

# Retail Space Available For Lease

## Brick Kiln Plaza

99 Chelmsford Road, Billerica, MA 01862



### Property Information

<b>Address:</b>	99 Chelmsford Road Billerica, MA	<b>Frontage:</b>	476' on Chelmsford Road
<b>Available Space:</b>	1,515 +/- SF (1st Floor Retail) 1,658 +/- SF (1st Floor Retail)	<b>Water:</b>	Municipal
<b>Total SF:</b>	41,256 +/-	<b>Sewer:</b>	Municipal
<b>Land Area:</b>	2.54 acres	<b>Gas:</b>	Natural
<b>Parking Spaces:</b>	111 +/- Spaces	<b>Zoning:</b>	General Business
<b>Traffic Counts:</b>	22,565 +/- VPD	<b>Year Built:</b>	2006

### Demographics

	3 Miles	5 Miles	10 Miles
<b>Population:</b>	52,381	193,094	475,024
<b>Households:</b>	19,169	70,951	174,649
<b>Average HH Income:</b>	\$120,036	\$109,562	\$134,693



Brick Kiln Plaza is a multi-tenant retail strip center, offering approximately 41,256 square feet of retail space with a great mix of service and restaurant focused tenants. This well-located and highly visible strip center is located just off Route 3's Exit 79, on the well-traveled Chelmsford Road (Route 129). This center has ample parking, convenient access, and strong signage opportunities. The area benefits from 150,000+ local employees with three million square feet of office space within two miles of the center. The center features a strong mix of tenants, including Casa Blanca Mexican Cantina, Medi-Weight Loss, Revitalize RX Med Spa, and Iron Gym.

A 1,515 +/- SF and 1,658 +/- SF space are available for lease on the 1st floor retail level. This area offers an excellent opportunity for businesses looking to establish or expand their presence.

### For Leasing Information:

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