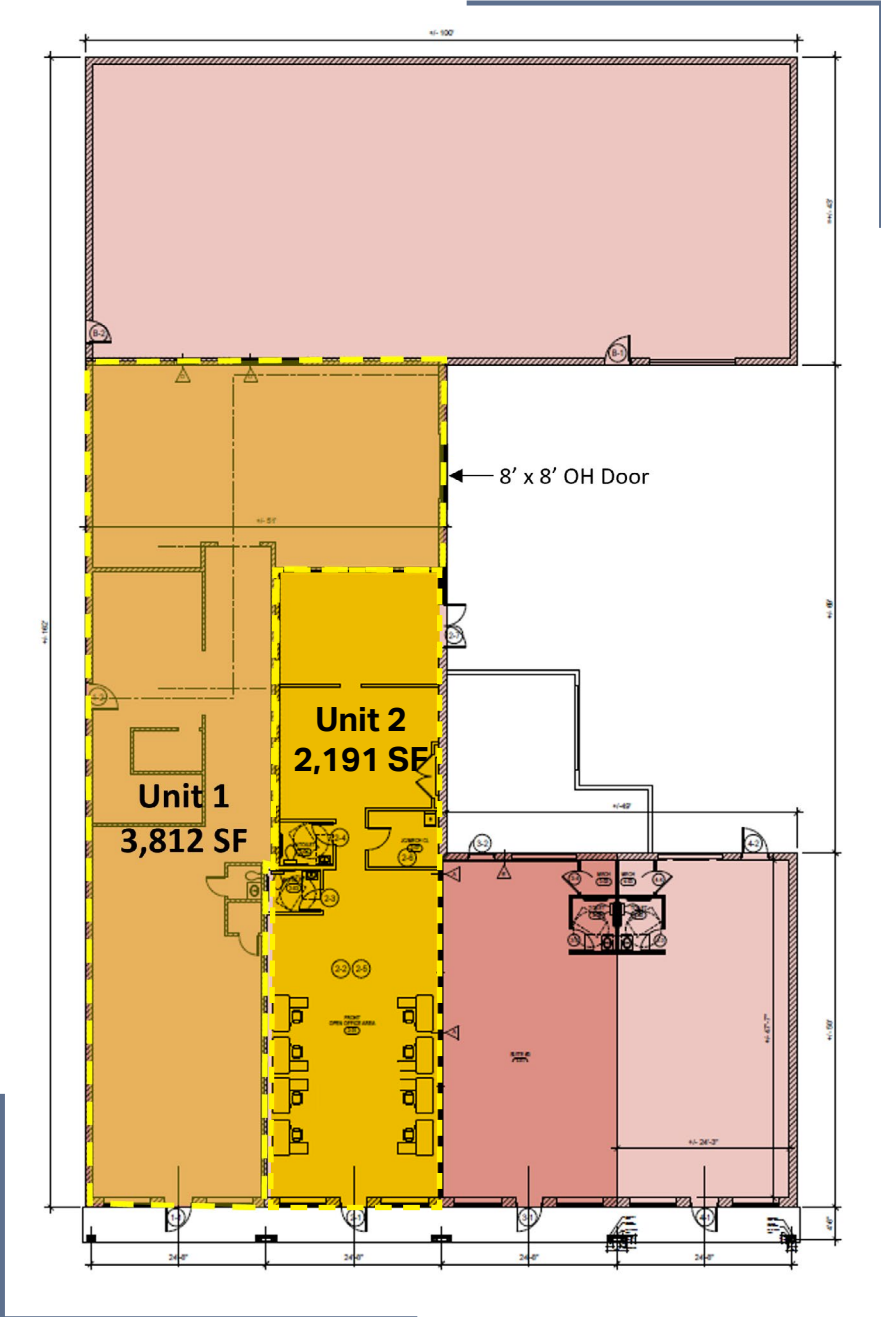


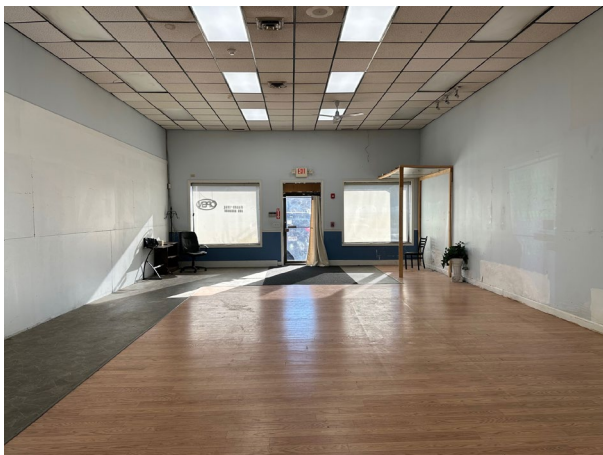
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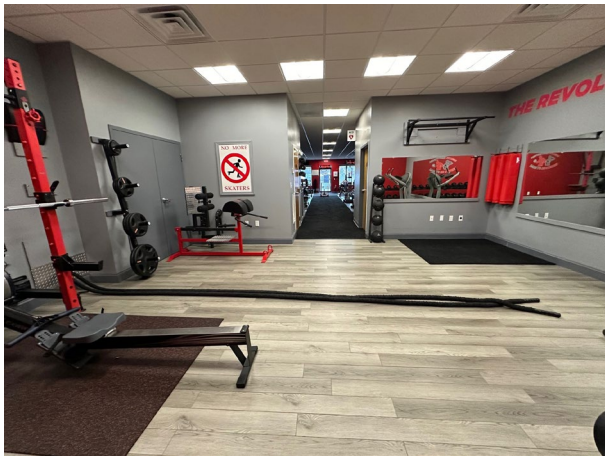


FLOOR PLAN



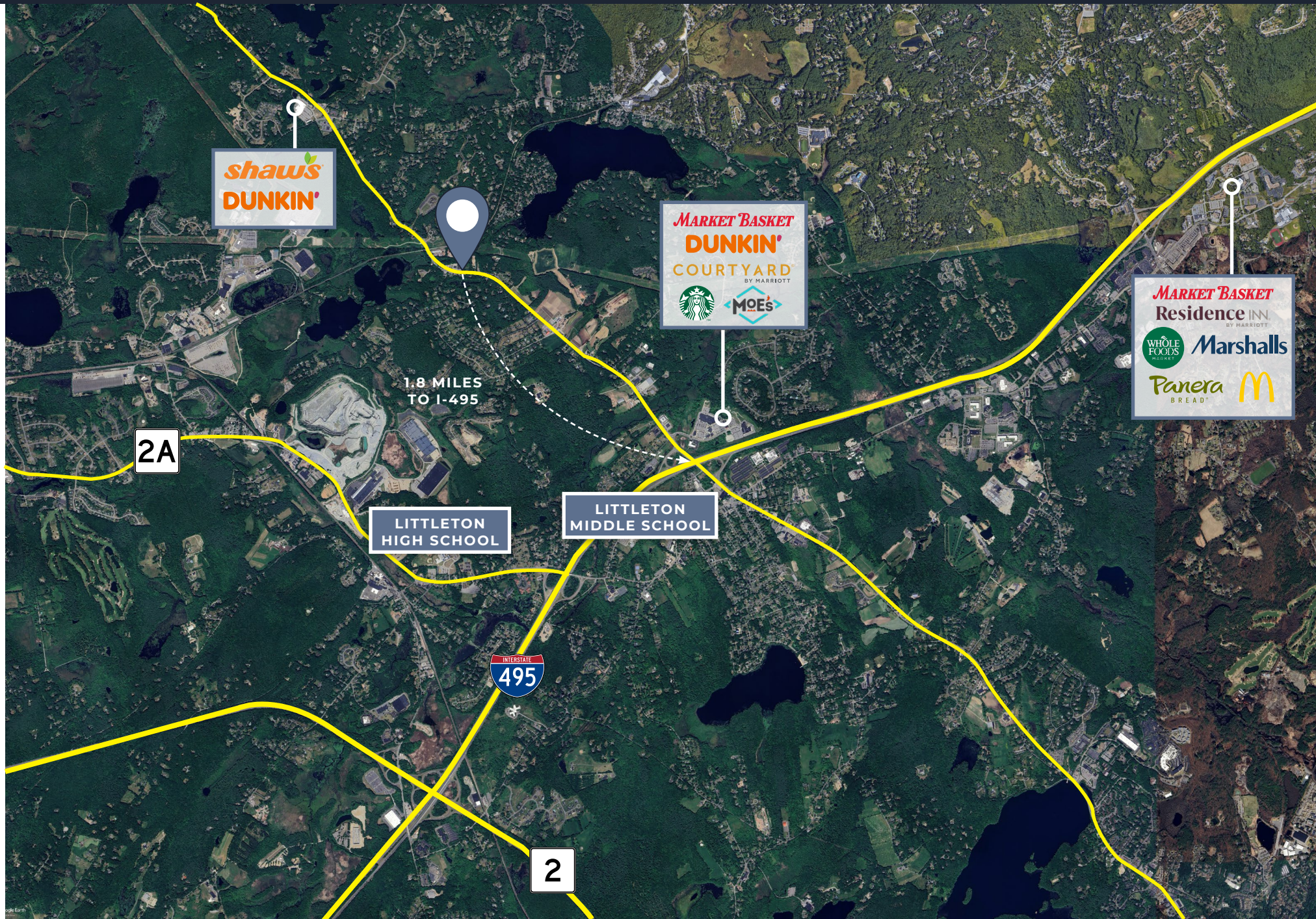








LOCAL AMENITIES





## DEMOGRAPHICS



2024 SUMMARY	1 MILE	3 MILES	5 MILES
Population	1,974	18,986	46,348
Households	701	7,024	17,451
Families	541	5,124	12,434
Average Household Size	2.81	2.69	2.61
Owner Occupied Housing Units	642	5,836	13,564
Renter Occupied Housing Units	59	1,188	3,887
Median Age	44.1	43.1	43.1
Median Household Income	\$180,640	\$163,638	\$156,709
Average Household Income	\$253,172	\$218,503	\$214,746



## LITTLETON, MA

Littleton, Massachusetts, is a charming New England town that blends a rich historical heritage with a strong sense of community and a love for nature. Located in Middlesex County, Littleton offers small-town charm with easy access to urban centers.

Nature lovers will enjoy Littleton's parks and trails, such as Oak Hill Conservation Land and Prouty Woods, which provide excellent hiking and bird-watching opportunities. Long Lake Park is popular for swimming, fishing, and canoeing in the warmer months.

With landmarks like the Littleton Common Historic District and the Littleton Historical Society Museum, the town showcases its colonial past. The historic architecture around the town common adds to Littleton's historical appeal.

The community is vibrant, supported by the Littleton Cultural Council, which hosts concerts, art exhibitions, and workshops. The Reuben Hoar Library is a community hub, offering events for all ages.

Families are attracted to Littleton for its highly regarded public schools, part of the Littleton Public School District, known for academic excellence. The town also offers a variety of recreational programs, from sports to arts.

The town center features cozy cafes, family-owned restaurants, and unique shops, fostering a welcoming atmosphere. The seasonal farmers market is a community favorite, supporting local agriculture.

Littleton's proximity to major highways and the Littleton/Route 495 MBTA station provides easy access to Boston, making it ideal for those who work in the city but prefer suburban life.

With its mix of historical charm, natural beauty, and a tight-knit community, Littleton is a wonderful place for families, professionals, and retirees to call home.

