BRICK KILN PLAZA

99 Chelmsford Road, Billerica, MA

WATERSTONE

PROPERTY HIGHLIGHTS

- Located immediately off Route 3 at Exit 29 (113,000 ADT) on busy Route 129 corridor
- On the Chelmsford/Billerica town line
- Population of more than 189,000 within a five-mile trade area
- Three million SF of office/industrial space; 93,000 employees within 5miles.
- This is the closest retail center in the area to service 93,000 local employees

KEY TENANTS

- Casa Blanca Mexican Restaurant
- BFitt 60 Group Training
- Medi Weightloss
- Suppa's Pizza & Subs

MAJOR EMPLOYERS

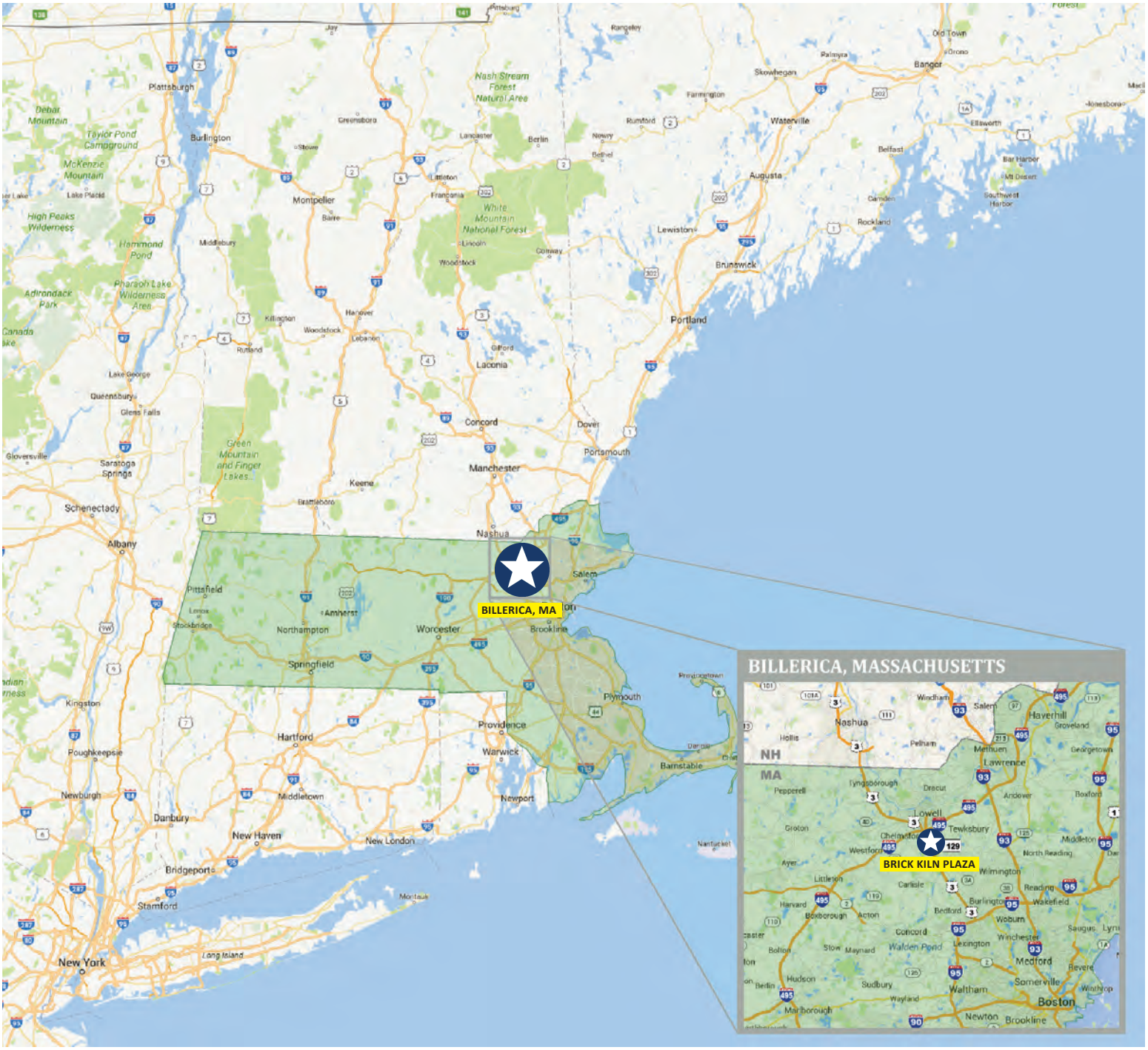
Kronos	Harvard Vanguard
ZOLL Medical	Cintas Uniforms
Maine Railroad Co.	Metro PCS
DuPont Pharmaceuticals	Cadence
Lantheus Medical Imaging	Aspect Software

CONTACT: FOR LEASING INFORMATION 781-559-3301 x130 www.waterstonepg.com

BRICK KILN PLAZA

03.01.20

99 Chelmsford Road
Billerica, MA



DEMOGRAPHICS

	5 miles	10 miles	10 min
Population	189,400	464,900	249,400
Households	68,300	168,100	90,400
Average Household Income	$103,500	$128,100	$108,100
Daytime Population	93,100	208,800	127,200

WATERSTONE

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117 KENDRICK STREET, SUITE 325 | NEEDHAM, MA 02494 | www.waterstonepg.com

EAST GATE PLAZA
MARKET BASKET
TJ maxx
Sal's PIZZA
Sports
CHELMSFORD MALL
PETSMART
KOHL'S
STAPLES
FAMOUS footwear
CHELMSFORD ST
EXIT 31
3
Stop&Shop
Citizens Bank
SHOWCASE
chili's
EXIT 1N
EXIT 2B
EXIT 30B
EXIT 30C
EXIT 1B
EXIT 34
EXIT 35A
EXIT 35B
LOWELL CONNECTOR
3
3A
GORHAM ST
CONCORD RIVER
Amric Power Sweeping
AXIS COMMUNICATIONS
AECOM
CINTAS
Harvard Vanguard Medical Associates
129
PROGRESS AVE
NORTHWEST EXPRESSWAY
EXIT 30A
cadence
KRONOS
comcast
BILLERICA RD
129
113,929 A.D.T.
CHELMSFORD RD
23,900 A.D.T.
EXIT 29
FMC ICE SPORTS
BRICK KILN ROAD
ups
3A
BRICK KILN PLAZA
CASA BLANCA
SUPPA'S
RevitalizeMD
MEDI WEIGHTLOSS
ACCENT PRINTING
Feed Good Cafe
Gulf
DUNKIN' DONUTS

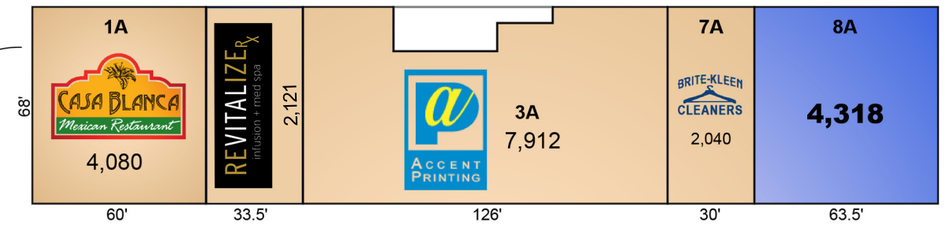
wilder

BRICK KILN PLAZA

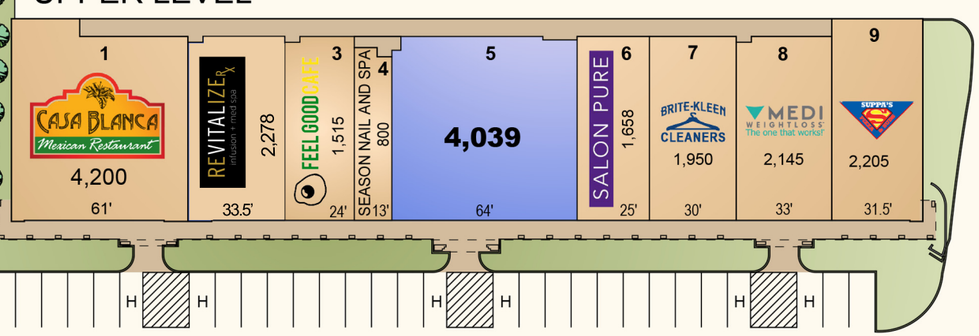
99 CHELMSFORD ROAD, **BILLERICA, MA**

LOCUS MAP

LOWER LEVEL



UPPER LEVEL



LEASE PLAN

LP-1

November 20, 2020

FMC ICE SPORTS
ICE SKATING RINK

BRICK KILN ROAD

3 Million SF of
Office/Industrial Space

Route 3
Exit 29 (800 ft)
113,920 ADT

CHELMSFORD ROAD (RT 129) 23,960 A.D.T.

OCCUPIED SPACE

AVAILABLE SPACE

SHADOW TENANTS