

**BERKSHIRE
HATHAWAY**
HOMESERVICES

VERANI
REALTY

Retail Lease 420 Boston Road

Billerica, MA 01821

Exclusively Represented By:

Paula Constance

Commercial Advisor

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OFFERING MEMORANDUM

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Property Information

Section 1

Executive Summary

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Offering Summary

Lease Rate	\$2,150 /mo
Lease Type	NNN
Center Type	Street Retail
SF Available	1,100 SF
Ancor Tenants	Liberty Bell Restaurant
Zoning	GB Historic District

Property Overview

Commercial lease in the sought-after historic district in Billerica, offering a spacious and flexible layout ideal for many possible uses. This rear-positioned unit provides added privacy and reduced street noise while benefiting from strong neighborhood visibility, easy access, and foot traffic from nearby shops and restaurants.

This location is convenient to Boston Post Road with strong community, commuter, and local access with a lively local scene. It features direct access to on-site parking for convenient customer access, making it ideal for personal services, boutique retail, fitness, studio, or professional use within an established and desirable community, Call for a showing.

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Property Description

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Property Highlights

- Private, rear-facing location directly on the parking lot for easy customer access and convenience
- Strong commercial setting on Boston Road within a well-established historic neighborhood
- Consistent daily traffic with strong local visibility and steady community presence
- Convenient on-site parking steps from the entrance
- Single-level, open layout offering flexible configuration options
- Well-maintained building with a clean appearance
- Flexible lease terms available for qualified tenants
- Easy access to major highways and regional routes
- Excellent signage opportunities along Boston Road for added exposure
- Surrounded by established neighborhood businesses including the Liberty Restaurant and other active tenants that help generate consistent foot traffic
- Ideal neighborhood feel within a small-business hub, supporting retail, personal services, shops, and other business concepts.

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Additional Photos

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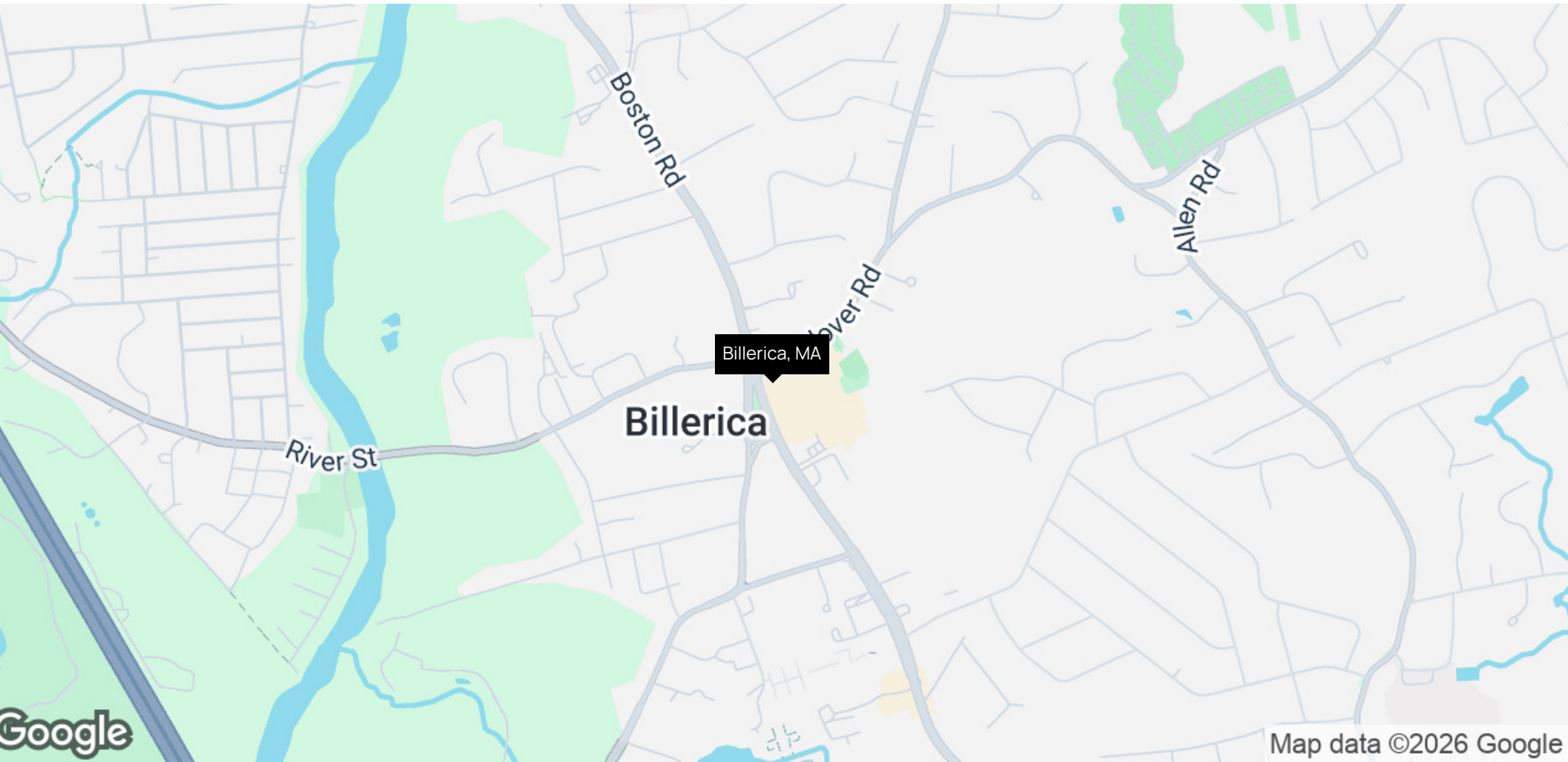
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Location Information

Section 2

Regional Map

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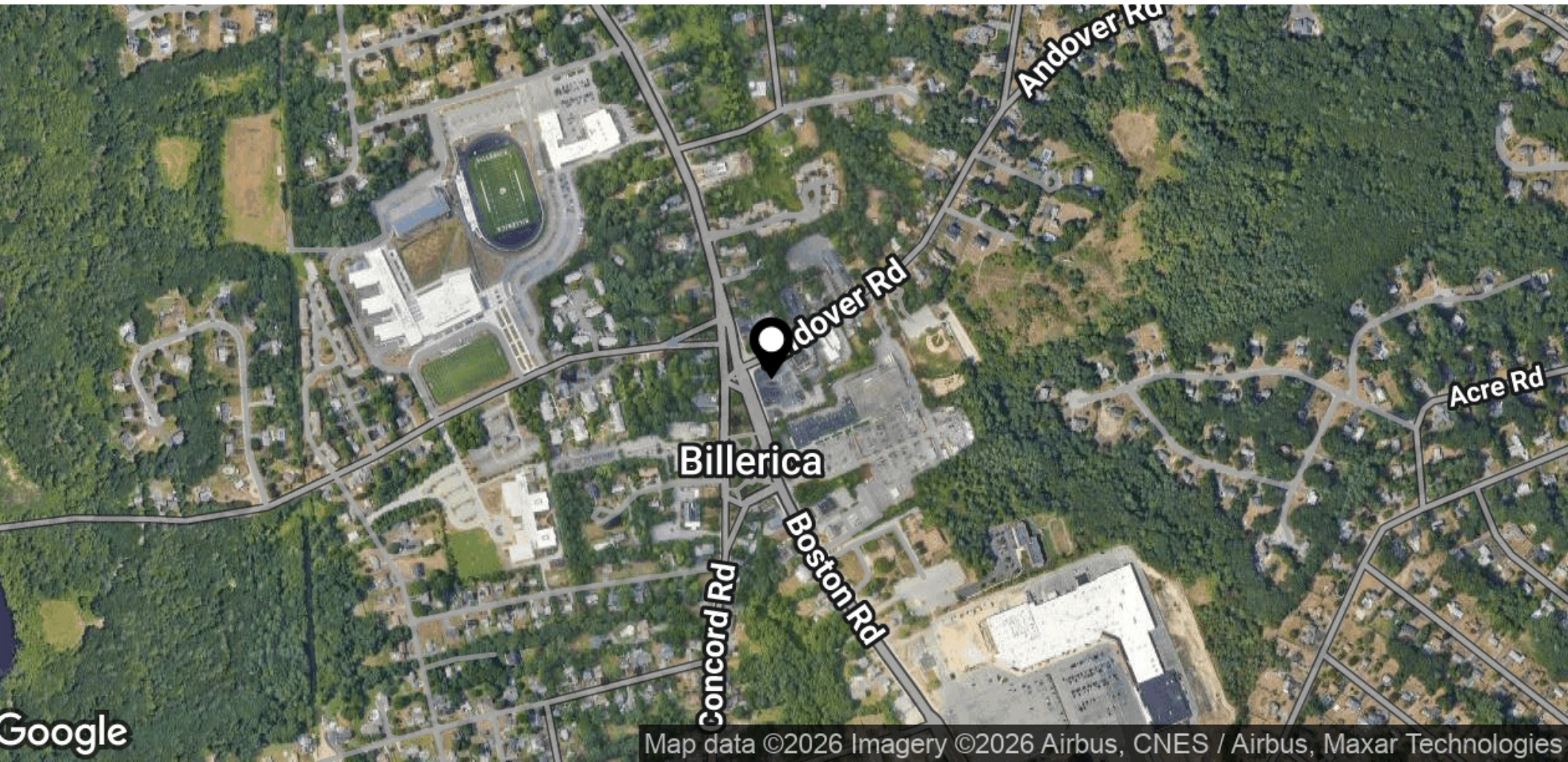
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Aerial Map

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Demographics

Section 3

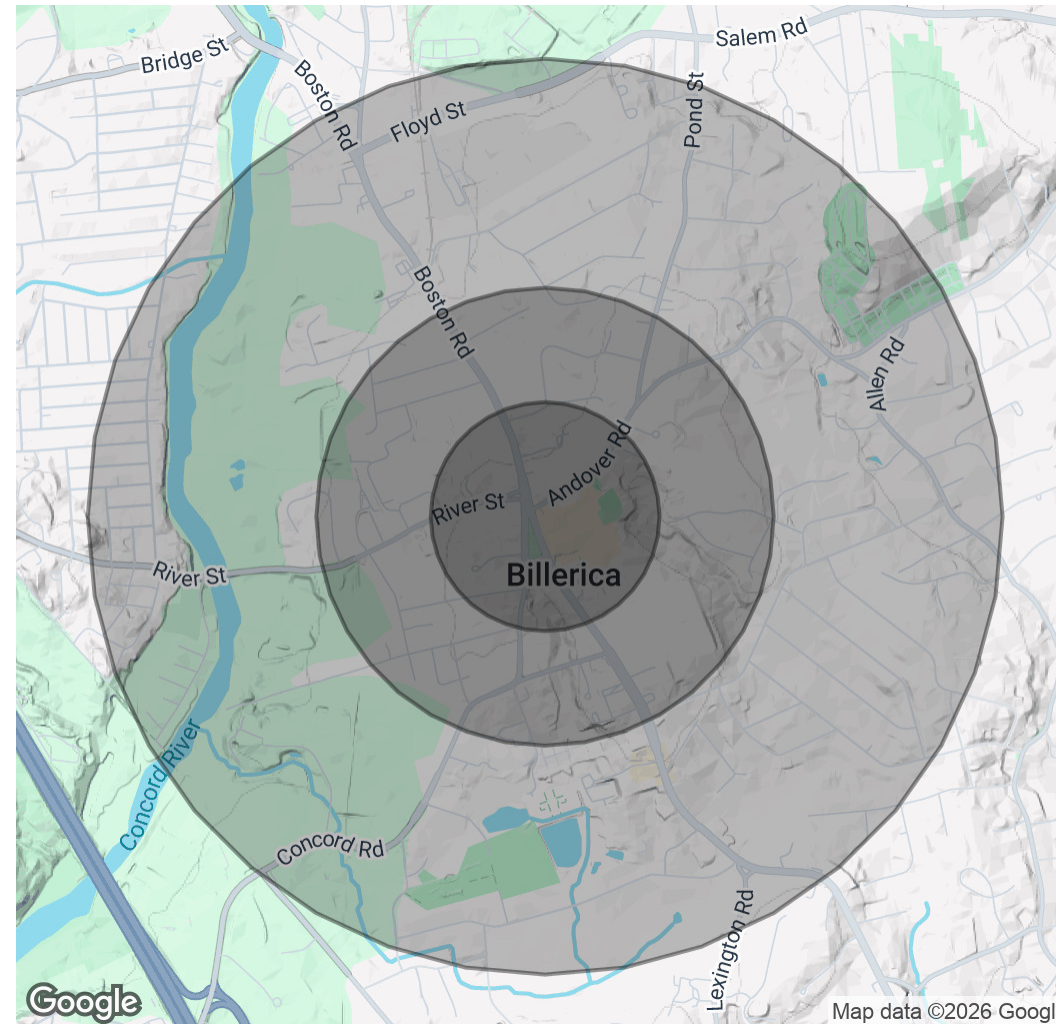
Demographics Map & Report

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Population	0.5 Miles	1 Miles	5 Mile
Total Population	345	1,497	6,623
Average Age	40.5	40	41.2
Average Age (Male)	40.5	39.5	39.6
Average Age (Female)	40.9	41.3	43.7

Households & Income	0.5 Miles	1 Miles	5 Mile
Total Households	128	580	2,724
# of Persons per HH	2.7	2.6	2.4
Average HH Income	\$176,548	\$163,524	\$151,372
Average House Value	\$623,938	\$588,130	\$543,703

2023 American Community Survey (ACS)



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Advisor Bios

Section 4

Commercial Advisor

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MA #9630633 // NH #085192 /

Professional Background

As a Commercial Advisor and licensed REALTOR®, I am dedicated to helping clients find their ideal property and location. With more than ten years of experience as a successful entrepreneur, I bring strong negotiation and leadership experience to every transaction. I value integrity and look forward to collaborating with you to find a property that meets your unique needs. I represent sellers, buyers, tenants, and investors, with a focus on retail, office, wellness, restaurants, professional services, mixed-use, investment, and residential properties.

I am a member of the National Association of REALTORS® and the New Hampshire Commercial Investment Board of REALTORS® (NHCIBOR), among other professional affiliations. When not advising clients, I enjoy spending time along the New Hampshire seacoast and exploring Boston's vibrant sidewalk cafés. I am looking forward to working with you.

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